



Efficient Industrial Space

Building Size:	25,000 SF (Industrial 23,668 SF, Office 1,332 SF)
Land:	1.53 Acre
Zoning:	M-1
Lighting:	T-8 Lighting
Clearance:	Clear Ceiling Height 15'7" - 17'8"
HVAC:	Plant has gas radiant tube heat. Office has gas forced heat with central A/C
Power:	400A/240V/3Ph
OH Doors:	One 14' Tall Overhead Door
Docks:	Two loading docks with levelers
Lease Rate:	\$5.25 PSF NNN
Sale Price:	Contact Broker for Details

Details:

25,000 SF steel industrial building including 1,332 SF of finished office space. Measuring 250 feet by 100 feet, the structure features one central row of columns spaced 25 feet apart, with ceiling heights ranging from 15'7" to 17'8". The building is serviced by 400 Amp, 240V, 3-phase power and has radiant tube heat and municipal water and sewer. Loading is efficient with two recessed docks equipped with levelers and one 14-foot grade level overhead door. The office area includes seven private offices, four bathrooms, a reception area, conference room, break room, and a storage/IT room, with gas forced heat and central air conditioning.

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NAI Cressy

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NNASC
National Native American
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Ryan Gableman, CCIM/SIOR

Senior Broker, Principal

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PROPERTY PHOTOS

BUILDING FOR LEASE/SALE

2900 Gateway Drive | Elkhart, IN 46514



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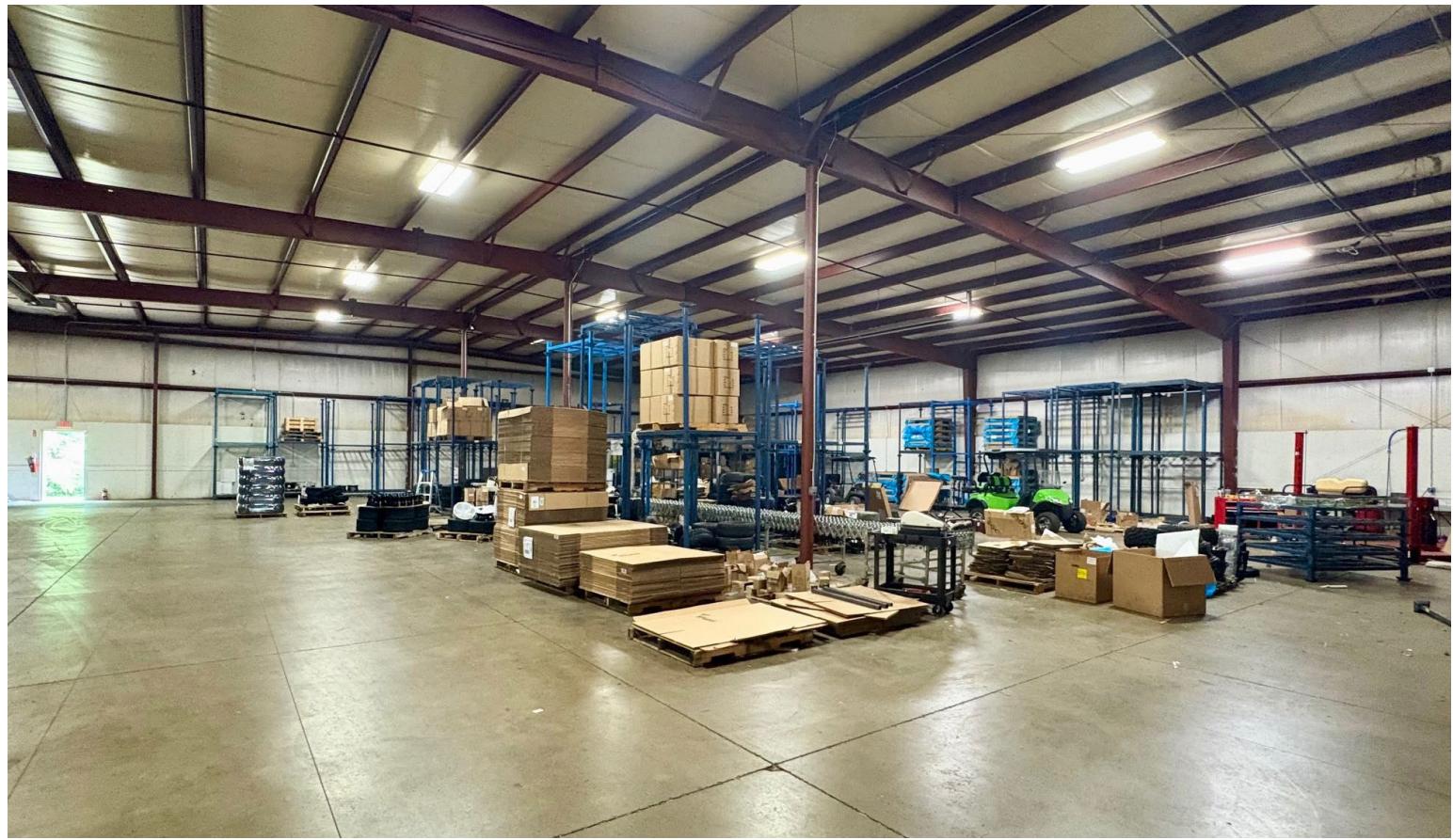
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INTERIOR PHOTOS

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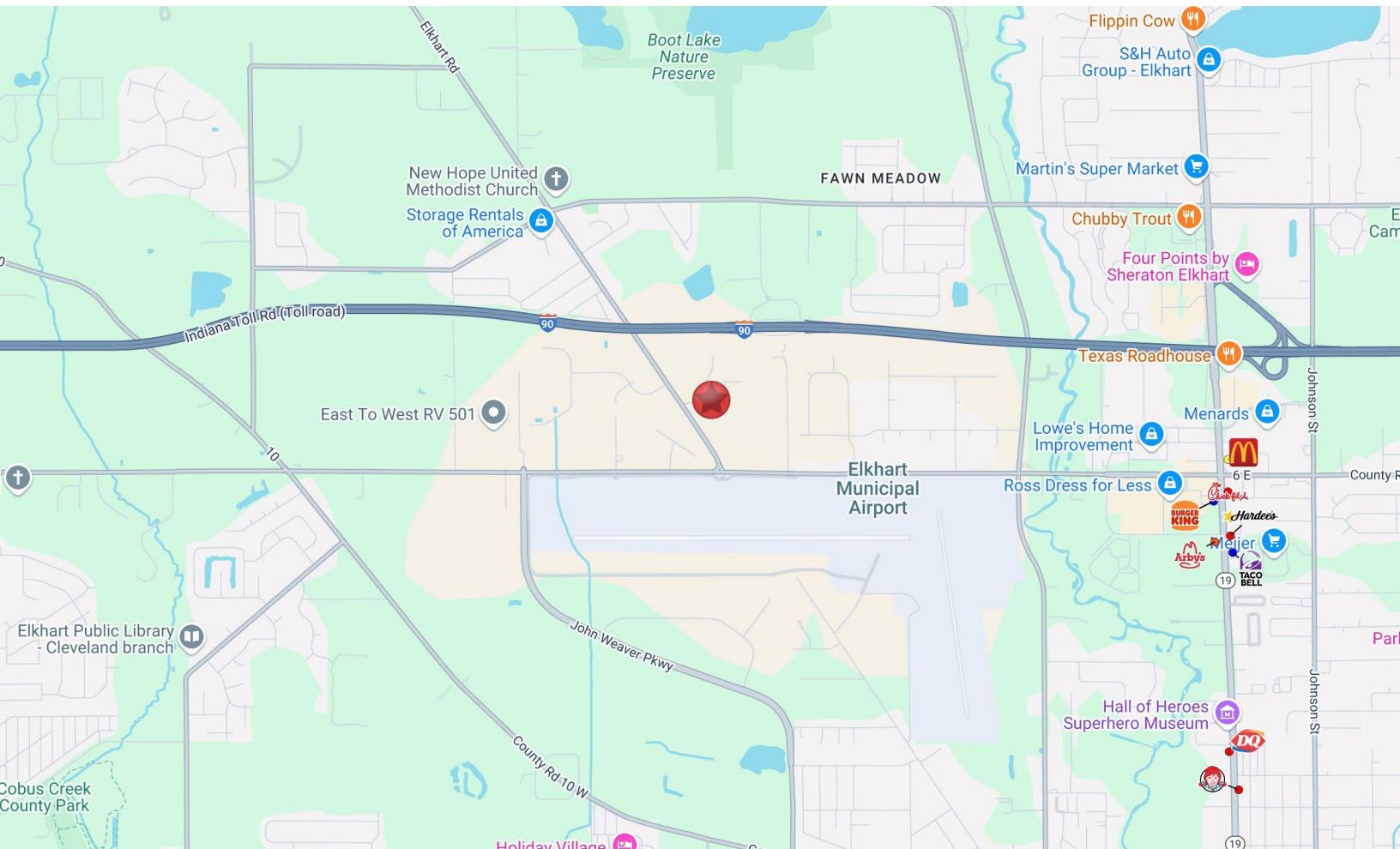
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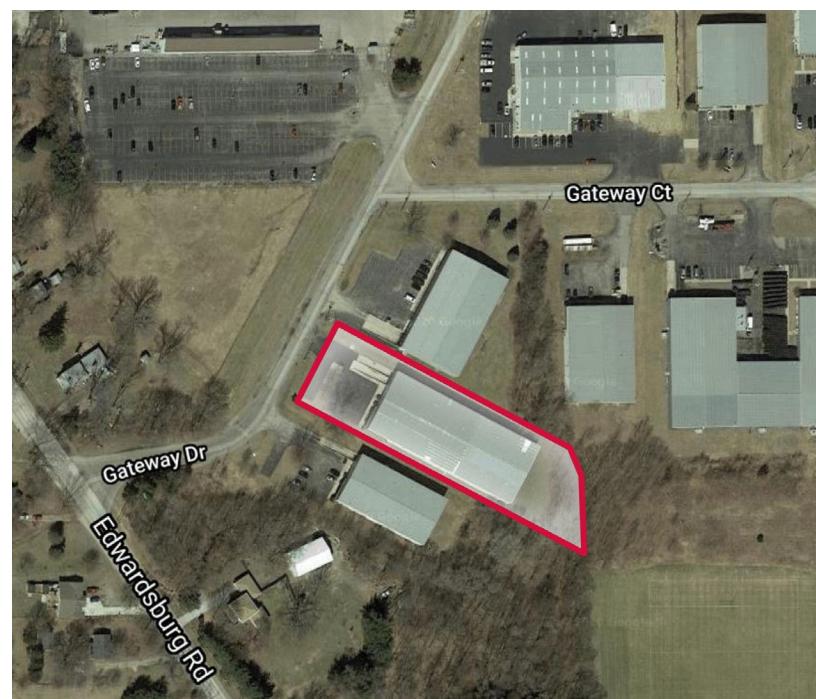
LOCATION OVERVIEW

BUILDING FOR LEASE/SALE

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Located off CR-5 (aka Edwardsburg Rd) about $\frac{1}{4}$ mile from County Rd 6 and within minutes of the 80/90 Toll Road.



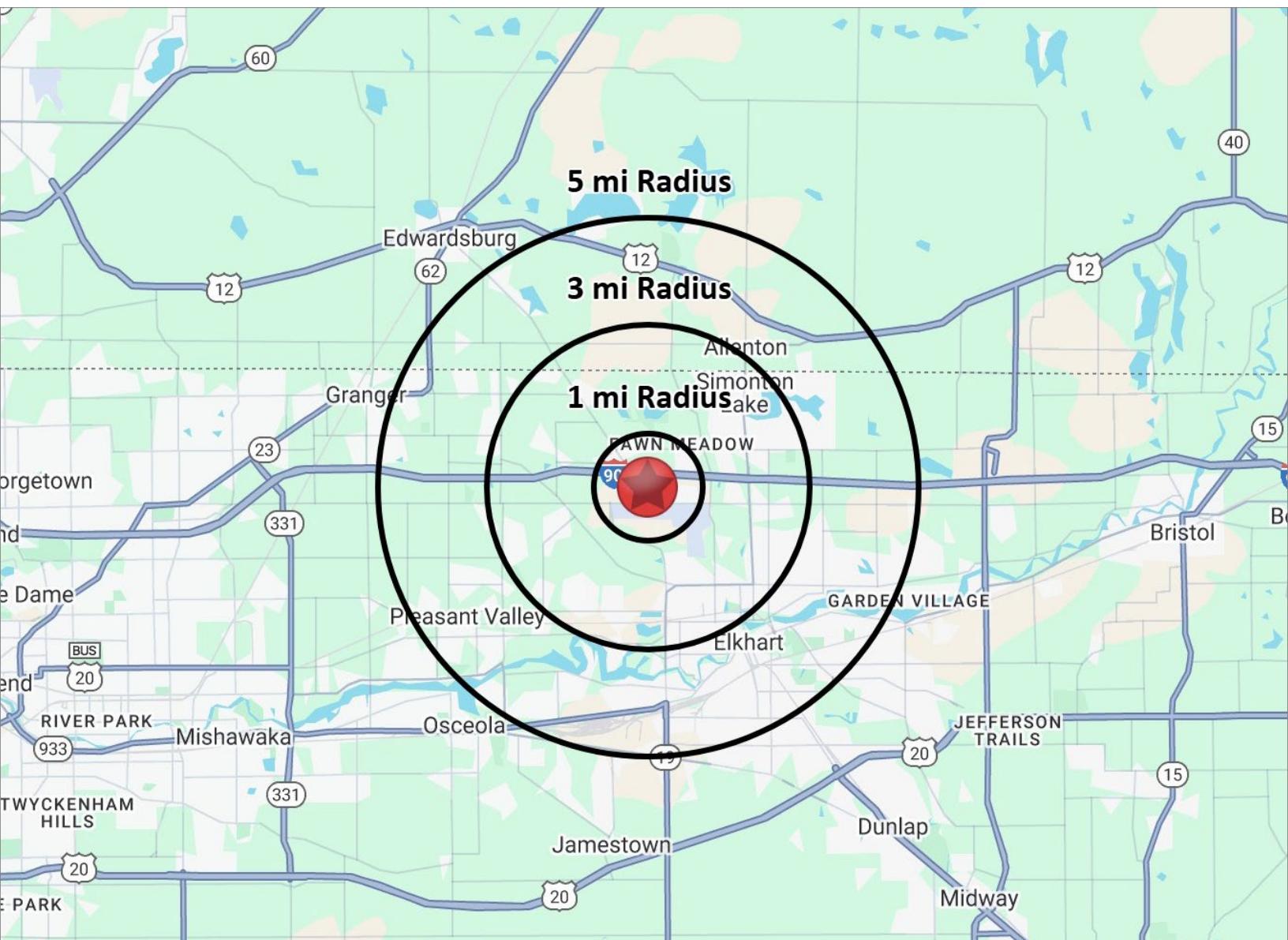
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POPULATION

1 MILE	953
3 MILE	26,138
5 MILE	85,100



NUMBER OF HOUSEHOLDS

1 MILE	308
3 MILE	197,716
5 MILE	199,074



AVERAGE HOUSEHOLD INCOME

1 MILE	\$107,481
3 MILE	\$86,229
5 MILE	\$87,280



MEDIAN HOME VALUE

1 MILE	\$206,576
3 MILE	\$197,716
5 MILE	\$199,074