

# BUILDING FOR LEASE

2135 Industrial Parkway | Elkhart, IN 46514



## Warehouse/Manufacturing Property for Lease

**Building Size:** 78,084 SF (Warehouse - 73,084 SF, Office - 4,710 SF)

**Land:** 4.48 Acre

**Zoning:** M-1

**Parking:** 65 Car Parking Spaces

**Power:** 2,000 Amp/480 Volt/3-Phase

**Grade Level Doors:** 5 Grade Level Doors

**Docks:** 7 Recessed Loading Docks

**Lease Rate:** \$5.00 PSF / YR NNN

### Details:

For Lease - 78,084 square foot industrial building including 4,710 square feet of office space in a well located industrial park on 4.48 acres. The property features M-1 zoning, 2000 Amp/480 Volt/3 Phase power, a wet sprinkler system, LED lighting, and radiant tube and gas unit heat. The warehouse offers 13' to 19'4" ceiling heights, 25' x 50' column spacing, seven recessed loading docks, and five grade level overhead doors, with two sets of restrooms for plant staff.

The office area includes 11 private offices, a reception and waiting area, two large bullpen areas, a conference room, break room, and three restrooms. The site provides 65 parking spaces and is served by municipal water and sewer. This property offers efficient space, strong utility infrastructure, and excellent access for a wide range of industrial users.

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# NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

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Ryan Gableman, CCIM/SIOR

Senior Broker, Principal

D 574.485.1502 | C 574.215.0336

rgableman@cressy.com

# EXTERIOR PHOTOS

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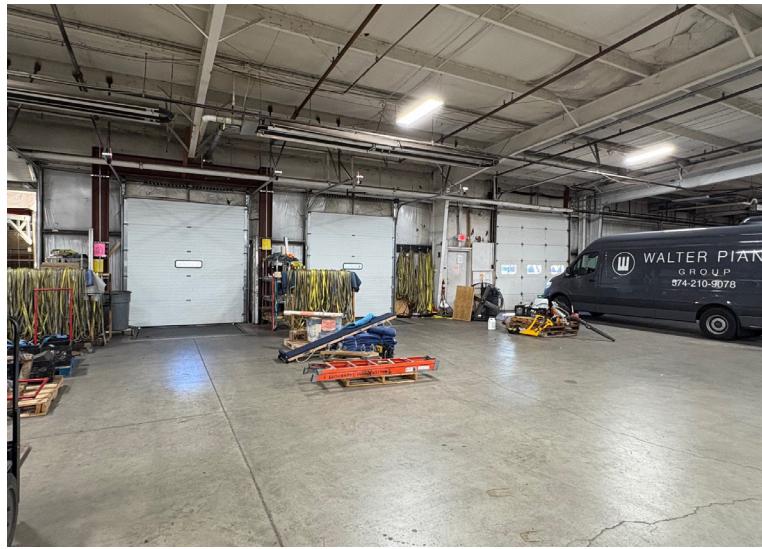
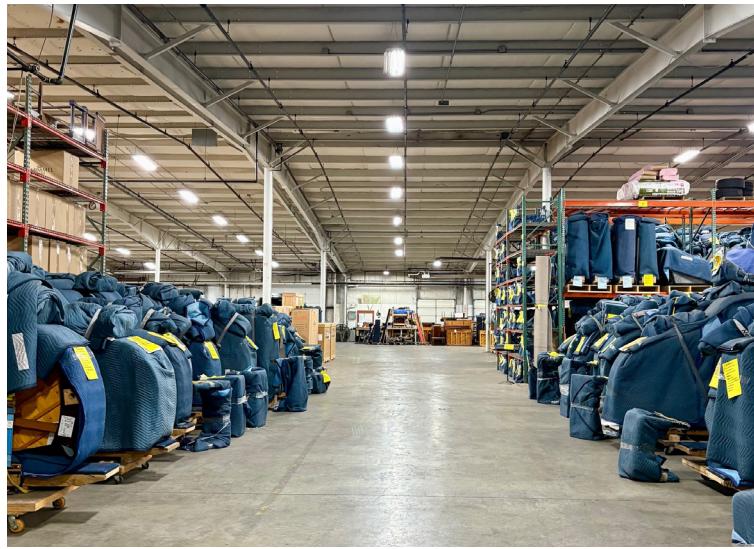
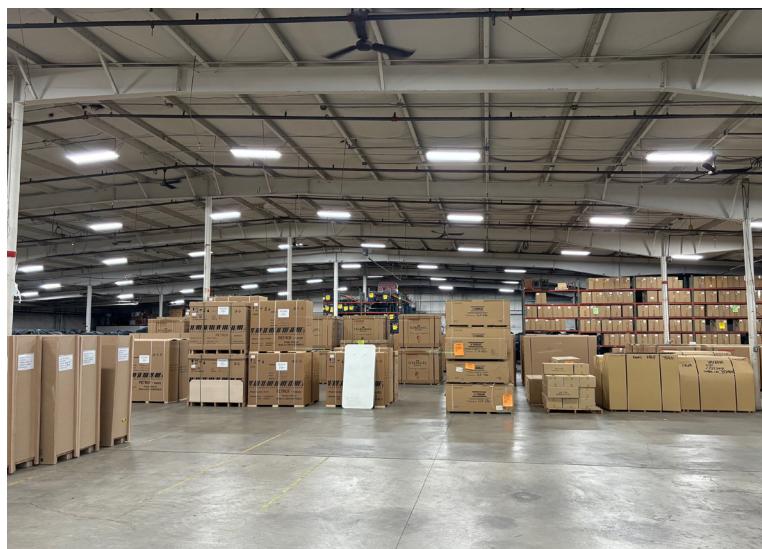
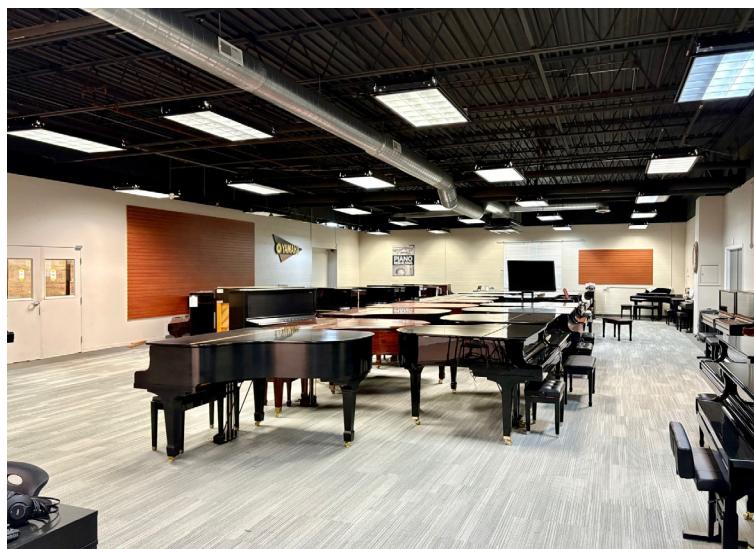
D 574.485.1502 | C 574.215.0336

rgableman@cressy.com

# INTERIOR/PLANT PHOTOS

## BUILDING FOR LEASE

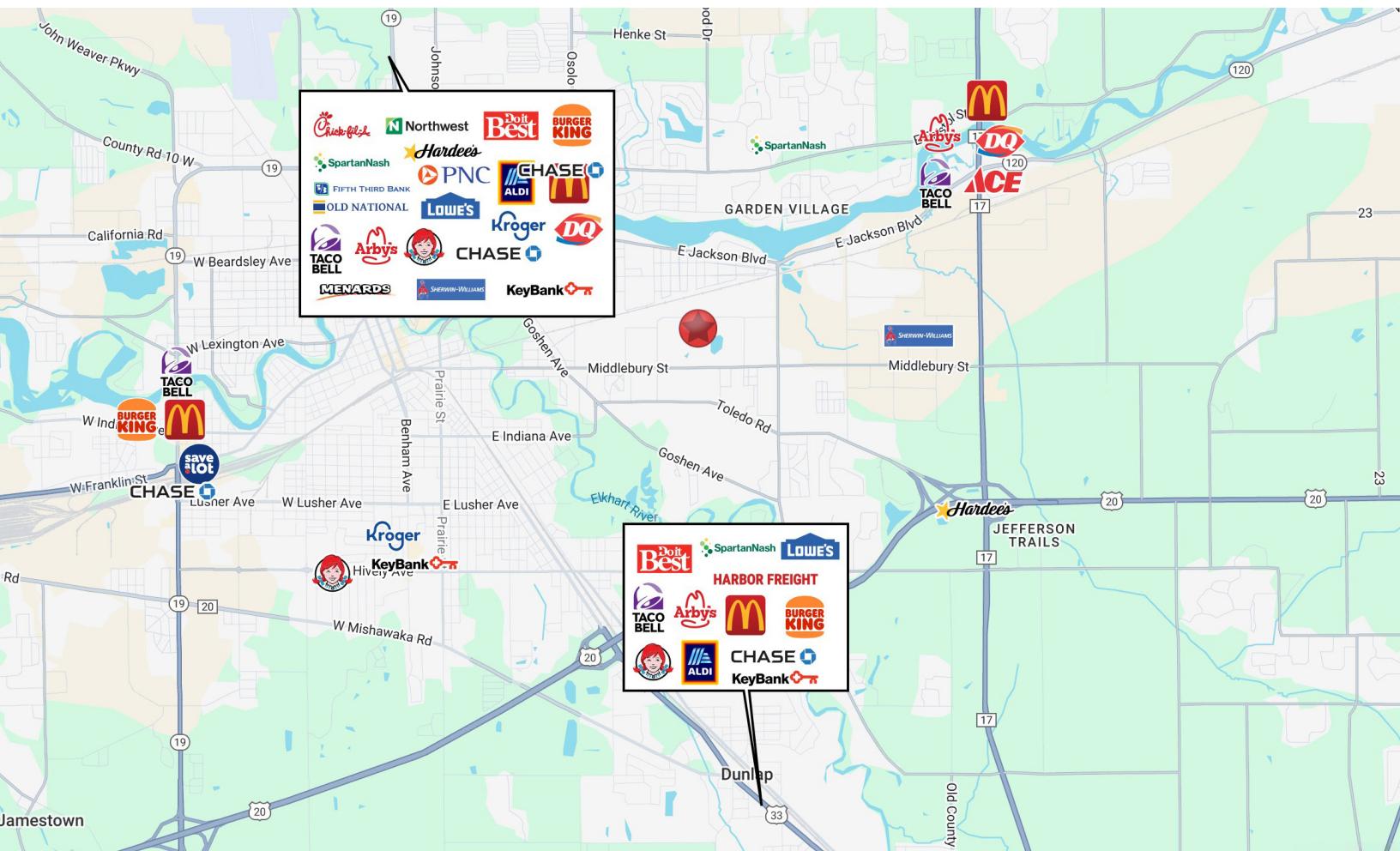
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# LOCATION OVERVIEW

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Located on the east side of Elkhart  
2 miles from County Rd 17, 2 miles  
from the US-20 Bypass, and 4 miles  
from the 80/90 Toll Road.



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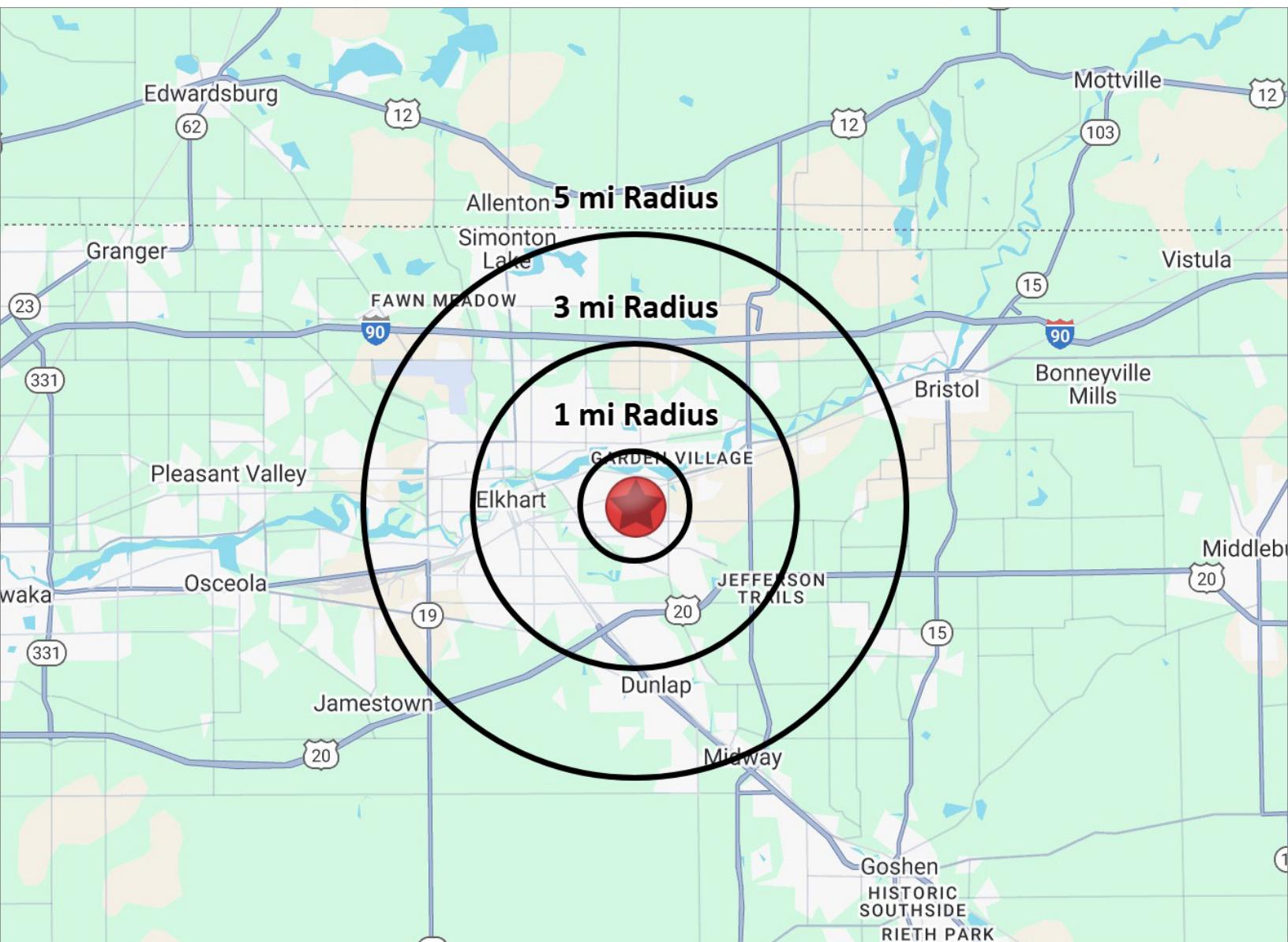
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# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	4,700
3 MILE	54,657
5 MILE	93,761



### NUMBER OF HOUSEHOLDS

1 MILE	1,335
3 MILE	12,013
5 MILE	21,584



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,847
3 MILE	\$79,966
5 MILE	\$82,023



### MEDIAN HOME VALUE

1 MILE	\$169,558
3 MILE	\$178,504
5 MILE	\$188,946