

BUILDING FOR LEASE/SALE

1919 Cassopolis St. | Elkhart, IN 46514



Two Building Industrial Complex With 26,992 SF for Sale or Lease

Building Size:	26,992 SF includes 22,392 SF industrial building (divisible down to 2,000 SF) and 4,600 SF office building
Land:	4.43 Acres
Zoning:	B-3
Parking:	Asphalt and gravel on-site
Docks:	6 loading docks
Doors:	2 grade level doors
List Price:	Unpriced
Lease Rate:	\$3.95 PSF NNN

Details:

This pre-engineered steel construction building with 16' eave height has a gross size of 26,992 SF. It includes a 22,392 SF pre-engineered steel frame industrial building and a 4,600 SF concrete block single story office building. The office building was remodeled in 2020 while the industrial building has a new fire suppression system and a recently installed electrical service. The plant area has gas unit heaters in the north half of the plant. The office area has a gas forced air heat system. The plant area has one set of men's and women's restrooms and the office area has one shared uni-sex restroom. The truck access consists of six loading docks (four are currently sealed off) and two grade level doors. The building lighting features fluorescent tube & skylights in the south half of the plant and high pressure & skylights in the north half of the plant. Landlord is currently reinvesting in the building's exterior and is willing to make additional aesthetic improvements requested by a tenant.

[CLICK TO VIEW PROPERTY ONLINE](#)



P 574.271.4060 | CRESSY.COM | CONNECT WITH US!    
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1530

Blair Wozny
Broker
D 574.485.1517

Jonah Davey
Broker
D 574.485.1519

Email the Team at: CEQuad@Cressy.com

PROPERTY PHOTOS

BUILDING FOR LEASE/SALE

1919 Cassopolis St. | Elkhart, IN 46514



NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

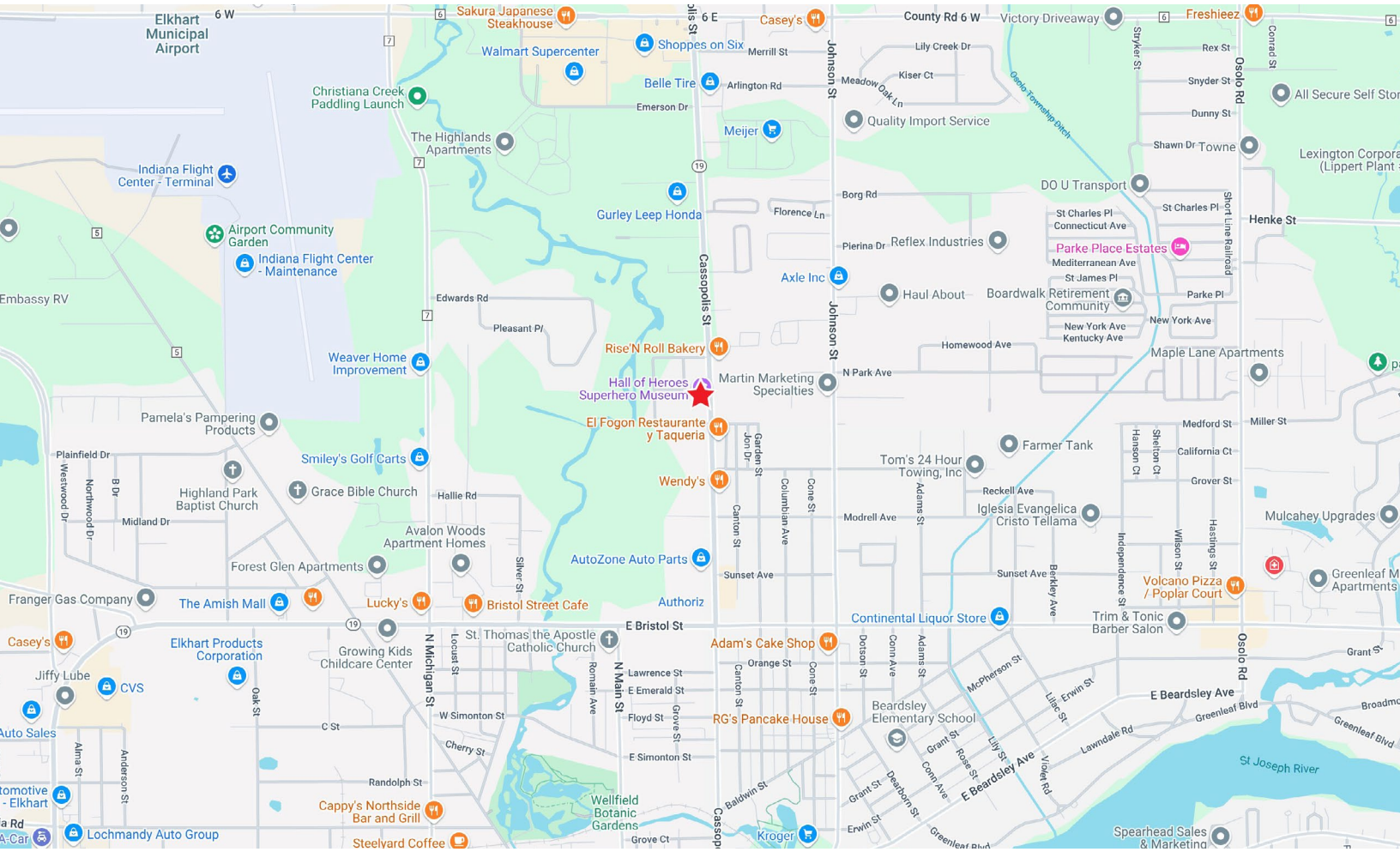
Blair Wozny Broker D 574.485.1517	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530	Jonah Davey Broker D 574.485.1519
---	--	--	---

Email the Team at: CEQuad@Cressy.com

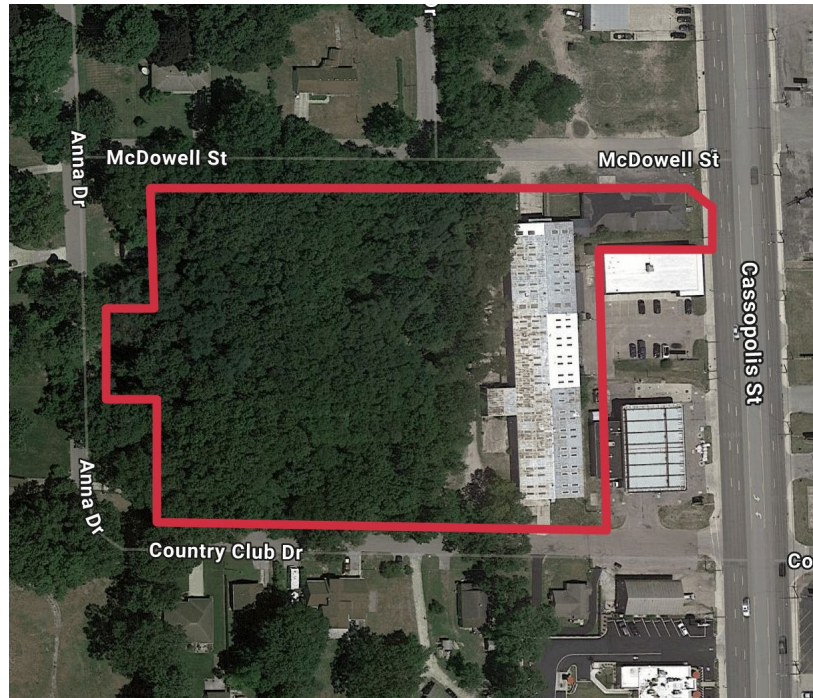
LOCATION OVERVIEW

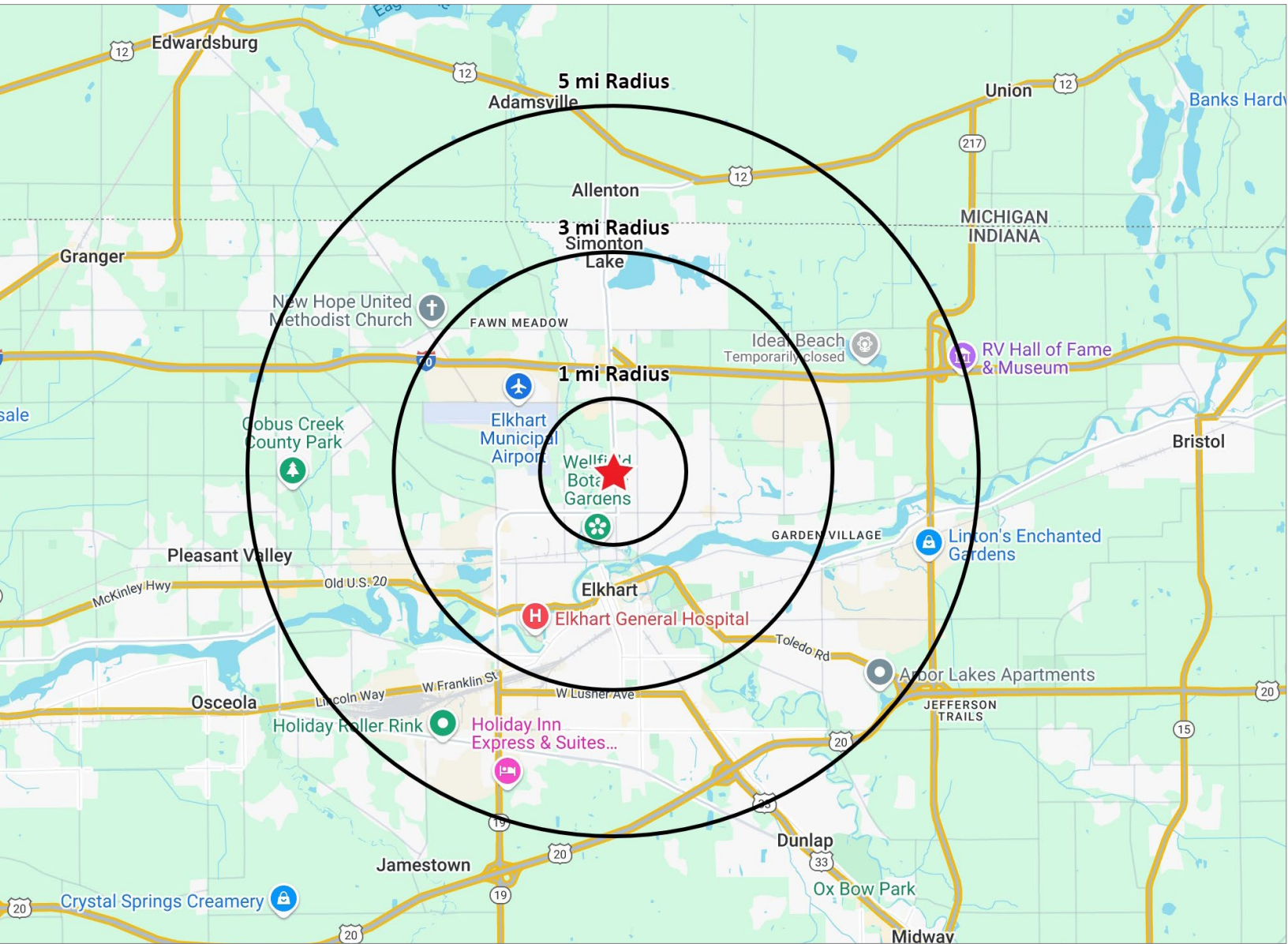
BUILDING FOR LEASE/SALE

1919 Cassopolis St. | Elkhart, IN 46514



- Located on SR 19, a major north/south artery less than 1 mile south of the I-80/90 Toll Road Interchange, exit #92, 2 miles from the Elkhart Municipal Airport, and 3.5 miles from the Michigan state line.
- The property is surrounded by national and local retailers.
- Average daily traffic count is 18,563 on Cassopolis St.





POPULATION

1 MILE	6,006
3 MILE	51,216
5 MILE	97,508



NUMBER OF HOUSEHOLDS

1 MILE	1,096
3 MILE	10,864
5 MILE	22,906



AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,730
3 MILE	\$75,649
5 MILE	\$82,310



MEDIAN HOME VALUE

1 MILE	\$131,266
3 MILE	\$164,383
5 MILE	\$189,758



is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517
 Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534
 Noah Davey, CCIM Senior Broker, Principal D 574.485.1530
 Jonah Davey Broker D 574.485.1519

Email the Team at: CEQuad@Cressy.com