Flex Building For Lease

Fenced Outside Storage with Small Office Building

3608 CASSOPOLIS STREET | ELKHART, IN 46514

NAI Cressy
CRESSY.COM



Lease:
$2,200 PSF NNN

Land:
3.2 AC
(Approximately 3 AC of Outside Storage)

Building Gross SF:
1,472 SF

Zoning:
Commercial

Clearance:
8’ Ceiling Height

GL Doors:
One Grade Level Door

Property Overview

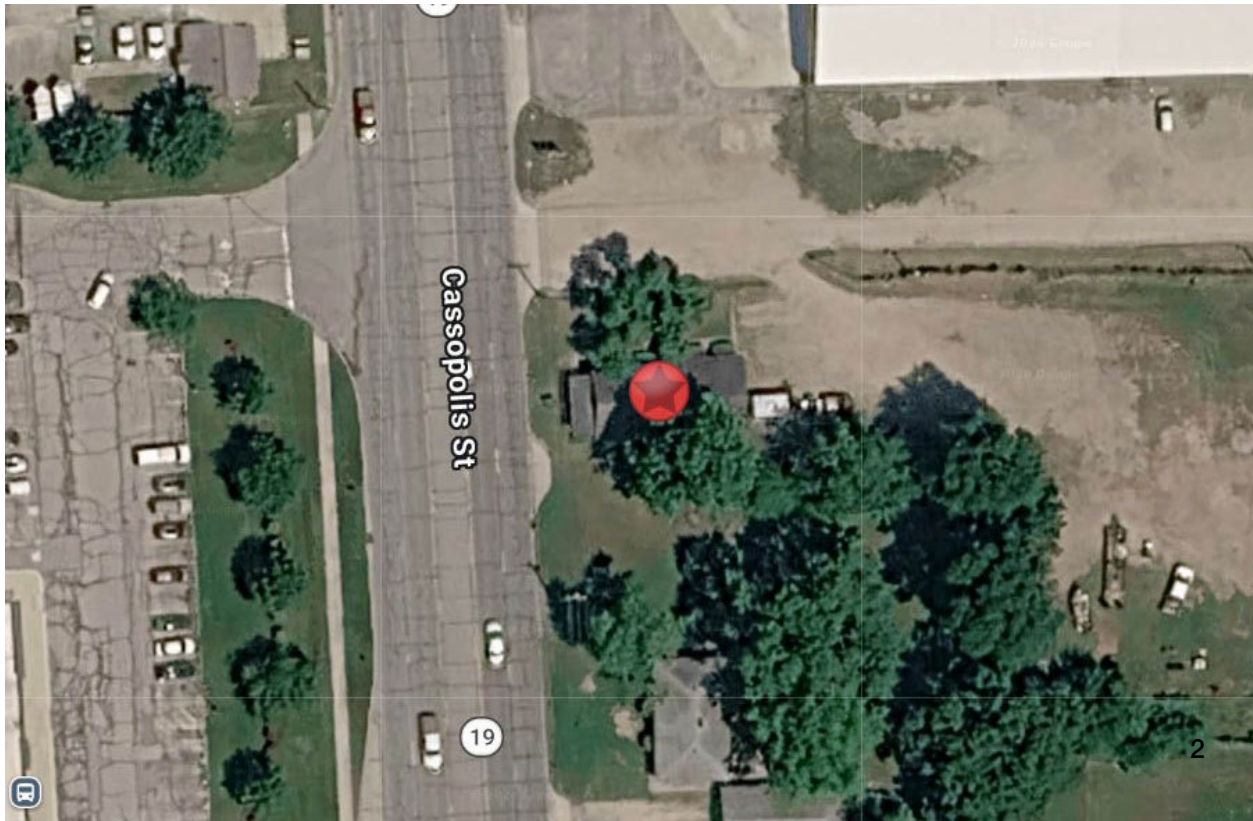
Excellent opportunity on one of Elkhart’s busiest commercial corridors. This property features a small office with attached garage storage plus approximately 3 acres of fully fenced outdoor storage — ideal for contractors, equipment yards, truck parking, industrial outdoor storage (IOS), or owner-user operations needing secure outdoor space.

Property Highlights:

- Small office with garage storage.
- Approximately 3 acres of fenced outdoor storage area (partially wooded).
- Strong frontage and visibility on Cassopolis Street (SR 19).
- Convenient access to I-80/90 and surrounding industrial/retail areas.
- Flexible use potential for office, light industrial, contractor yard, or storage operations.

Located in a high-traffic commercial corridor surrounded by retail, service, and industrial users. The combination of indoor space and substantial fenced outdoor storage is increasingly hard to find in the Elkhart market.

VIEW LISTING ONLINE



Property Photos



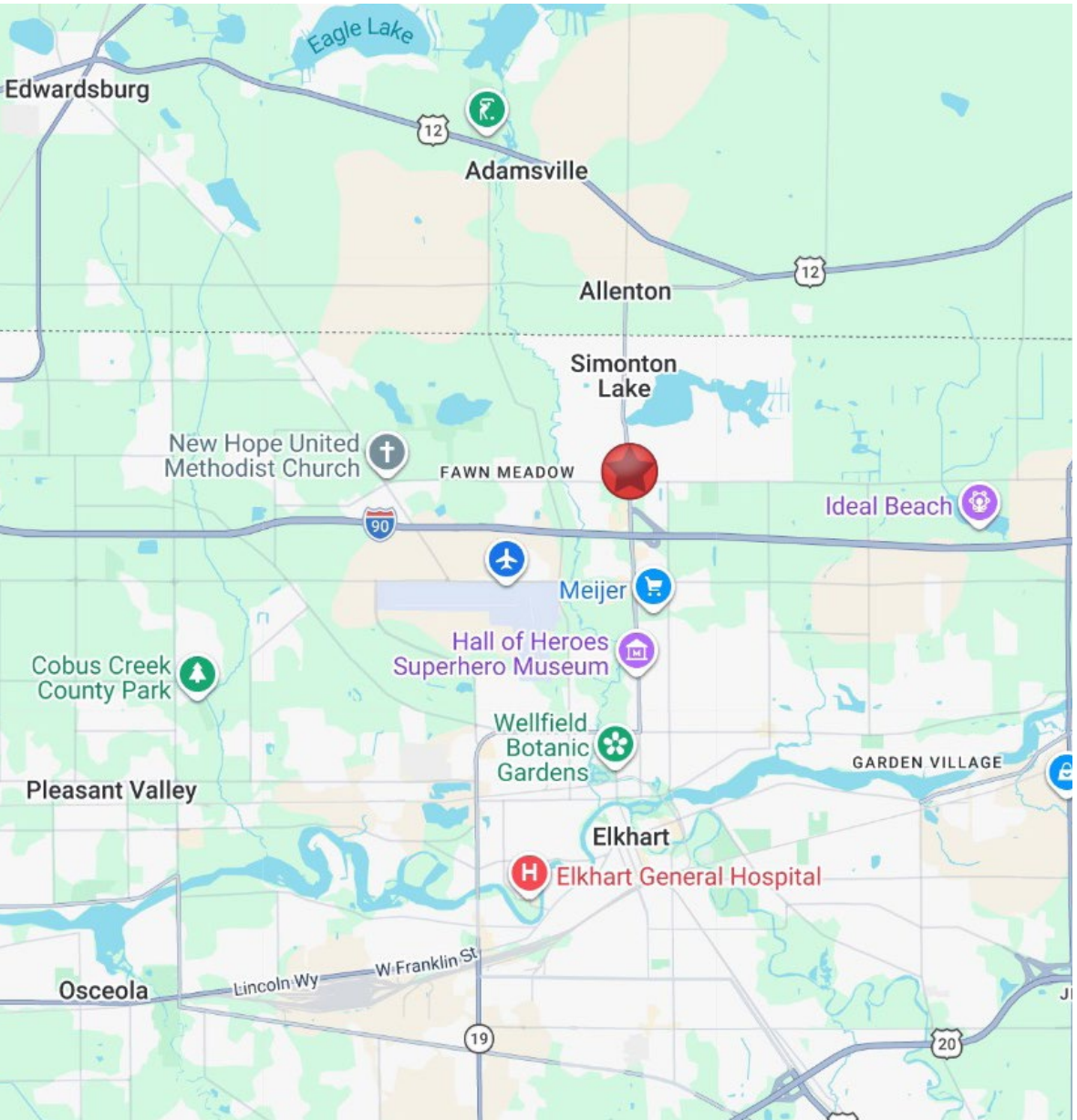




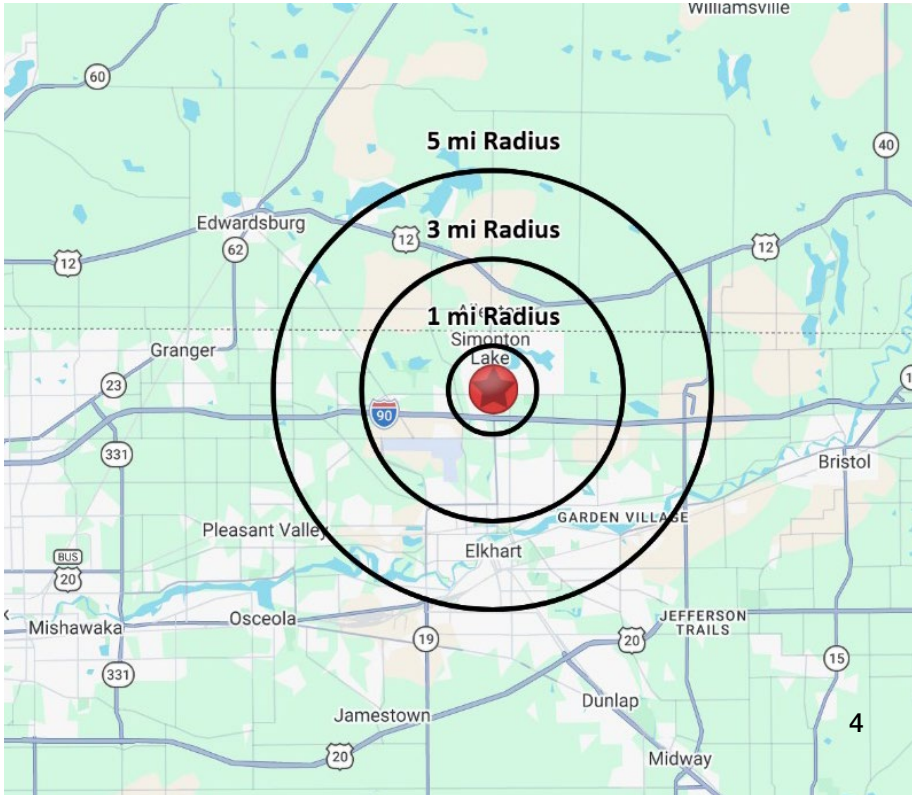


Location Overview

Offers strong frontage and excellent visibility along Cassopolis Street (SR 19), providing prominent exposure to passing traffic. The property benefits from convenient access to I-80/90 and is strategically positioned near surrounding industrial and retail areas. Located within a high-traffic commercial corridor, the site is surrounded by a diverse mix of retail, service, and industrial users, making it a highly accessible and well-positioned commercial location.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,929	21,849	72,485
HOUSEHOLDS	1,043	5,504	18,077
AVERAGE HOUSEHOLD INCOME	$88,717	$81,186	$90,945
MEDIAN HOME VALUE	$269,148	$229,403	$231,118



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CONTACT:

Blair Wozny
Broker
574.485.1517

Christian Davey, CCIM/SIOR
Senior Broker, Principal
574.485.1534

Noah Davey, CCIM
Senior Broker, Principal
574.485.1530

Email the Team at: CEQuad@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060

NAI Cressy

CRESSY.COM

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