

**\$11.00/SF NNN****3526 S Main Street  
Elkhart, IN 46517****PROPERTY HIGHLIGHTS****Lease Price: \$11.00/SF NNN****Total Size: 3,280 SF****Land: 0.39 Acres****Zoning: B-2; Community Business District****Year Built: 1993****Construction: Concrete****Doors/Bays: 5 drive-thru bays with  
overhead doors****Restrooms: 2 Total****Utilities: City sewer, Well Water****Taxes: \$6,507****PROPERTY DETAILS**

Versatile Commercial Garage for Lease – 3526 S Main St, Elkhart, IN

Position your business for success with this single or multi-tenant, well-located mixed-use commercial garage space on South Main Street in Elkhart. Offering excellent visibility, convenient access, and flexible layout options, this property is ideal for retail, office, storage, or automotive detailing services. The building features multiple overhead doors, generous work areas, and ample on-site parking for staff and customers alike. Its open floor plan allows for easy customization to suit a variety of operational needs. The sky is the limit with this property; the Landlord is willing to help convert the space to fit your needs.

Located just minutes from downtown Elkhart and major transportation routes such as the US 20 bypass, this property combines practical functionality with a prime business address.

- Prime frontage on South Main Street with steady traffic flow; 18,400 cars daily
- Multiple overhead garage bays
- Flexible zoning
- Easy access to major highways and local amenities

**Make contact.**

Brycen Wrigley  
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### *Conceptual redevelopment*



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