

For Sale

Industrial Property with 57,486 SF Available



1312 Westwood

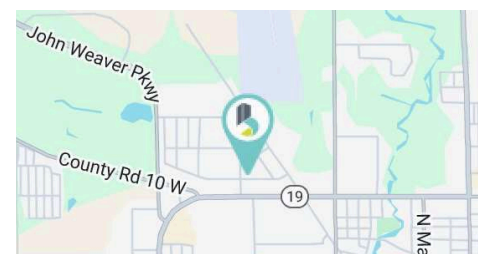
Elkhart, IN, 46514

1312 Westwood Dr is a 57,486 square foot steel-frame warehouse facility off of Bristol St on the north side of Elkhart, IN. The facility is divided into four warehouse sections, each accessible from the exterior by 14' overhead doors, and accessible internally via 10'x10' door openings. The space is ideally suited to house multiple lines of business or be demised for multi-tenancy. The office, built in 2004, is two stories with 9 private offices, a reception area, break room, and open space upstairs. The property is accessible via multiple points of ingress and features fenced outdoor storage space connected to the eastern, dock-served, building section. Each warehouse section is heated and features a separate 200 amp/204v panel.

Highlights

- Four clear span building sections with workable ceiling heights and 14' door access
- Fenced outdoor storage space on eastern end of property
- Updated lighting and nicely finished, two-story office space

Sale Price	\$2,100,000
Building Size	57,486 SF
Lot Size	2.78 Acres
Year Built	1972/2004
Zoning	B-3
Utilities	Municipal water & sewer



Dan Skodras
Senior Vice President
dskodras@bradleyco.com
574.237.6052

Matt Wetzel
Senior Vice President
mwetzel@bradleyco.com
574.970.9006

Brendan Bradley
Senior Broker
bbradley@bradleyco.com
574.850.4927

www.bradleyco.com

Property Details

1312 Westwood Dr. , Elkhart, IN 46514



Location Information

Address	1312 Westwood Dr.
City, State, Zip	Elkhart, IN 46514
County	Elkhart

Building Information

Building Size	57,486 SF
Ceiling Heights	West Section - 15.1' clear; 23.8' max Middle West Section - 11.5' eave clear; 17.25' max clear Middle East Section - 11.7' eave clear; 16' max clear East Section - 15' clear
Year Built	Middle Section - 1972; West Section - 1976; Office and East Section - 2004
Bay Dimensions	Clear Span space (no columns)
Overhead Doors	7-14' doors with electronic openers
Docks	4 with levelers
Construction	Steel frame with sheet metal siding

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	B-3 (Service Business District)
Lot Size	2.78 Acres
APN #	20-02-31-251-019.000-027
Real Estate Taxes	\$30,135.86 (\$0.52/SF) ('25 pay '26)

Parking & Transportation

Parking Type	Surface lot (paved/gravel)
# of Parking Spots	25+
Traffic Counts	26,467 VPD (W Bristol St)
Access	3.9 miles to I80/90 5 miles to US-20

Utilities & Amenities

Gas	NIPSCO
Water / Sewer	Municipal
Power Type	4 - 200-amp panels/240v/single-phase (to be confirmed)
Power Supplier	AEP
Sprinkler	None
HVAC	A/C & furnace for Office; gas-forced air & radiant tube heat units in warehouse
Misc	Fenced outdoor storage

Building Overview

1312 Westwood Dr., Elkhart, IN 46514



West Section

Size	Approx. 15,000 SF
Ceiling Height	15.1' eave; 23.8' max
Access	3 - 14' overhead doors
HVAC	gas forced air units

East Section

Size	Approx. 11,844 SF
Ceiling Height	15' clear
Access	2-14' overhead doors; 4 docks w/ levelers
HVAC	radiant tube heat

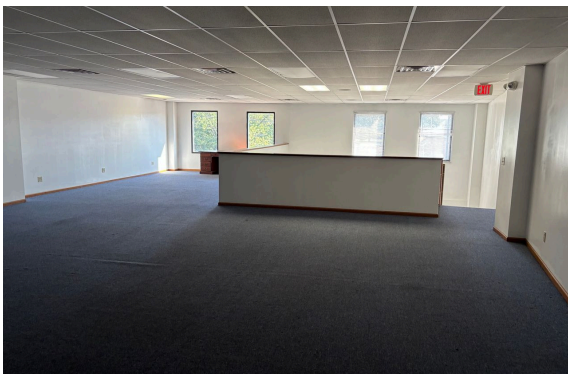
Middle Section

Size	Approx. 28,000 SF
Ceiling Height	11.5' at eave; 16'-17.25' max clear
Access	2-14' overhead doors
HVAC	gas forced air units



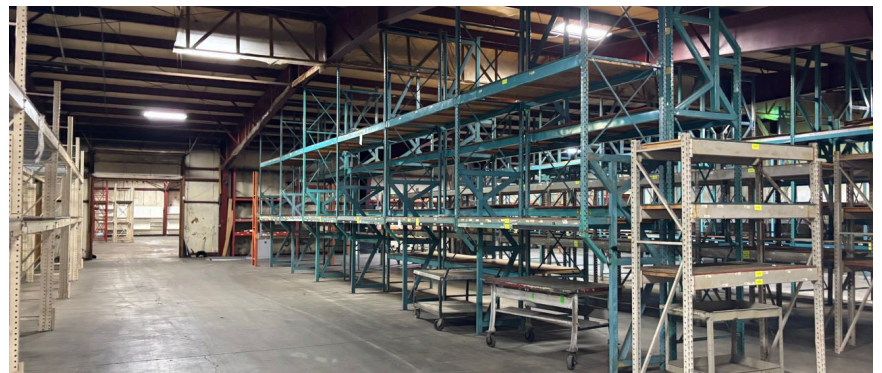
Additional Photos

1312 Westwood Dr. , Elkhart, IN 46514



Additional Photos

1312 Westwood Dr. , Elkhart, IN 46514



Regional Map

1312 Westwood Dr., Elkhart, IN 46514

