

# INDUSTRIAL BUILDING AVAILABLE

3601 & 3605 Charlotte Avenue | Elkhart, IN 46517



## Industrial Buildings Available for Sale or Lease

Available Space:	77,990 SF to 223,250 SF
Land:	17.07 AC
Zoned:	M-1
Loading Docks:	16 (8 enclosed)
Grade Level OH Doors:	6
Clear Ceiling Height:	20'3" to 23'2"
Lease Rate:	\$4.95 PSF/YR NNN
Sale Price:	Contact Broker

[VIEW PROPERTY ONLINE](#)

### Details:

One of a kind industrial warehouse/manufacturing campus available for sale or for lease. Included are two connected industrial buildings that can be leased or sold independently or together, totaling 223,250 SF on 17.07 acres of land. Each building is on its own parcel and each has separately metered utilities. Both buildings are zoned M-1 and are connected to municipal water and sewer. Located in a convenient industrial park setting just a quarter mile from State Road 19 and approximately 1 mile from the US-20 Bypass with easy access to US-31 and the Indiana 80/90 Toll Road.



# NAI Cressy NEWMARK

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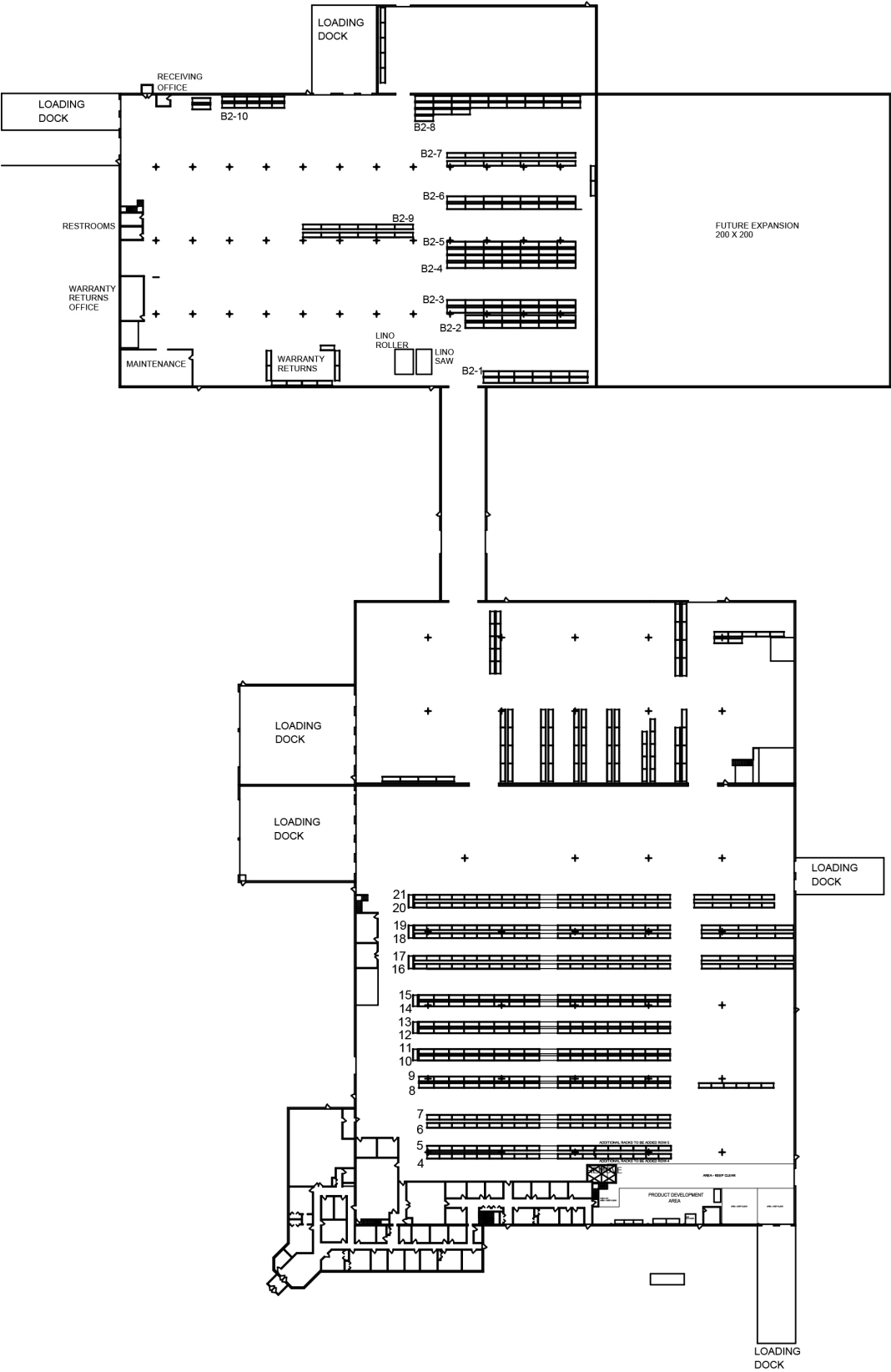
DETAILS	BUILDING 1	BUILDING 2
Building Size	145,260 SF Including 15,107 SF of Office Space	77,990 SF
Dock Doors	12 (8 fully enclosed)	4
GL Doors	3 (14' tall, 12' - 22' wide)	3 (12' - 14')
Clear Height	20'8" to 23'2"	20'3" to 22'6"
Power	1200A/480V/3-Phase	800A/480V/3-Phase
Year Built	1995	2006
HVAC	Air rotation heat with radiant tubes in dock area	Air rotation heat
Lighting	T-series	T-series
Fire Suppression	Yes, wet system except for dry portion in upstairs office area	Yes, wet system



# FLOOR PLAN

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## Warehouse

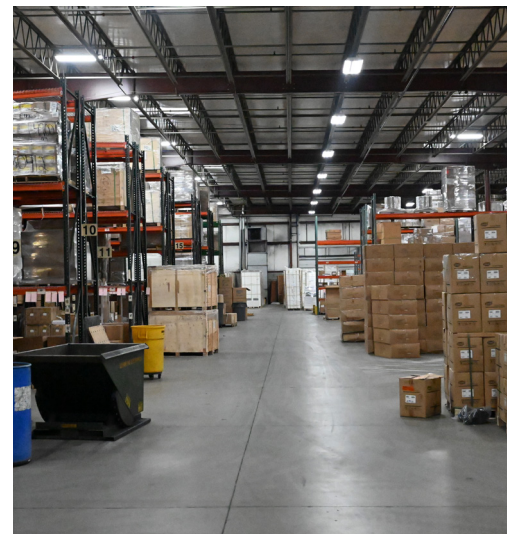




# BUILDING 1 PHOTOS

## INDUSTRIAL BUILDING AVAILABLE

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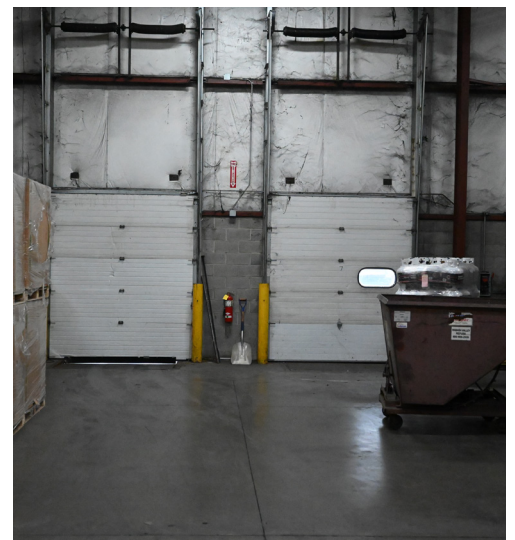
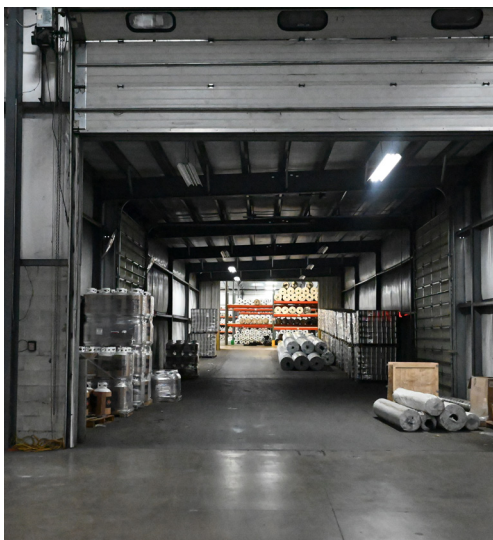
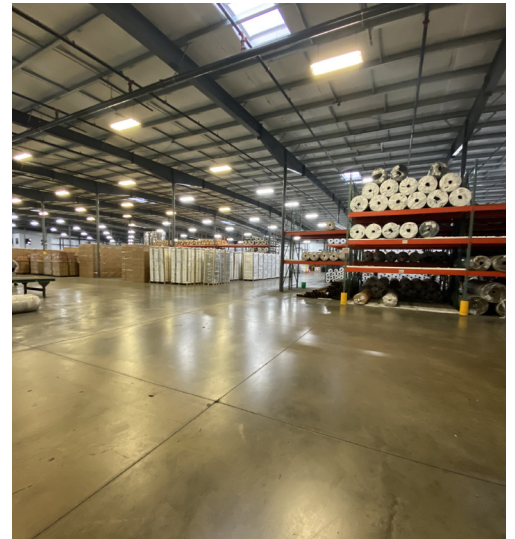




# BUILDING 2 PHOTOS

## INDUSTRIAL BUILDING AVAILABLE

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# LOCATION OVERVIEW

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- The property is located on the south side of Elkhart in the Green Haven Industrial Park.
- It boasts great access just one mile from the US 20 Bypass.
- Property is surrounded by national retailers, commercial businesses and industrial users.

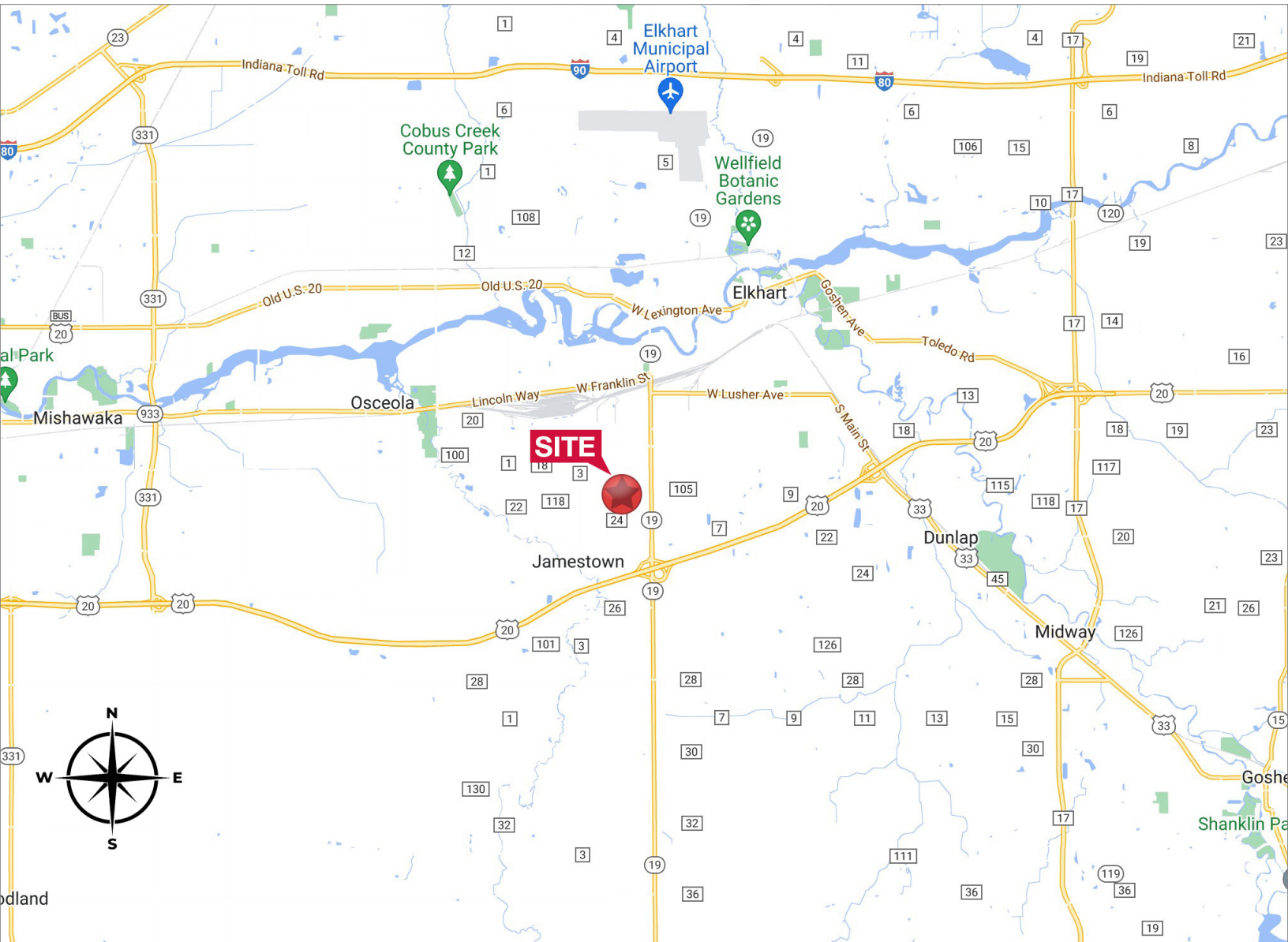




# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	2,820
3 MILE	31,883
5 MILE	80,597



### NUMBER OF HOUSEHOLDS

1 MILE	1,123
3 MILE	11,347
5 MILE	29,972



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$61,259
3 MILE	\$72,572
5 MILE	\$77,693



### MEDIAN HOME VALUE

1 MILE	\$176,428
3 MILE	\$151,263
5 MILE	\$156,870