

Industrial Facility For Sublease

3002 Coast Court

Elkhart, Indiana 46514



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

26' Maximum Ceiling Height | 17 Loading Docks & 2 Grade-Level Overhead Doors

Snapshot

Building Size:	114,900 SF (Total) 104,400 SF (Warehouse) 10,500 SF (Office)
Land:	6.42 Acres (400'+ Frontage Along Toll Road)
Ceiling Height:	22' (Minimum); 26' (Maximum)
Bay Spacing:	48' x 25'
Docks:	17 Loading Docks
OH Door:	2 Grade-Level Overhead Doors
Sprinkled:	Wet & Dry Fire Safety Systems
Lighting:	T-5
Utilities:	Municipal Water & Sewer; Electric & Natural Gas
Power:	600 Amp/240 Volt/3-Phase
HVAC:	Gas Fired Air Rotation Heat
Year Built:	1991
Zoning:	M-1 PUD
Parking:	80 Spaces
Lease Rate:	\$4.75 PSF NNN*

*In addition to base rent, tenant is responsible for utilities, janitorial, lawn and snow removal, trash services, real estate taxes, building insurance, and phone/computer/data.



Property Details

High-ceiling 129,300 SF warehouse/distribution facility for sublease. The building consists of 104,400 SF of warehouse space (not including a 14,400 SF steel/concrete mezzanine) and a 10,500 SF two-story air conditioned office space. Clear ceiling heights in the warehouse range from 22' to 26' and bay spacing of 48' x 24'. There are 17 recessed loading docks and two (2) grade-level overhead doors. Additional features include air rotation heat systems, T-5 lighting and 600 Amp/240 Volt/3-phase electric. In addition to base rent, tenant is responsible for utilities, janitorial, lawn and snow removal, trash services, real estate taxes, building insurance, and phone/computer/data.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
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www.cressy.com

A Global Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Property Photos



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Property Photos

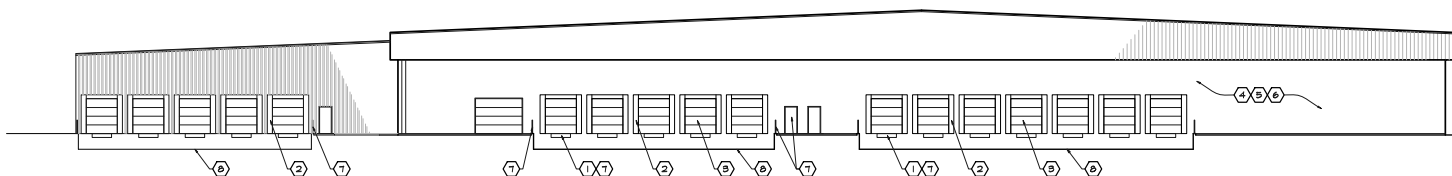


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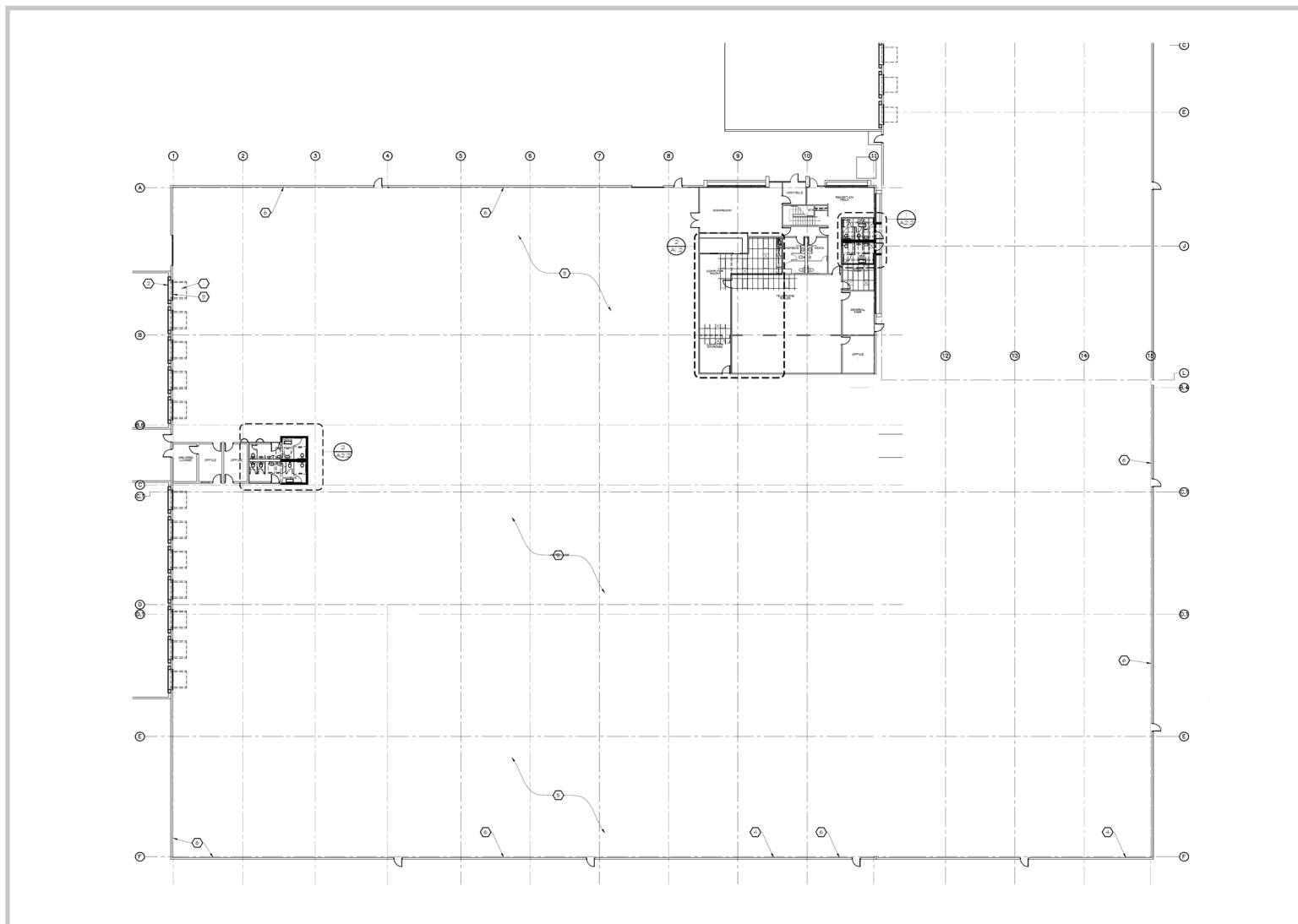
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1 South Elevation
SCALE = 5/8" = 1'-0"



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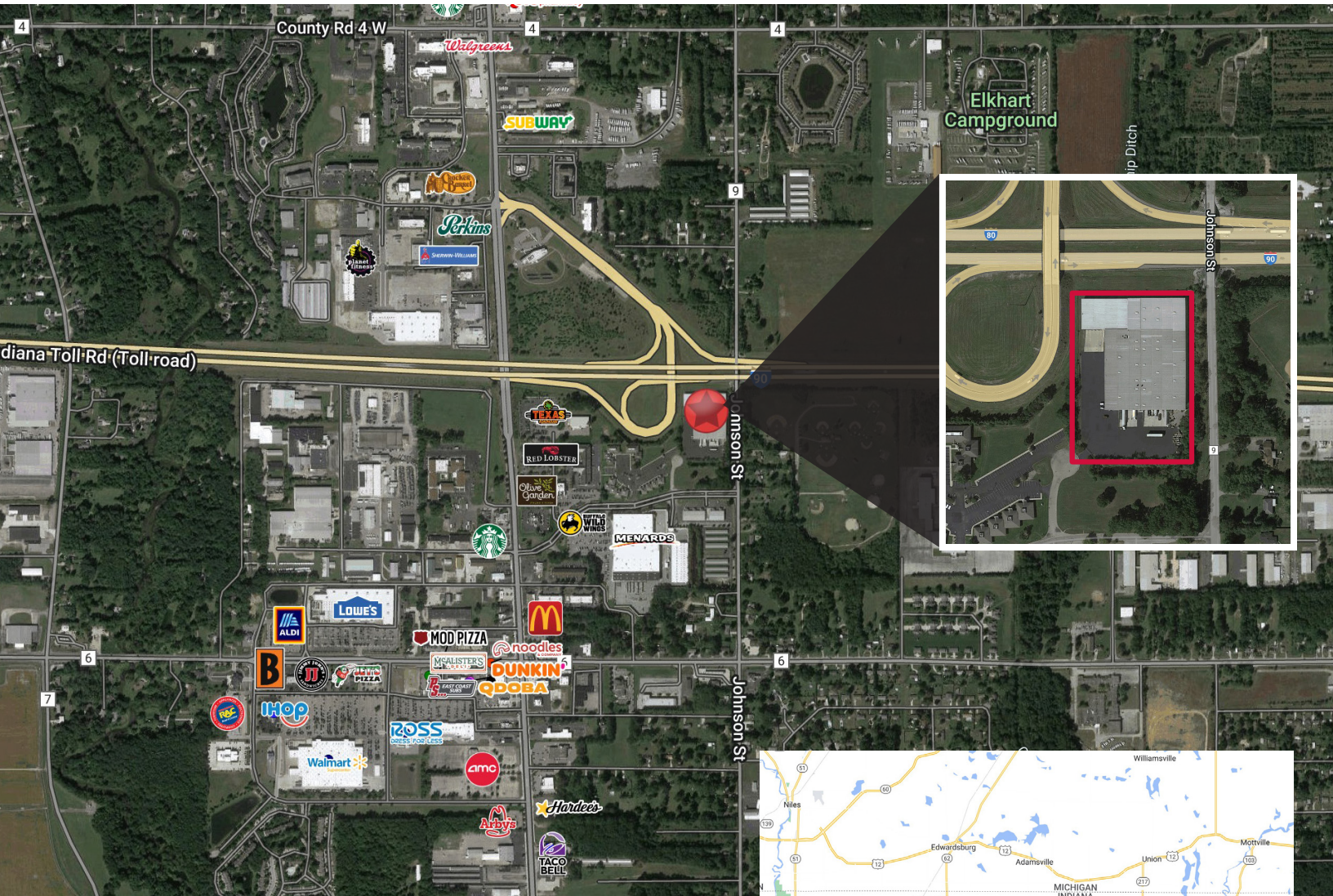
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Located Adjacent To Toll Road Interchange At SR 19



Location

Located on the north side of Elkhart, the property is adjacent to the I-80/90 Indiana Toll Road at Exit 92. The property's close proximity to the Interstate makes it an ideal location for a distribution facility. The property is 4 miles from Elkhart Municipal Airport, 6 miles from Conrail's Robert Young Yard and 25 miles from South Bend International Airport. The property is only one-quarter mile from one of Elkhart's main retail corridors which includes Wal-Mart, Menards, Lowes, K-Mart, CVS, as well as numerous national restaurants and hotels.

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