

BUILDING FOR LEASE/SALE

1814 Leer Dr. | Elkhart, IN 46514



Flex Industrial/Life Science- Lab Building with Clearspan Heights of 18'-22'

Building Size:	22,100 SF
Land:	2.21 Acres
Zoning:	M-1 PUD
Clear Height:	~18' to 22' Clear
Parking:	27,200 SF Paved Asphalt Parking
Year Built:	1987
Lease Rate:	\$7.00 PSF NNN
Reduced Price:	\$725,000 (\$975,000)

[CLICK TO VIEW PROPERTY ONLINE](#)

Details:

This is a clear-span building with clear heights of approximately 18' at eaves and 22.25' at peak and clear heights to deck of 22' at eaves and 24.25' at peak. The total building area amounts to approximately 22,100 SF of which 6,800 SF is located on the 2nd floor. On the 1st floor, 6,500 SF is lab/production, 2,300 SF is office, and 5,500 SF is warehouse space with an additional approximately 1,000 SF of warehouse space in attached low bay; low bay has clear height of approximately 10.5'. On the 2nd floor, 4,200 SF is lab/production space, and 2,600 SF is office space. Much of the office as well as the lab/production space can be removed to create high-bay area.



NAI Cressy

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

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Email the Team at: CEQuad@Cressy.com



INTERIOR PHOTOS

BUILDING FOR LEASE/SALE

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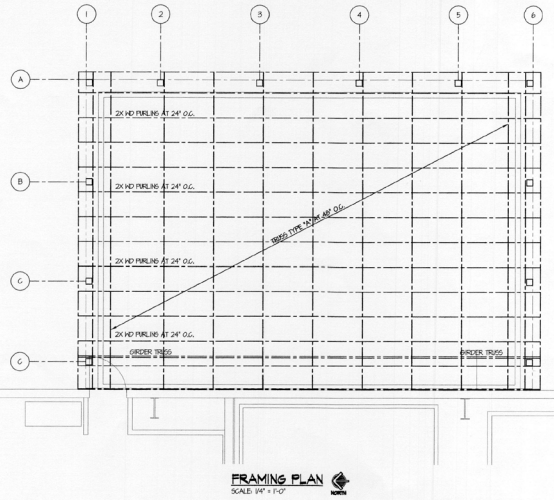
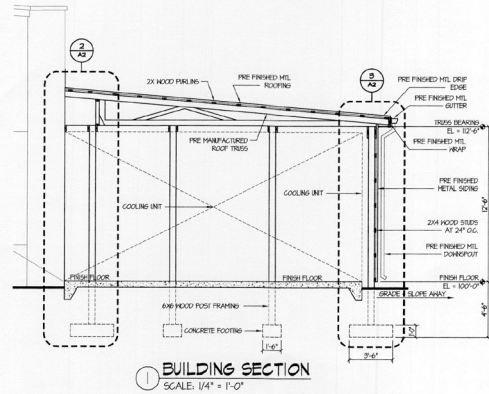
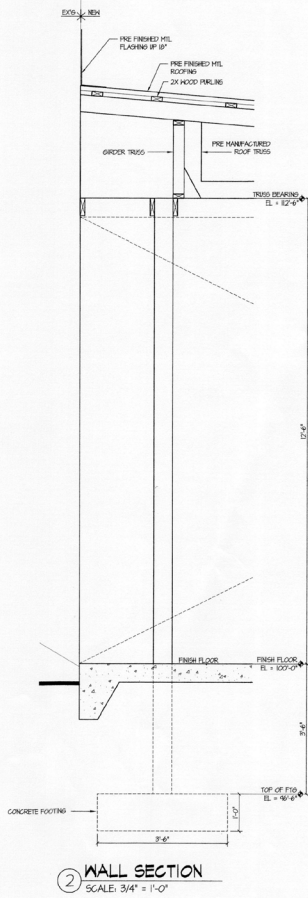
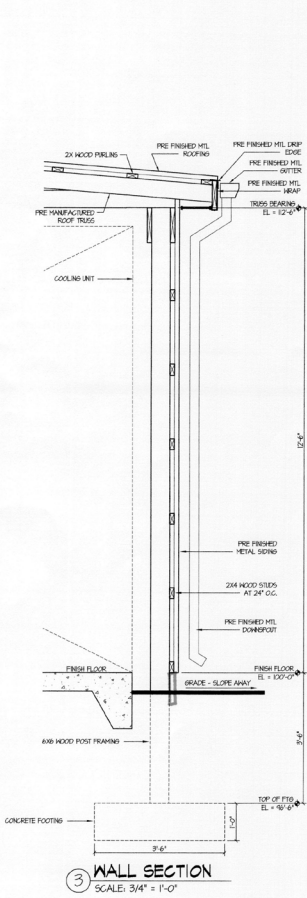


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EKF Life Sciences
1814 Leer Drive
Elkhart, IN 46514

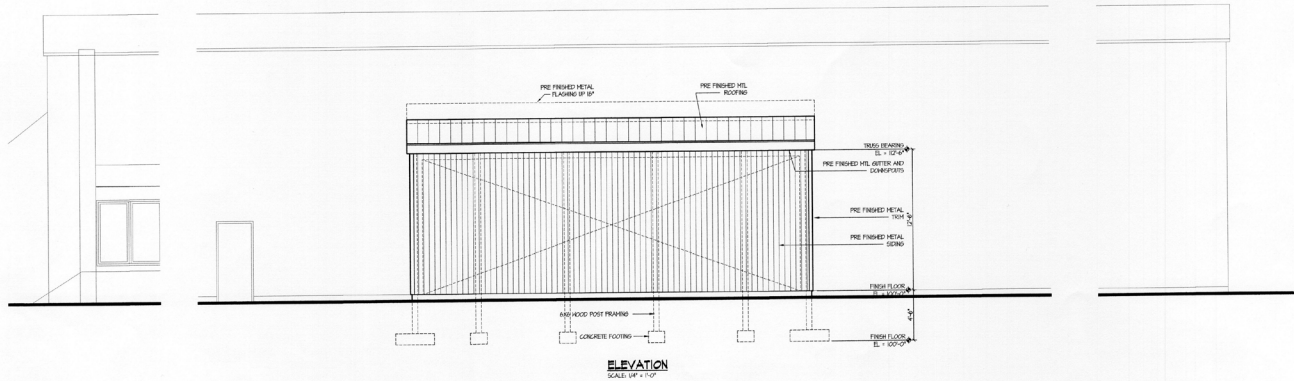
DATE: 2/18/2018
REV: 4/22/2018 - Door 201

BOSH
Blair Wozny, P.E.
1000 North 33rd Street
Elkhart, IN 46516-0227
Professional Engineer License No. 12400

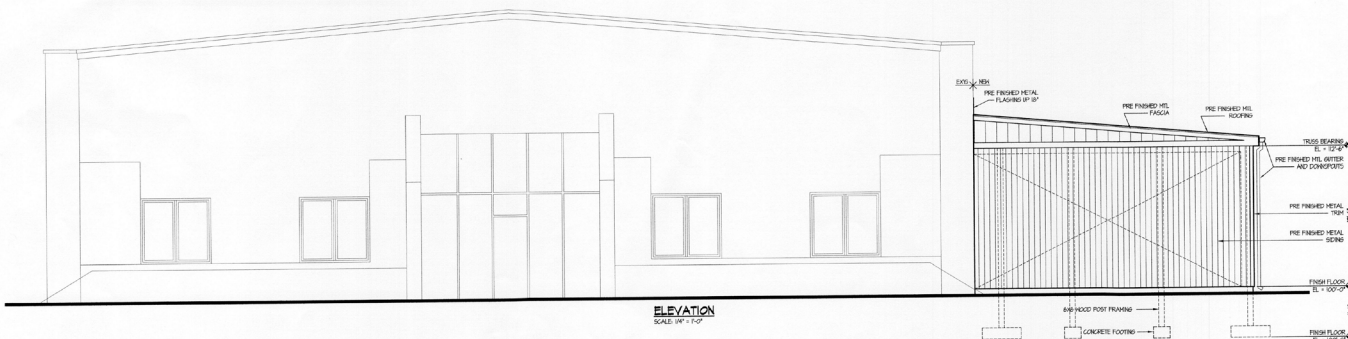
CHRISTOPHER T. GAMBRETT
Registered Professional Architect
No. 03427
STATE OF INDIANA
1000 North 33rd Street
Elkhart, IN 46516-0227
Professional Architect License No. 12400

CHRISTOPHER T. GAMBRETT
REGISTERED PROFESSIONAL ARCHITECT
No. 03427
STATE OF INDIANA

SHEET NAME:
A2



ELEVATION
SCALE UP = 1/4" = 1'-0"



ELEVATION
SCALE UP = 1/4" = 1'-0"

EKF Life Sciences
1814 Leer Drive
Elkhart, IN 46514

DATE: 2/18/2014
REV: 4/22/14 (10/2014)

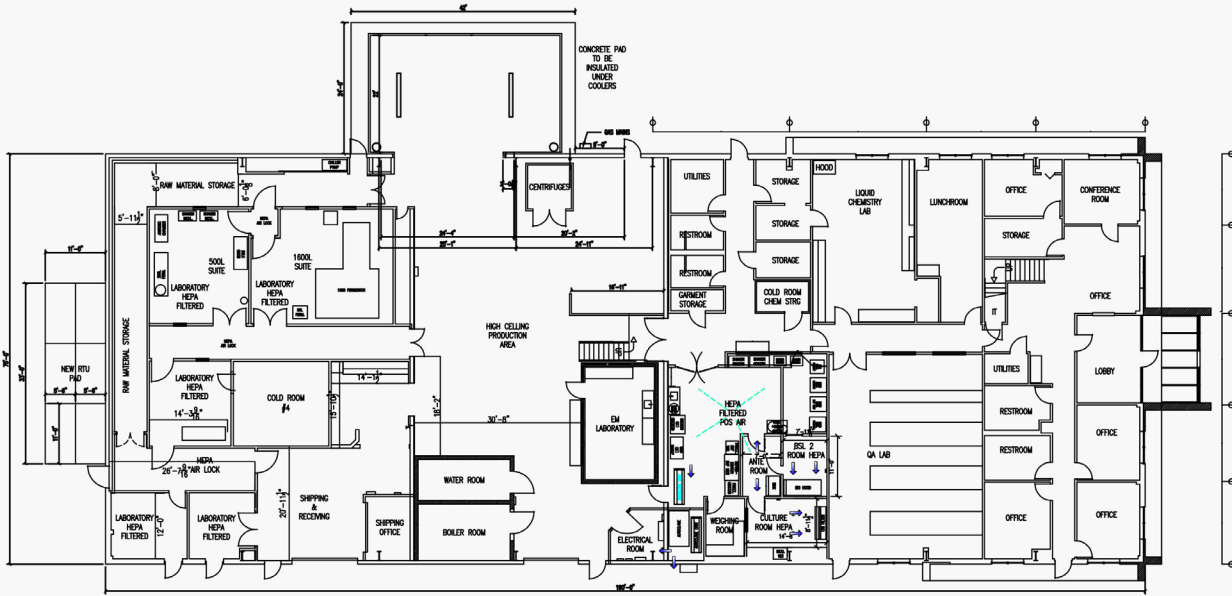
BOSH
Architectural Company
210 Associates Avenue
Elkhart, IN 46514
PH: 765.734.1111

GREEN T. CLARK
REGISTERED ARCHITECT
STATE OF INDIANA

PROJECT NAME:
1814 LEER DRIVE

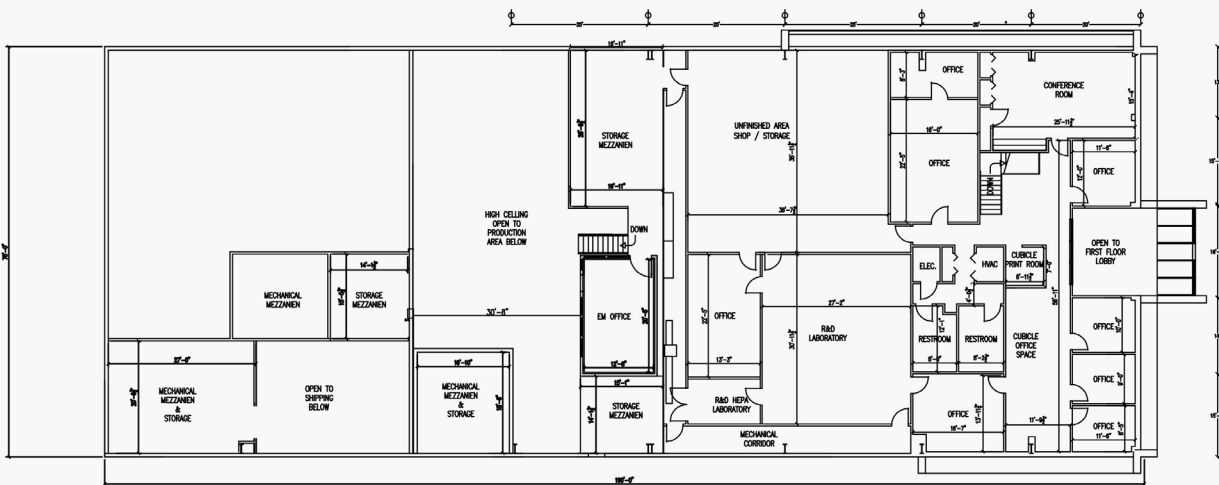
1814 LEER DRIVE PLAN

A3



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



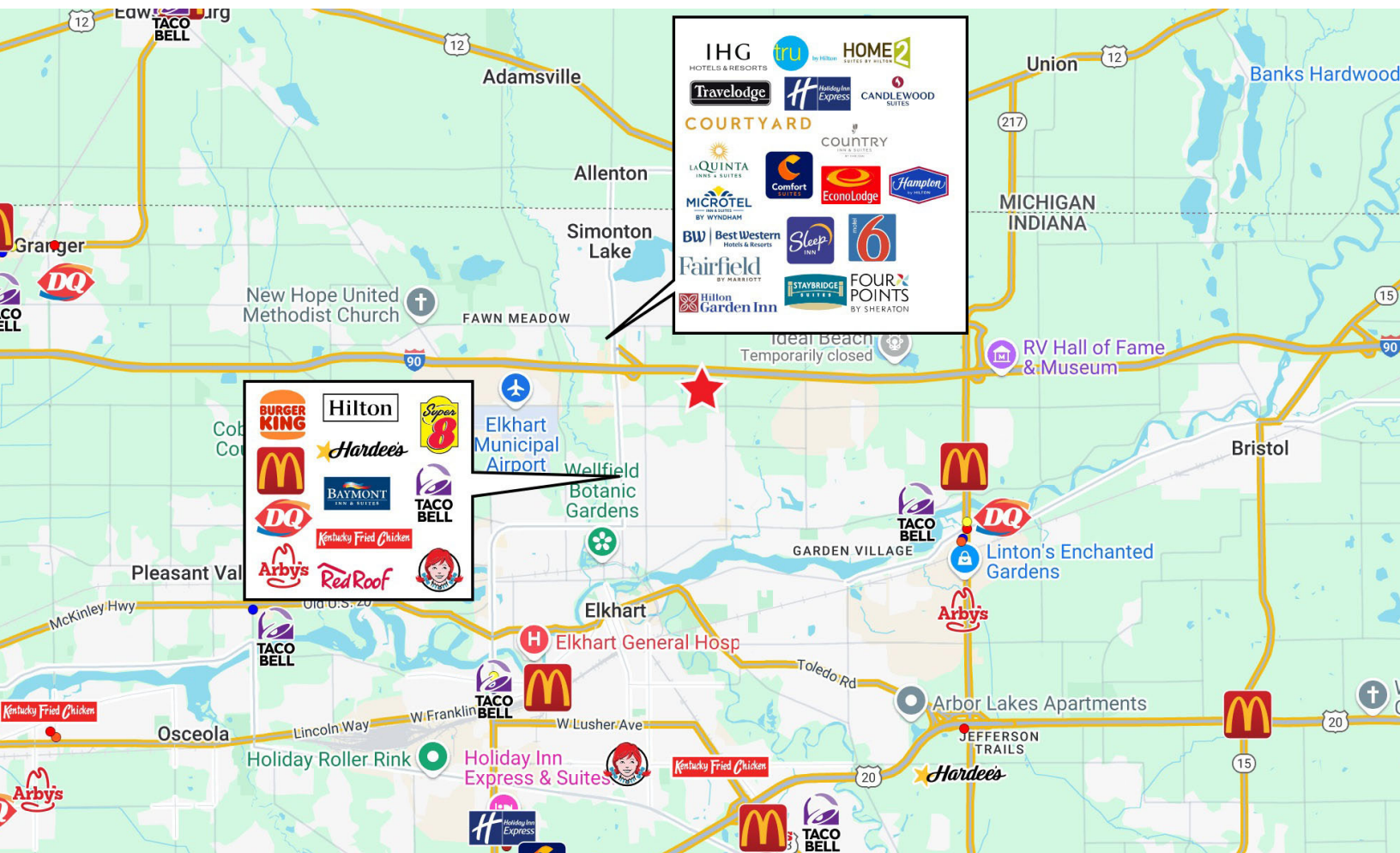
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

LOCATION OVERVIEW

BUILDING FOR LEASE/SALE

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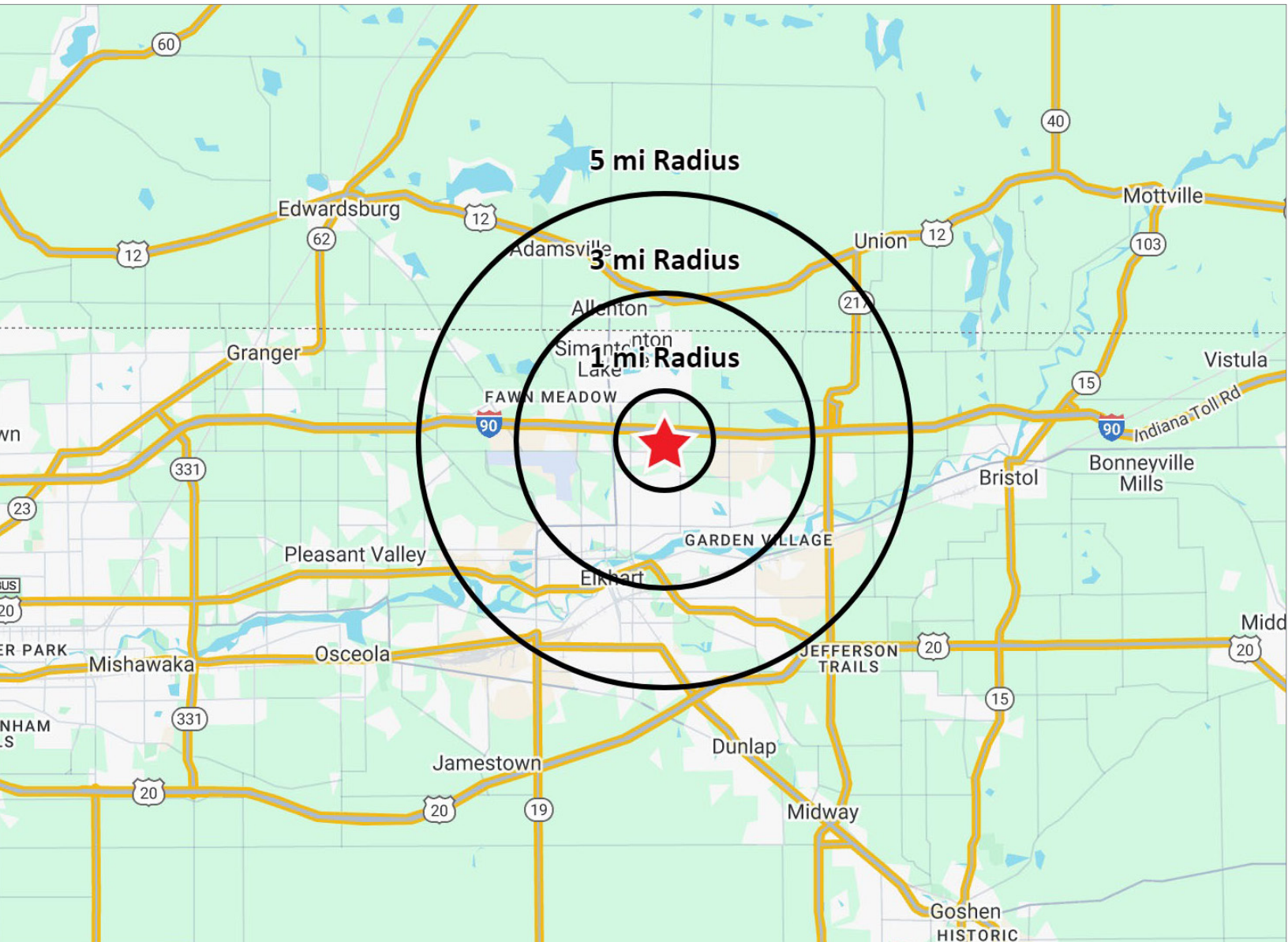


Located on the North side of Elkhart in Park 6 Industrial Park. Right off of CR 6, between CR 11 and CR 13.

Leer Drive in Elkhart, IN, is known for its industrial presence, particularly in the recreational vehicle (RV) manufacturing sector.

Additionally, it's near various amenities, including restaurants, parks, and retail options, making it convenient for both residents and visitors.





POPULATION

1 MILE	2,840
3 MILE	34,134
5 MILE	81,082



NUMBER OF HOUSEHOLDS

1 MILE	1,166
3 MILE	14,369
5 MILE	31,337



AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,260
3 MILE	\$85,265
5 MILE	\$81,930



MEDIAN HOME VALUE

1 MILE	\$103,533
3 MILE	\$184,822
5 MILE	\$185,895