Industrial Building for Sale

2901 DEXTER DRIVE | ELKHART, IN 46514

Recently remodeled 53,000 SF former RV service facility sits on 4.8 acres and offers a combination of finished office space and large-scale service center capacity.

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Property Overview

This 53,000 SF former RV service facility sits on 4.8 acres and offers a combination of finished office space and large-scale service center capacity. The entire building was recently remodeled, and includes 4,824 SF of heated and air conditioned office and training space featuring private offices, a bullpen cubicle area, a large conference room with kitchenette, a training room, and multiple restrooms. The service center portion of the building is equipped with air rotation heat, gas unit heaters, exhaust fans, LED lighting, metal liner panel throughout, and floor drains. The building is fully protected by a wet sprinkler fire protection system. Ceiling heights in the north end of the building range from 13'6" to 16'6", while the south end offers taller clearances from 21'7" to 24'5". The facility includes four recessed loading docks (two with levelers and two without), along with 24 grade level overhead doors that are all 14' tall and equipped with openers. Column spacing is 25' by 50', supporting efficient service and production flow. The property also includes five exterior RV parking spaces with hookups. The site is served by municipal water and sewer. The property is zoned M-2 manufacturing.

VIEW LISTING ONLINE

Building Size:
53,000 SF

Land:
4.8 AC

Zoning:
M2 - Manufacturing

Year Built:
1973; Recently Remodeled

Ceiling Heights:
North end of the building range from 13’6” to 16’6”, while the south end offers taller clearances from 21’7” to 24’5”.

Doors and Docks:
4 recessed loading docks and 24 grade level overhead doors.

HVAC:
Heated and air conditioned office and training space. The service center is equipped with air rotation heat, gas unit heaters, and exhaust fans.

Power:
1200A/480V/3Ph

Parking:
Ample paved parking with 5 exterior RV parking spaces with hookups.

Utilities:
Municipal water and sewer

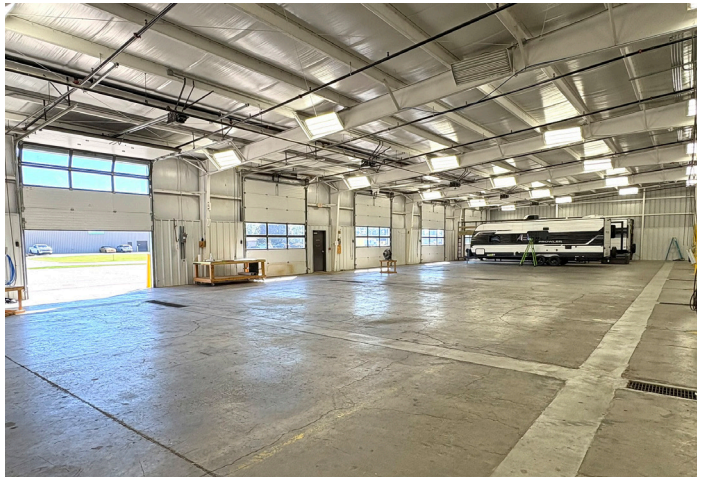
List Price:
$4,500,000







Property Photos





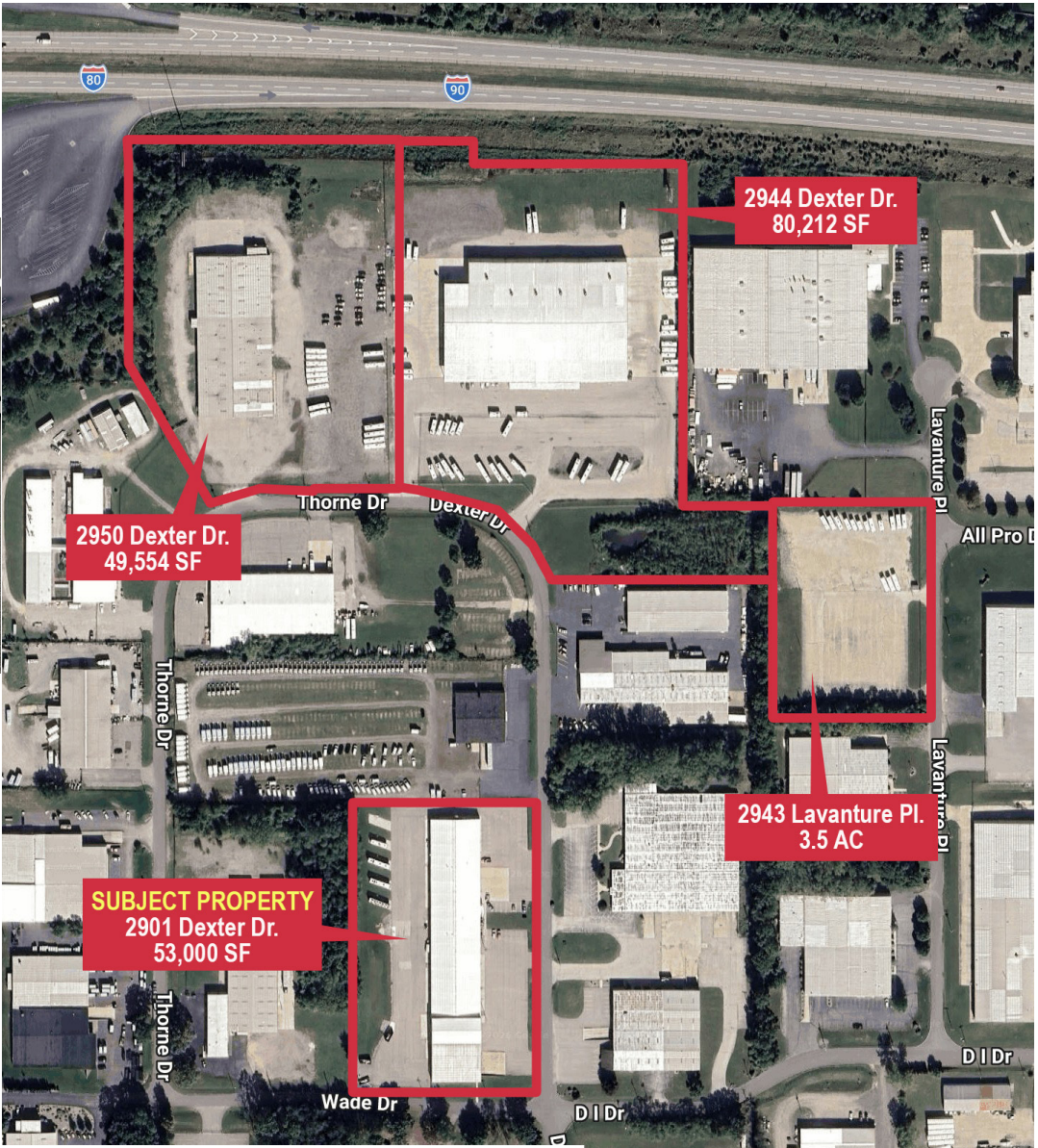


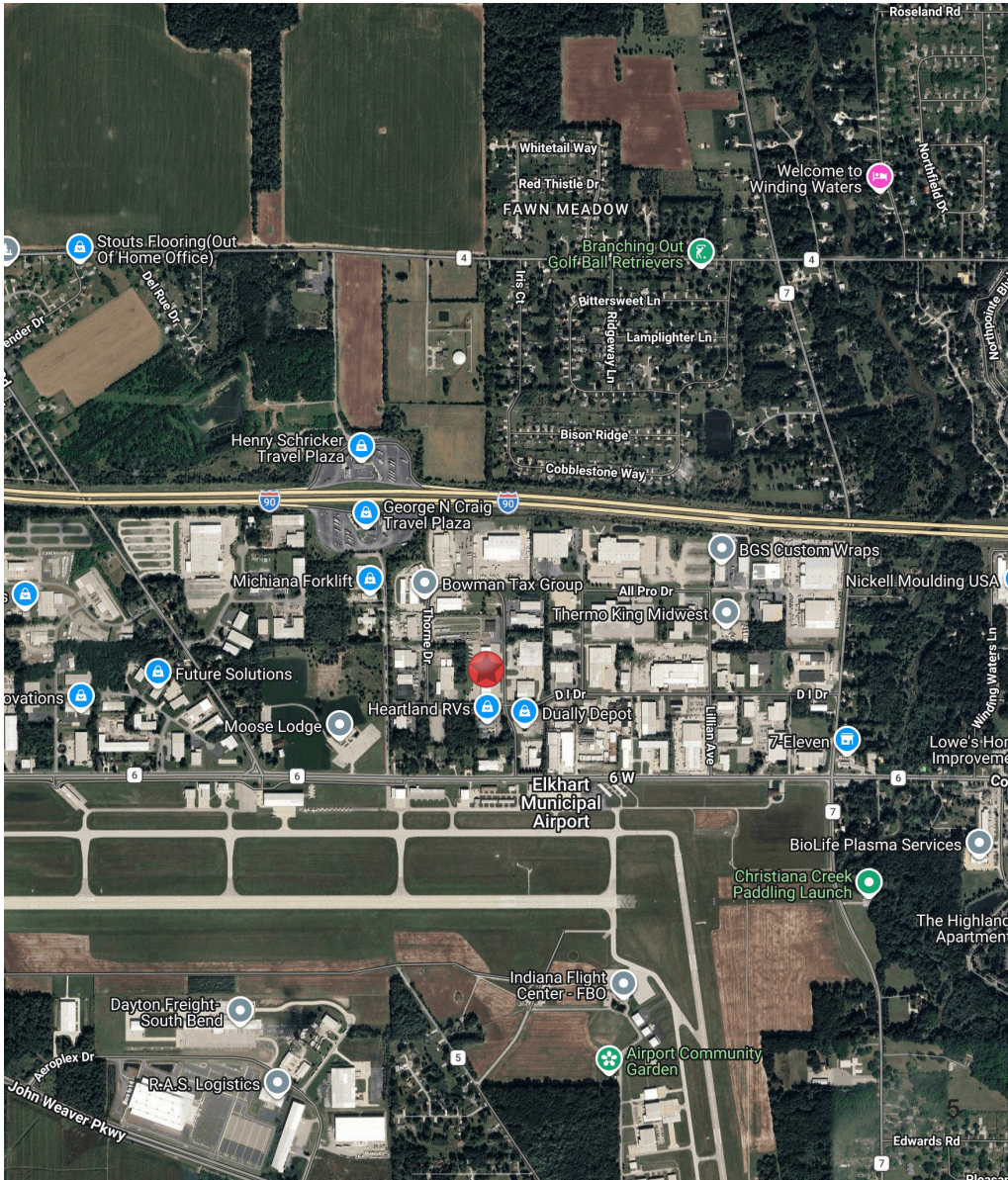



Location Overview

The property sits on the north side of Elkhart near the Elkhart Municipal Airport with easy routing to SR 19 and the US 20 Bypass. The location provides efficient regional access for service operations, suppliers, and customer traffic, with smooth circulation for trucks and RVs entering and exiting the site.

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





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