Industrial Building for Sale

2944 DEXTER DRIVE | ELKHART, IN 46514

80,212 SF industrial facility offers efficient production layout and strong utility infrastructure with Toll Road frontage and visibility.

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Property Overview

This 80,212 SF industrial facility was constructed in 2017 and offers efficient production layout and strong utility infrastructure across a fully fenced and gated 8.68 acre site. Ceiling heights range from 22’ to 26’, supported by 25’ x 60’ column spacing and full metal liner panel throughout the warehouse. The building features Cambridge plant heat, gas unit heaters at the overhead doors, and gas forced heat with central air conditioning in the office. 18 grade level doors with openers provide extensive access, each measuring 14’ tall and 16’ wide. The facility includes a three section rain bay, each section measuring 60’ by 26’, along with separate fall protection rails mounted to the main ceiling structure. Additional features include rooftop exhaust fans, LED lighting throughout, and a fully sprinkled wet system. Power is supplied by an 800/480V/3Ph service. Office space totals 1,680 SF with an additional second floor production office measuring 23’ x 23’. The site includes more than 470’ of frontage along the 80/90 Toll Road and is connected to municipal water and sewer. The property is zoned M-2 manufacturing.

VIEW LISTING ONLINE

Building Size:
80,212 SF

Land:
8.68 AC

Zoning:
M2 - Manufacturing

Year Built:
2017

Ceiling Heights:
22’ to 26’

Doors and Docks:
18 grade level doors with openers, each measuring 14’ tall and 16’ wide.

HVAC:
Cambridge plant heat, gas unit heaters at the overhead doors, and gas forced heat with central air conditioning in the office.

Power:
800A/480V/3Ph Power

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

List Price:
$5,800,000

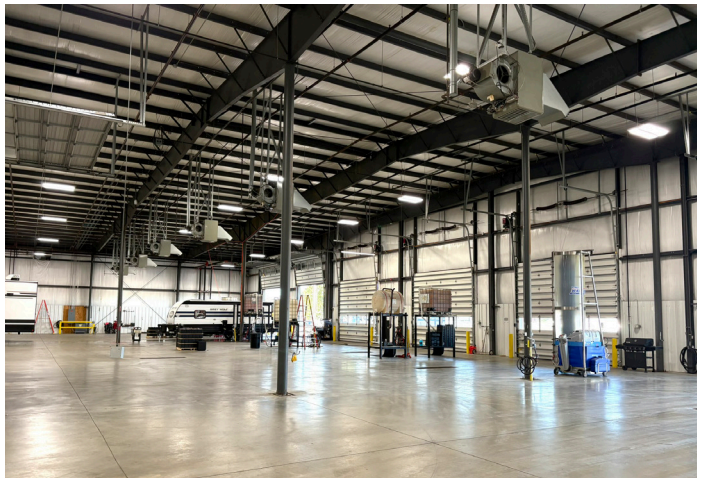






Property Photos















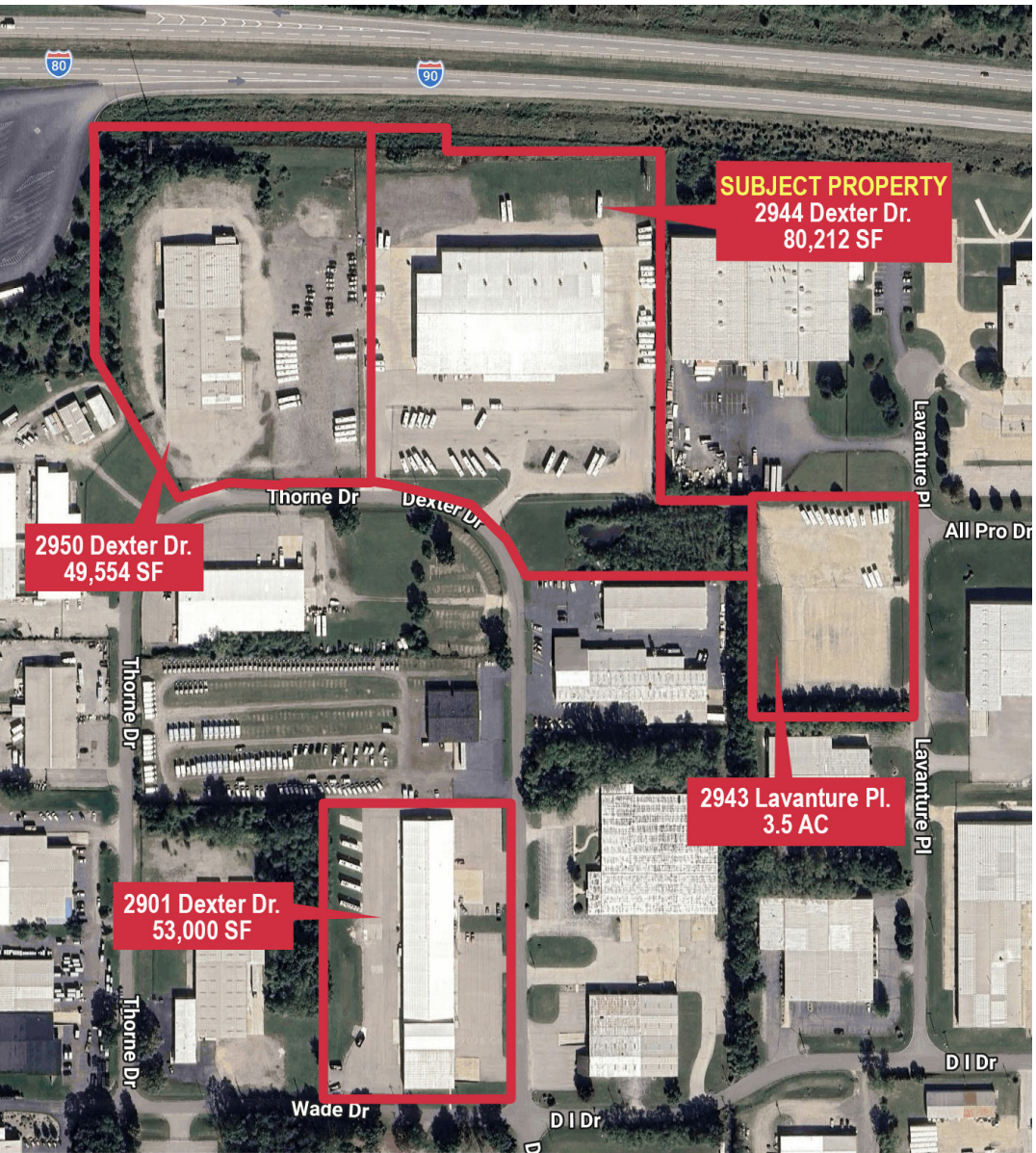


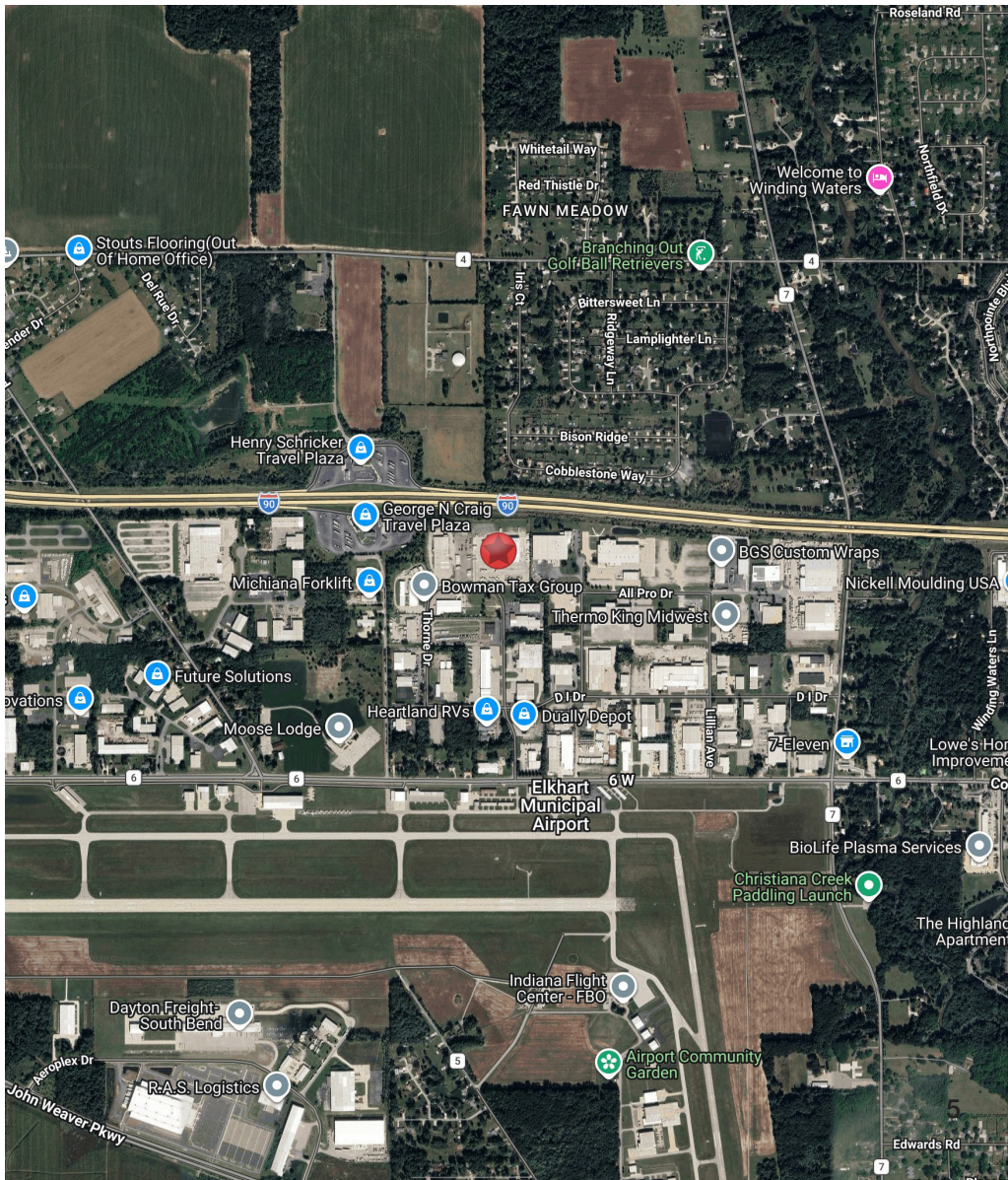


Location Overview

The property has more than 470’ 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 State Rd 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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