Industrial Building for Sale

2950 DEXTER DRIVE | ELKHART, IN 46514

49,554 SF manufacturing facility sits on 9.6 acres and offers a flexible production layout and strong utility infrastructure with Toll Road frontage and visibility.

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Property Overview

This 49,554 SF manufacturing facility sits on 9.6 acres and offers a flexible production layout with strong utility infrastructure. Ceiling heights range from 11’10” to 16’, supported by a 75’ wide center span and 25’ column spacing. The plant is heated by radiant tube heat and gas unit heaters, while the office area has gas forced heat and central air conditioning. The building includes 29 grade level overhead doors, with four doors at 14’ tall and the remaining 25 at 12’ tall, providing extensive access for production and material flow. The office area totals 3,975 SF and is partially through a remodel with no flooring currently installed. It includes eight private offices, a lobby, two conference rooms, restrooms, a break room, and a lounge area. The facility also features three plant offices, two sets of plant restrooms, and plumbing in place for construction of a rain testing bay if desired. Power is supplied by a 480V/3Ph service. The site has approximately 500’ of frontage along the 80/90 Toll Road, offering strong visibility from the interstate. The property is zoned M-2 manufacturing.

VIEW LISTING ONLINE

Building Size:
49,554 SF

Land:
9.6 AC

Zoning:
M2 - Manufacturing

Year Built:
1979

Ceiling Heights:
11’10” to 16’, supported by a 75’ wide center span and 25’ column spacing.

Doors and Docks:
29 grade level overhead doors, with 4 doors at 14’ tall and the remaining 25 at 12’ tall

HVAC:
The plant is heated by radiant tube heat and gas unit heaters, while the office area has gas forced heat and central air conditioning.

Power:
480V/3Ph

Frontage:
500’ of frontage along the 80/90 Toll Road.

List Price:
$1,975,000







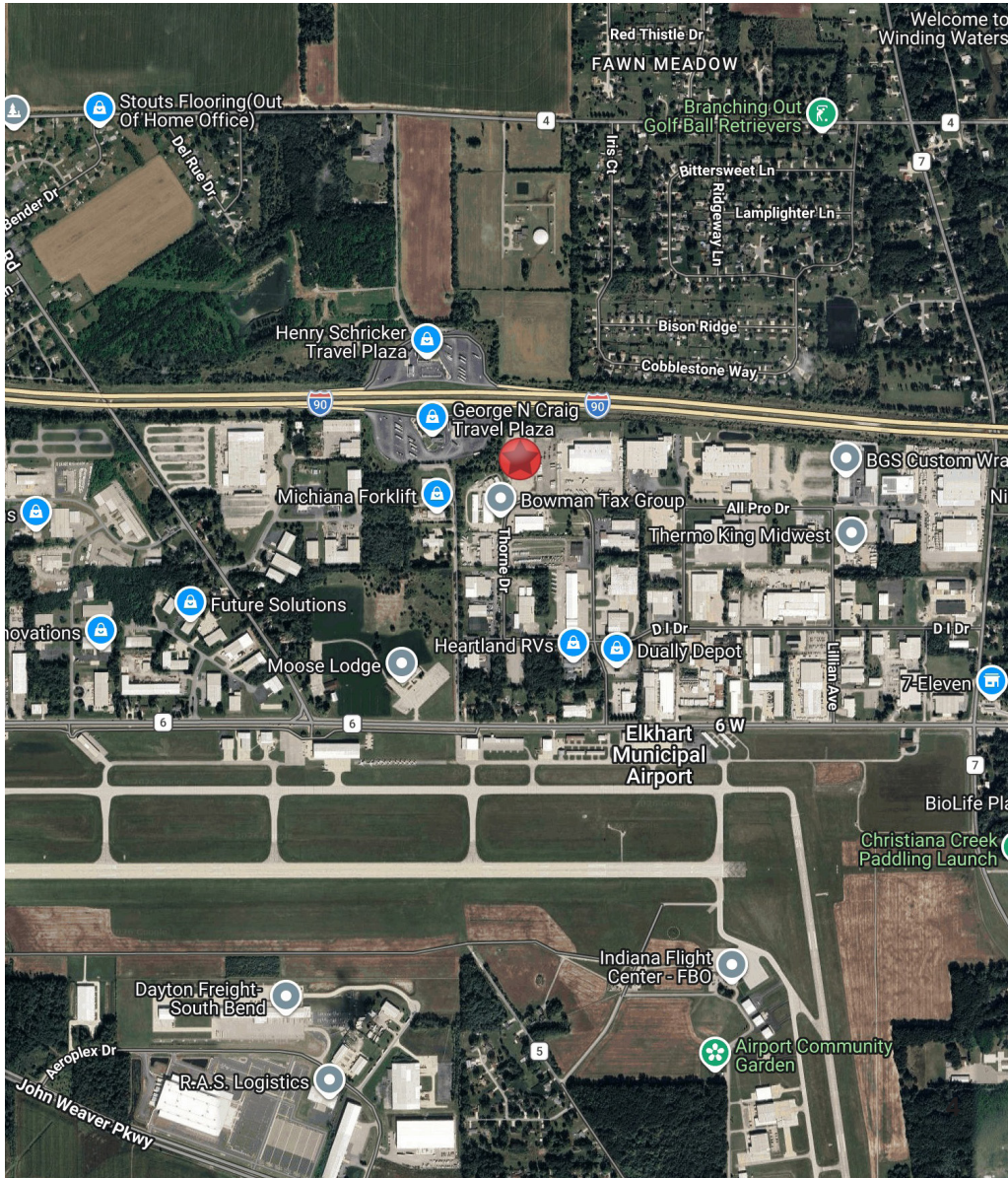


Location Overview

The property has approximately 500’ of frontage on the 80 90 Toll Road and sits within minutes of Exit 92, providing exceptional visibility and immediate regional access. It is located on the north side of Elkhart near the Elkhart Municipal Airport with easy routing to SR 19 and the US 20 Bypass, supporting efficient truck movement to major arterials and nearby industrial users.

Note: The property line between 2950 Dexter Dr. and 2944 Dexter Dr. is currently being evaluated for potential relocation to approximately the area shown below. The three surrounding properties are available for sale separately. Please contact the Broker for details.





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