Industrial Building for Sale

1142 W. BEARDSLEY AVE. | ELKHART, IN 46514

Industrial Redevelopment Opportunity –
314,405 SF on 11.69 Acres

NAI Cressy
CRESSY.COM



Building Size:
314,405 SF

Land:
11.69 AC, Fully Paved

Zoning:
M-2, South Parking Lot is M-1

Dock Doors and Overhead Doors:
4 Enclosed Loading Docks
6 Grade Level Overhead Doors

Clearance and Spacing:
Ceiling Heights of 11’9” on Main Level
9’11” on Second Floor
20’ x 20’ Column Grid

Security:
Entire North Paved Lot is Fenced and Gated, Sprinkler Fire Protection System Throughout

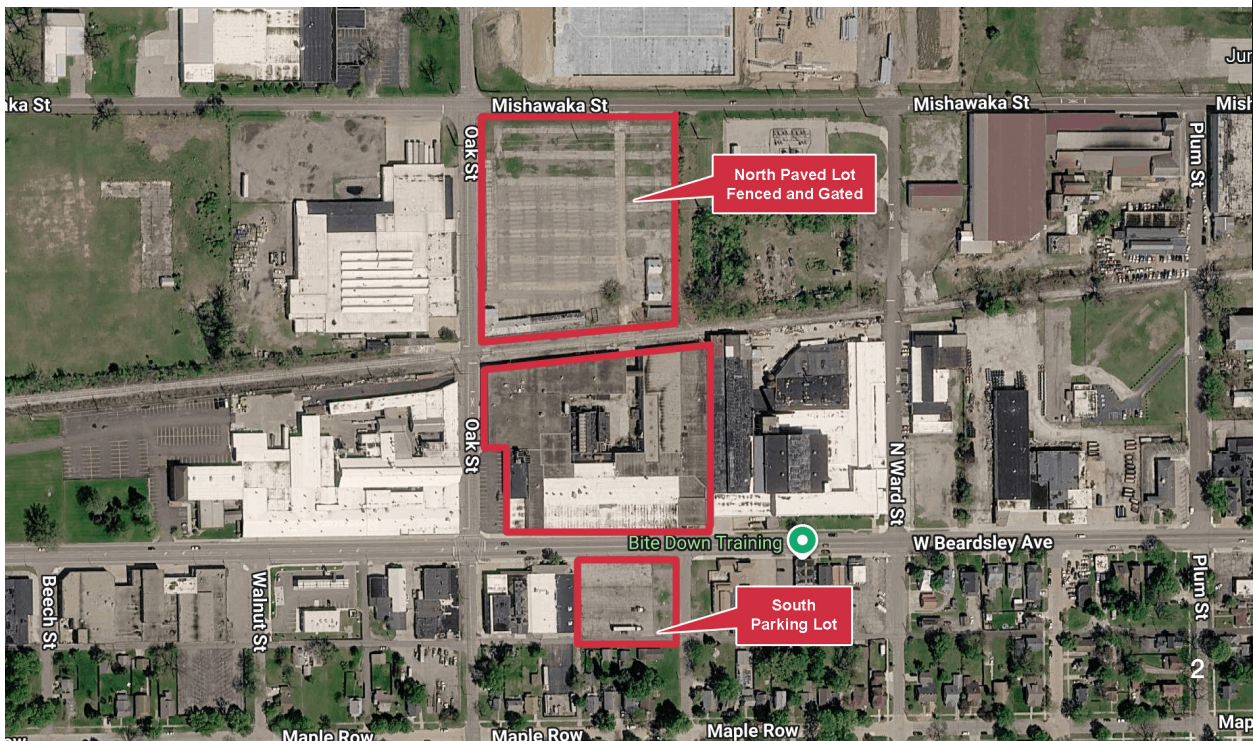
Sale:
$300,000

Property Overview

Substantial two-story industrial facility offering 314,405 SF on 11.69 acres of fully paved, industrial-zoned land. The building features a 20’ x 20’ column grid, ceiling heights of 11’ 9” on the main level and 9’ 11” on the second floor. Existing infrastructure includes three freight elevators, four enclosed interior truck loading bays, and four grade-level overhead doors. The paved site provides flexibility for employee parking, outside storage, equipment staging, or potential additional development. The main building and north parking lots are zoned M-2 General Manufacturing, while the south parking lot is zoned M-1 Limited Manufacturing.

A unique opportunity for an industrial owner-user, investor, or redevelopment group seeking substantial building area and land with multiple potential uses.
Building has been unoccupied for several years, electrical infrastructure has been removed, and the property is offered strictly AS-IS.

VIEW LISTING ONLINE



Property Photos











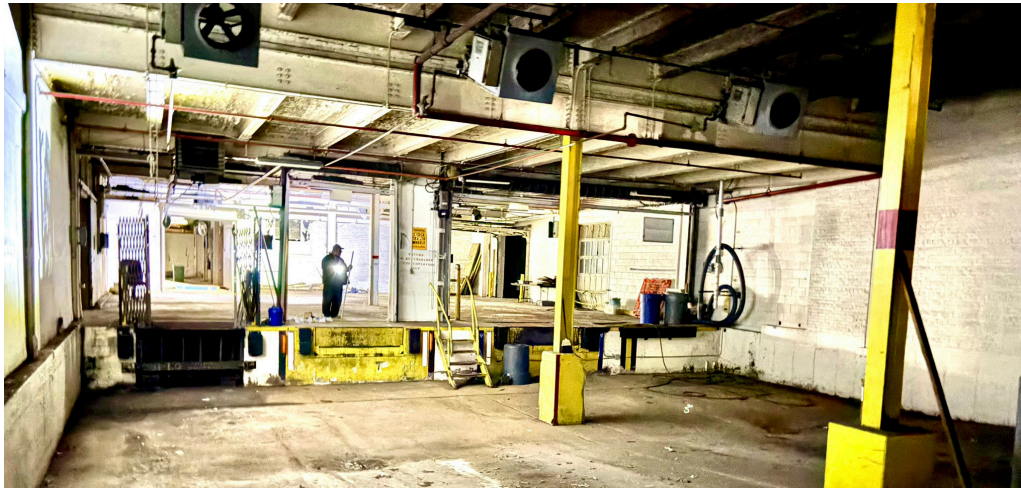


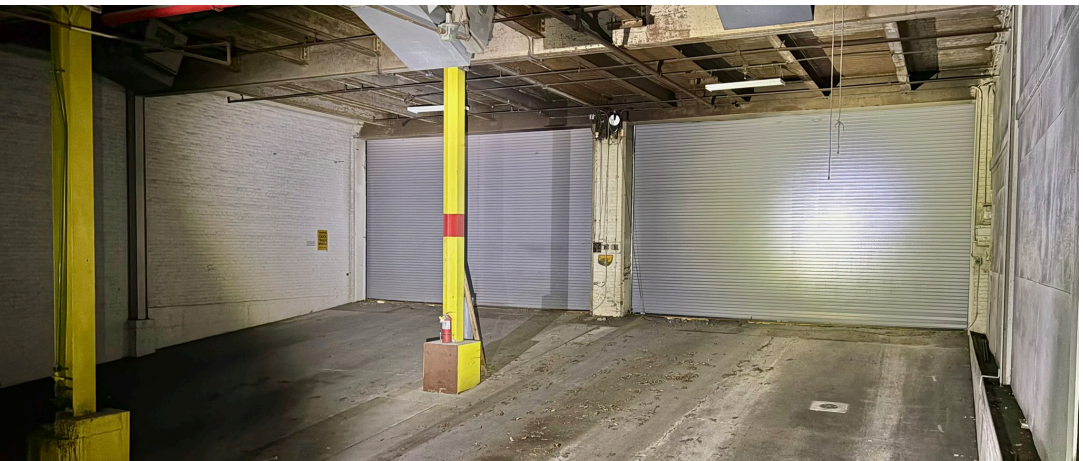
Property Photos







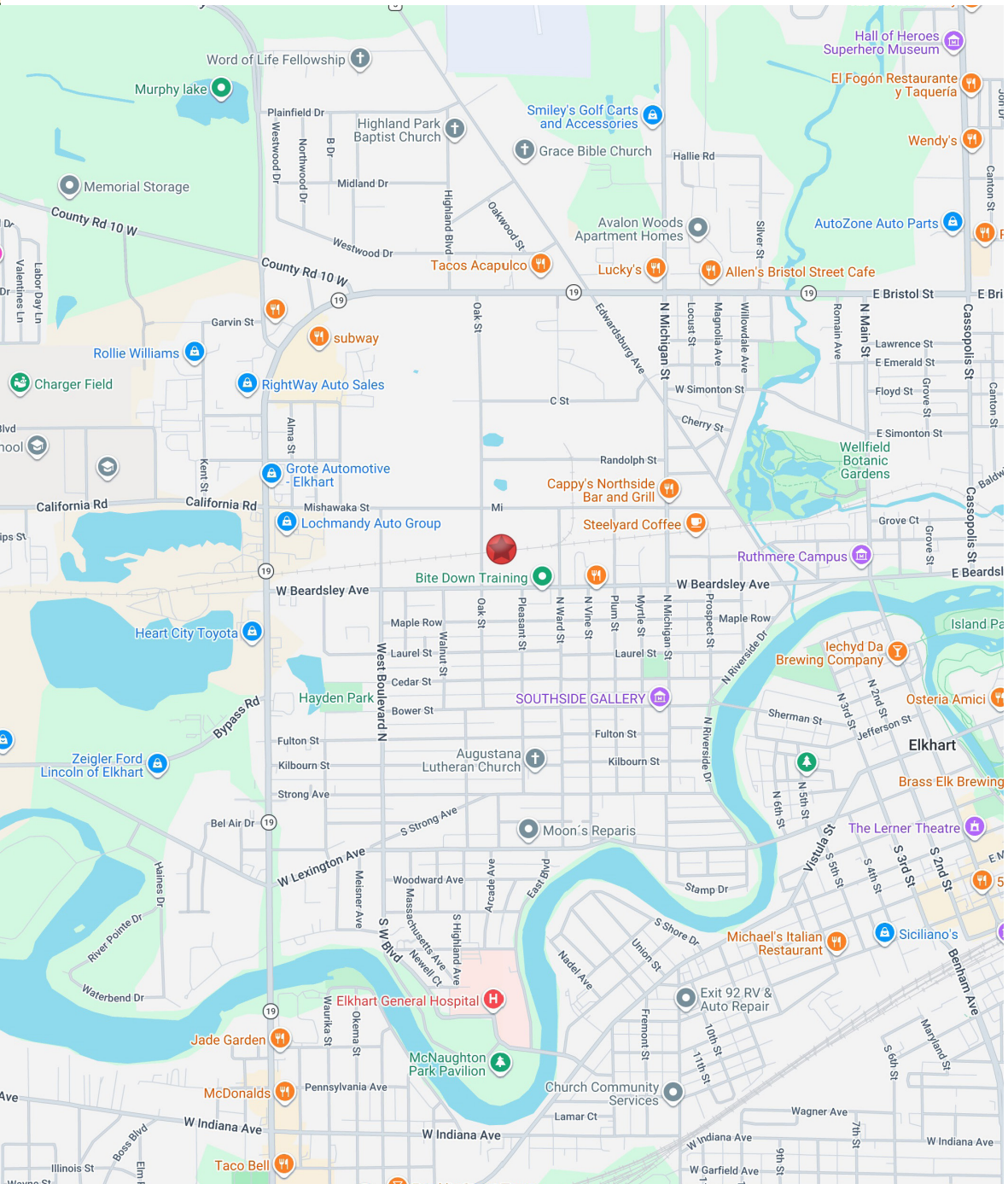




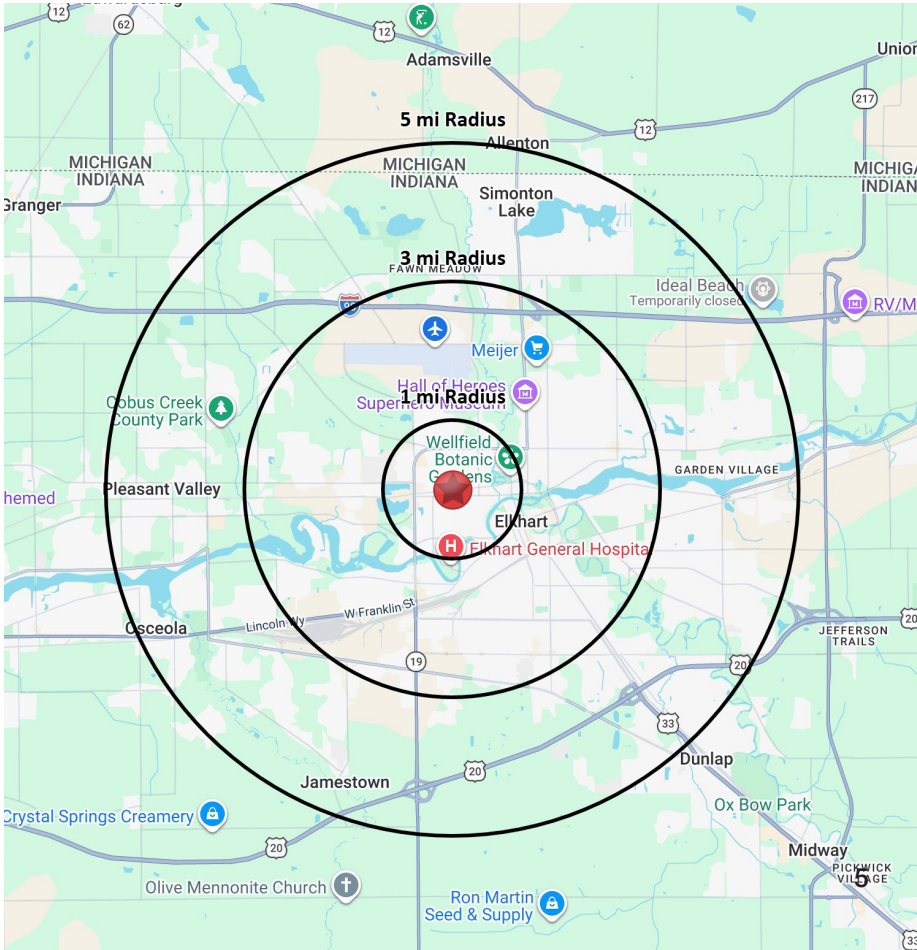


Location Overview

Located near State Rd 19 with easy access to the 80/90 Toll Rd and US-20 Bypass.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,133	54,744	104,411
HOUSEHOLDS	3,538	20,792	40,017
AVERAGE HOUSEHOLD INCOME	$70,177	$74,826	$88,017
MEDIAN HOME VALUE	$188,839	$191,472	$225,965



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