

## 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

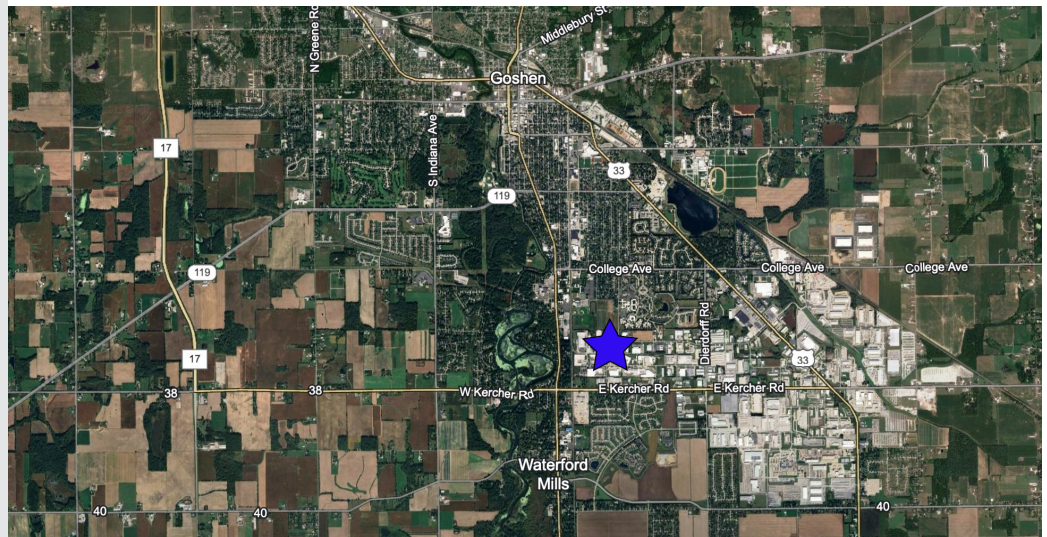
#### 815 Eisenhower

**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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**\$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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COMMERCIAL

INDUSTRIAL BUILDING FOR LEASE



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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



## Make contact.

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## INDUSTRIAL BUILDING FOR LEASE

