# BUILDING FOR SUBLEASE

1701 Conant Street | Elkhart, IN 46516



## Quality Manufacturing/ Warehouse Building

| | |
|---|---|
| **Building Size:** | 50,261 SF (Office 3,234 SF) |
| **Land:** | 5.0 Acre |
| **Zoning:** | M-1 |
| **Clearance:** | 15’2” - 21’9” |
| **OH Doors:** | 3 Grade Level Overhead Doors |
| **Docks:** | 4 Dock-high Doors |
| **Parking:** | 50 Paved Spaces |
| **Sublease Rate:** | $5.50 PSF / YR NNN |

VIEW PROPERTY ONLINE

**Details:**

50,261 square foot industrial building available for sublease. Located on a five-acre parcel, the property includes 3,234 square feet of two-story office space. The building offers four dock-high doors and four 14’ tall grade-level overhead doors, with clear ceiling heights ranging from 15’2” to 21’9”. It is powered by 3,000 amp, 480 volt, 3-phase electric service and includes LED lighting and an air rotation heat system. A rail spur is located on-site but is not currently in use.
The front office area includes a lobby and reception, 6 private offices, and 2 conference rooms. Office and plant restrooms are separated, with plant restrooms located off a large break room. This is a well-maintained facility ideal for both manufacturing and warehousing operations.



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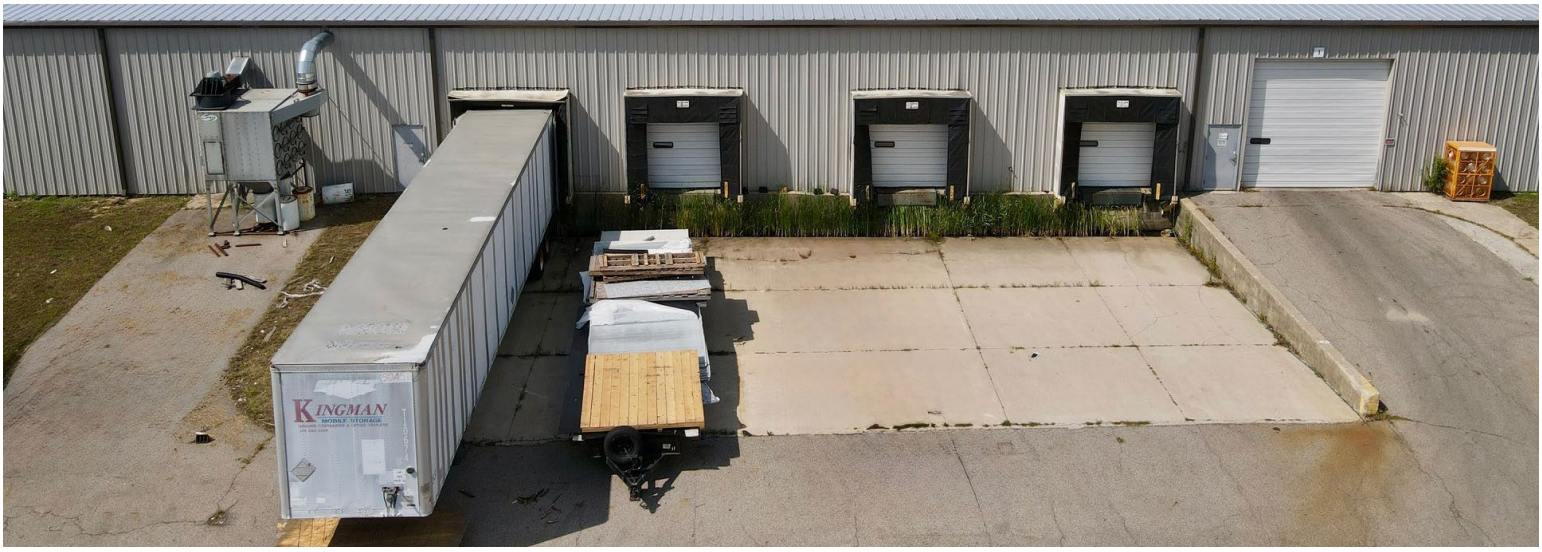
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# PROPERTY PHOTOS

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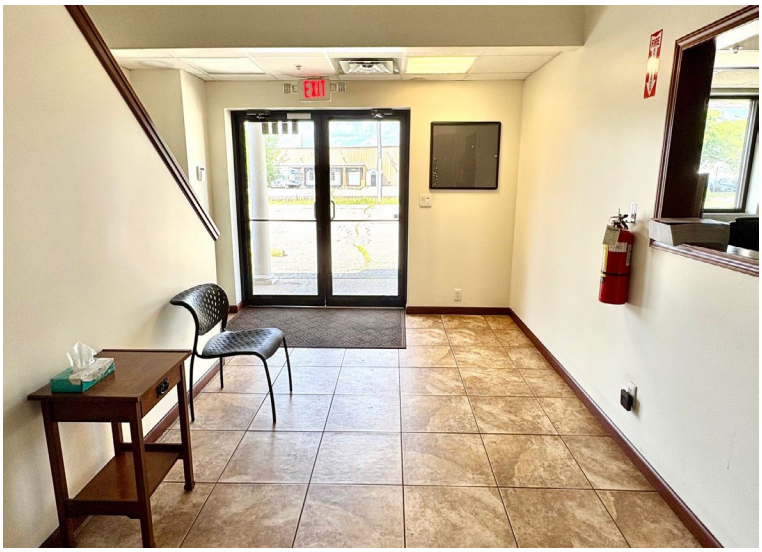
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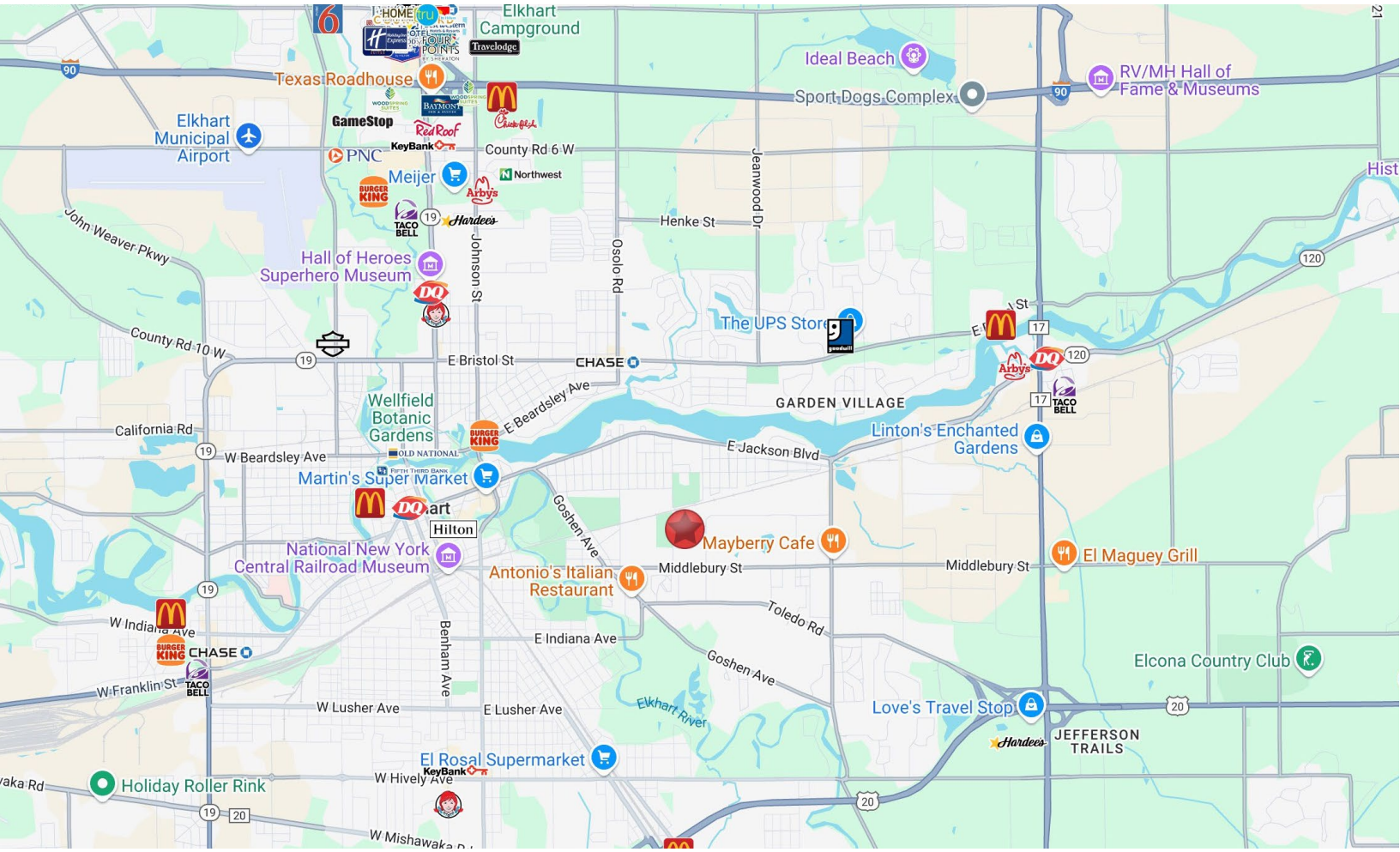
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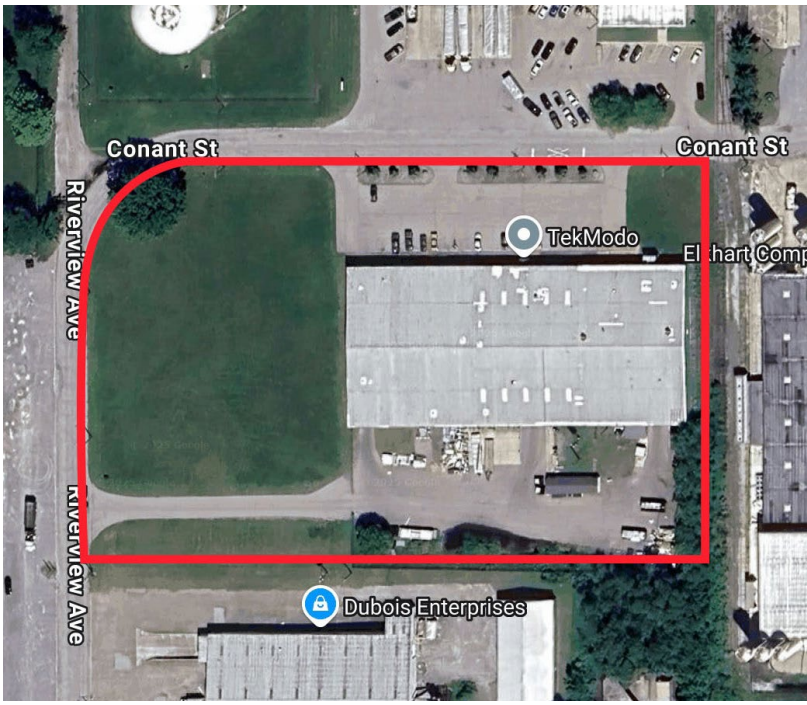
# LOCATION OVERVIEW

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Located just minutes from U.S. 20, State Road 19, and the Indiana Toll Road (I-80/90), providing direct access to key regional and national trucking routes.



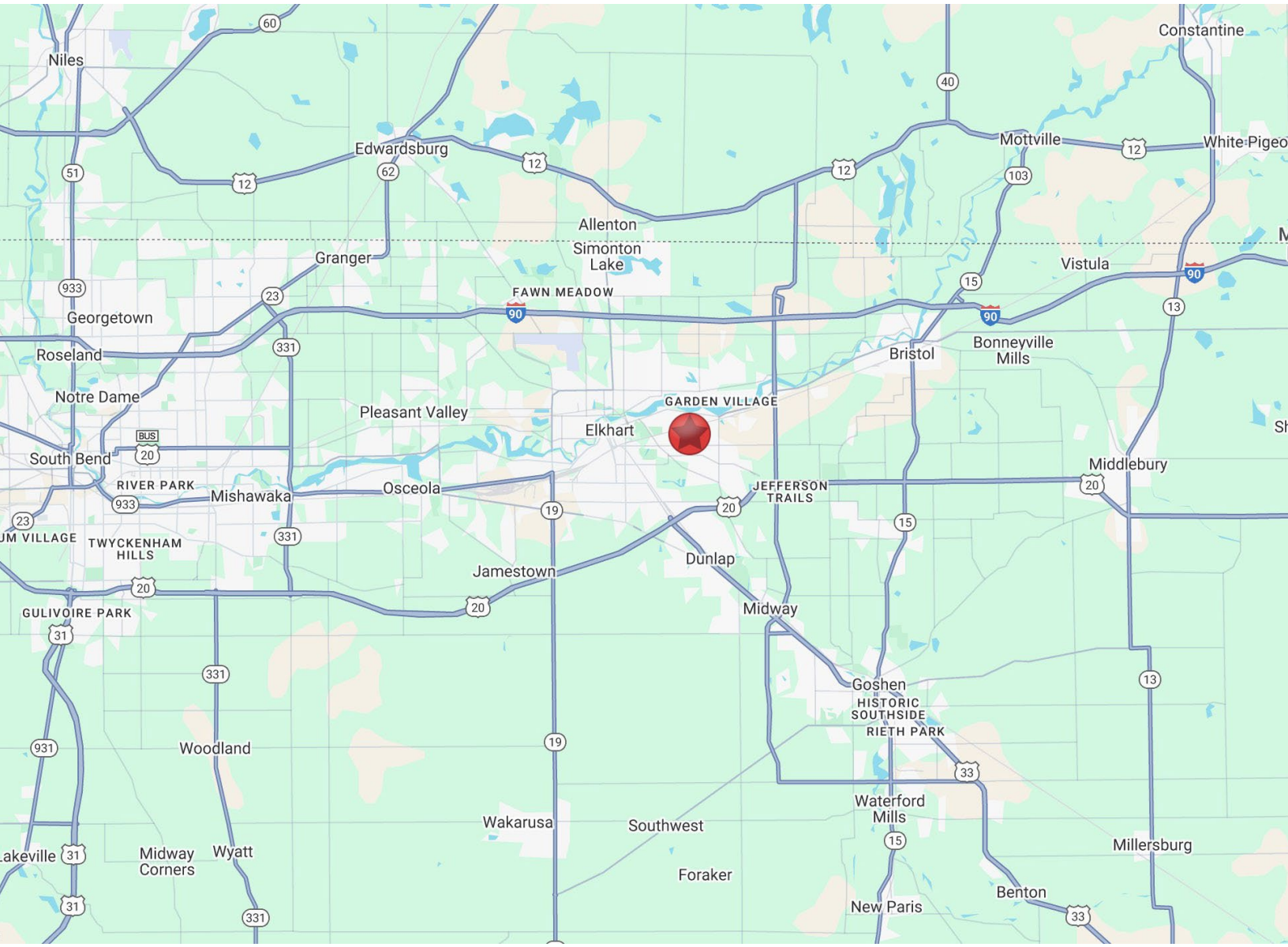

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# 2026 DEMOGRAPHICS

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### POPULATION

| | |
|---|---|
| 1 MILE | 6,147 |
| 3 MILE | 60,593 |
| 5 MILE | 95,740 |

### NUMBER OF HOUSEHOLDS

| | |
|---|---|
| 1 MILE | 1,672 |
| 3 MILE | 13,027 |
| 5 MILE | 22,146 |

### AVERAGE HOUSEHOLD INCOME

| | |
|---|---|
| 1 MILE | $76,918 |
| 3 MILE | $76,301 |
| 5 MILE | $82,134 |

### MEDIAN HOME VALUE

| | |
|---|---|
| 1 MILE | $165,262 |
| 3 MILE | $170,058 |
| 5 MILE | $188,291 |

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