

INDUSTRIAL BUILDING FOR LEASE

3705 Manchester Drive | Elkhart, IN 46514



100% Wet Sprinkled, 6 Docks, 24' Ceiling, 1 Overhead Door

Building Size:	33,828 SF
Land:	3.7 Acre
Zoning:	M-2 Heavy Industrial
Clearance:	19' o 24'
OH Doors:	1 Grade Level Overhead Door
Docks:	6 Recessed Loading Docks
Lease Rate:	\$5.75 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

Details:

Quality 33,828 SF industrial building on 3.75+/- acres for sale. Building is in excellent condition and features 19' - 24' ceiling heights, 6 recessed loading docks with levelers and dock locks, and 1 grade level overhead door (14' tall). Additionally, there is 1,056 SF office space in addition to two restrooms. This facility is connected to municipal water and sewer, has a sprinklered fire protection system, and is heated by a gas fired make up air system. Zoning is M-2 General Industrial.



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PROPERTY PHOTOS

INDUSTRIAL BUILDING FOR LEASE

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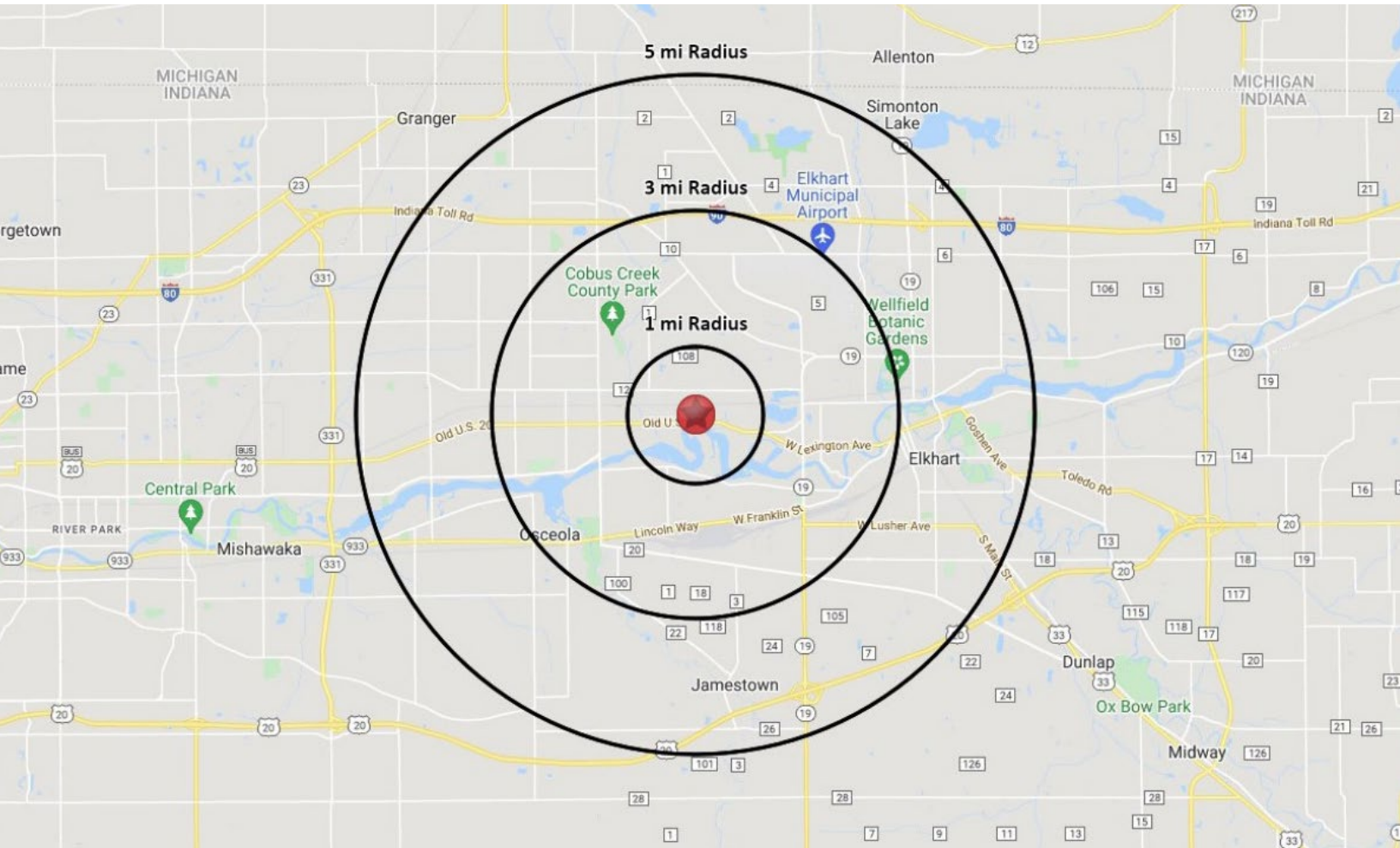
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LOCATION OVERVIEW

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Located in Lexington Industrial Park within Elkhart city limits within 2 miles of SR 19, 4 miles from the Elkhart Airport and approximately 5 miles from both the 80/90 Toll Road and US-20 bypass.

