

811 & 815 Eisenhower Drive South Goshen, Indiana

PROPERTY HIGHLIGHTS

811 Eisenhower

Total Size: 27,103 SF

Lease Rate: \$4.95 SF/YR NNN

Land: 2.27 Acres

Zoning: M-1 Limited Manufacturing

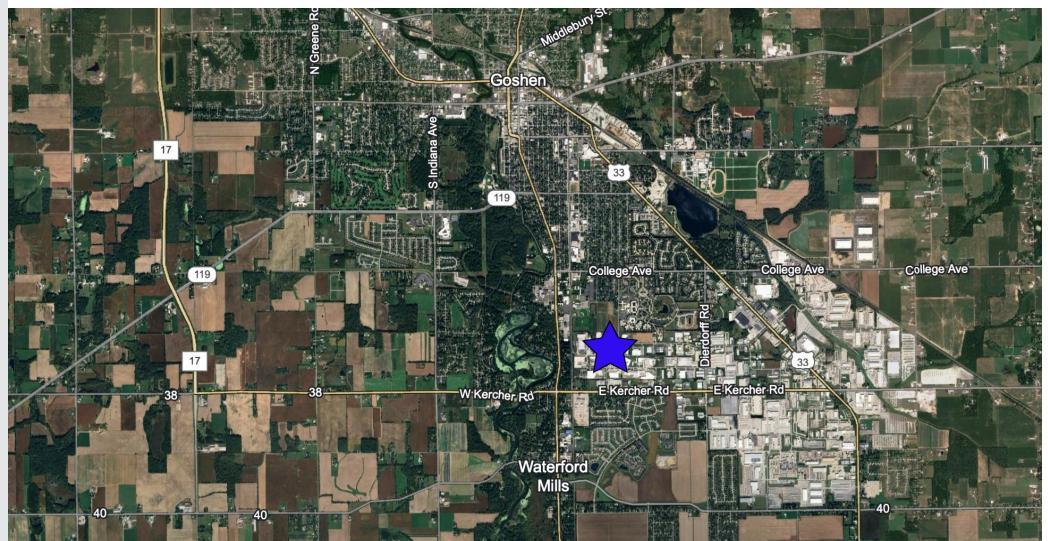
815 Eisenhower

Total Size: 15,000 SF

Lease Rate: \$5.75 SF/YR NNN

Land: 3.01 Acres

Zoning: M-1 Limited Manufacturing



Make contact.

Sharon Welsh

Broker

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Endeavour Commercial

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\$4.95 NNN

PROPERTY HIGHLIGHTS

Total Size: 27,103 SF
Office: 1,372 SF
Mezzanine: 3,040 SF
Land: 2.27 Acres
Zoning: M-1 Limited Manufacturing
Year Built: 1962
Grade Level Doors: 1
Docks: 4
Warehouse height: 18'-25'
Construction: Pre-engineered Steel
Roof: New in 2022
Power: 3Phase
Lighting: LED & fluorescent
Heating: Radiant
Air-Conditioning: Office Only
Fire Protection: Yes
Security System: No
Restrooms: 2-office
 2-warehouse
Utilities: City water and sewer

811 Eisenhower Drive South Goshen, Indiana



PROPERTY DETAILS

27,103 SF warehouse in Goshen Industrial Park featuring 22,690 SF of warehouse space and 1372 SF of office space. 3040 SF mezzanine space allows for office expansion or additional storage. New roof in 2022. The building is accessible by 4 exterior docks - 12' door and 2 grade level doors. Warehouse space features 18' – 25' max ceiling heights featuring cedar wood gabled ceiling. Office space has 9 private offices, 2 restrooms. Recently updated LED lighting in warehouse, one 5 – ton crane. Conference room, break room area and reception area. On site paved parking. Rail Service is a possibility.



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\$5.75 NNN

PROPERTY HIGHLIGHTS

Total Size: 15,000 SF

Office: 728 SF

Land: 3.01 Acres

Zoning: M-1 Limited Manufacturing

Year Built: 1990

Grade Level Doors: 3

Docks: 2 with levelers

Warehouse height: 16'

Construction: Pre-engineered Steel

Power: 240 V 3Phase

Lighting: Fluorescent T-5

Heating: Radiant

Air-Conditioning: Office Only

Fire Protection: Yes

Security System: No

Restrooms: 3

Utilities: City water and sewer

815 Eisenhower Drive South Goshen, Indiana



PROPERTY DETAILS

Well done site plan with proper commercial curb cut for future expansion.

Well maintained 15,000 SF warehouse in Goshen Industrial Park.

14,250 SF of warehouse space and 750 SF of office space.

The building is accessible by 3 exterior overhead doors and the building features 2 docks with levelers. Warehouse space features 16' max ceiling heights.

25' column spacing, fully Sprinklered. Office has 1 private office & reception area.

10 - 15 parking spaces



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INDUSTRIAL BUILDING FOR LEASE

