

FOR LEASE OR SALE

OFFICE BUILDING & FLEX INDUSTRIAL



2810 DEXTER DR.

ELKHART, IN 46514

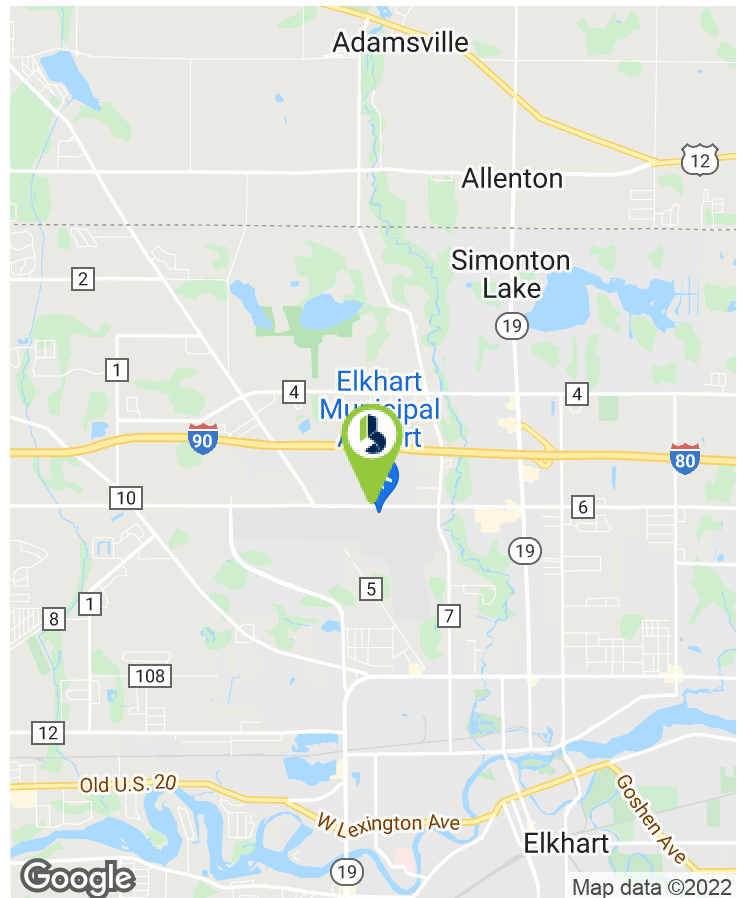
PROPERTY HIGHLIGHTS

- 1,628 - 20,100 SF of office/flex warehouse space for Lease or Sale
- Updated interior with multiple offices, conference rooms, and break rooms as well as an overhead door and storage area
- Easy access off Country Road 6 adjacent to the Elkhart Airport
- Ample on-site parking
- Excellent visibility with flexible space and layout options
- Potential to convert a portion or all of the building into flex industrial space

OFFICE LEASE RATE:	\$12.00 SF/YR (NNN)
FLEX LEASE RATE:	Negotiable
SALE PRICE:	\$1,600,000

OFFERING SUMMARY

Available SF:	1,628 - 20,100 SF
Lot Size:	2.36 Acres
Year Built:	1999
Building Size:	20,100 SF
Renovated:	2012
Market:	Elkhart County
Traffic Counts:	
Country Road 6	16,346 AADT



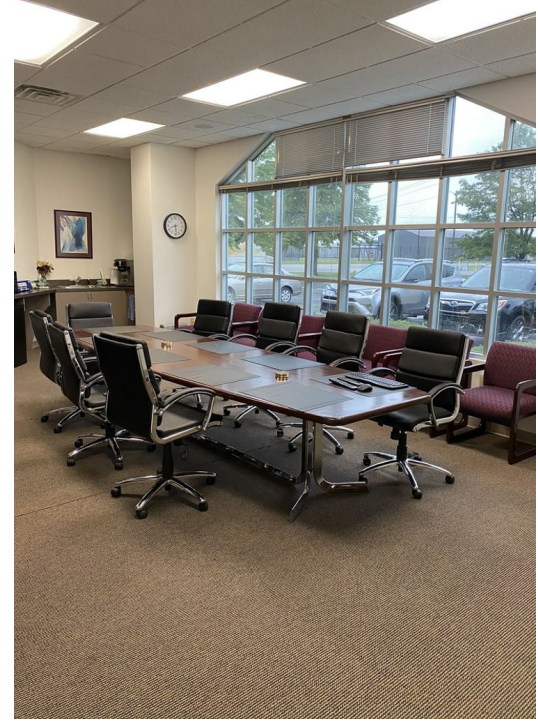
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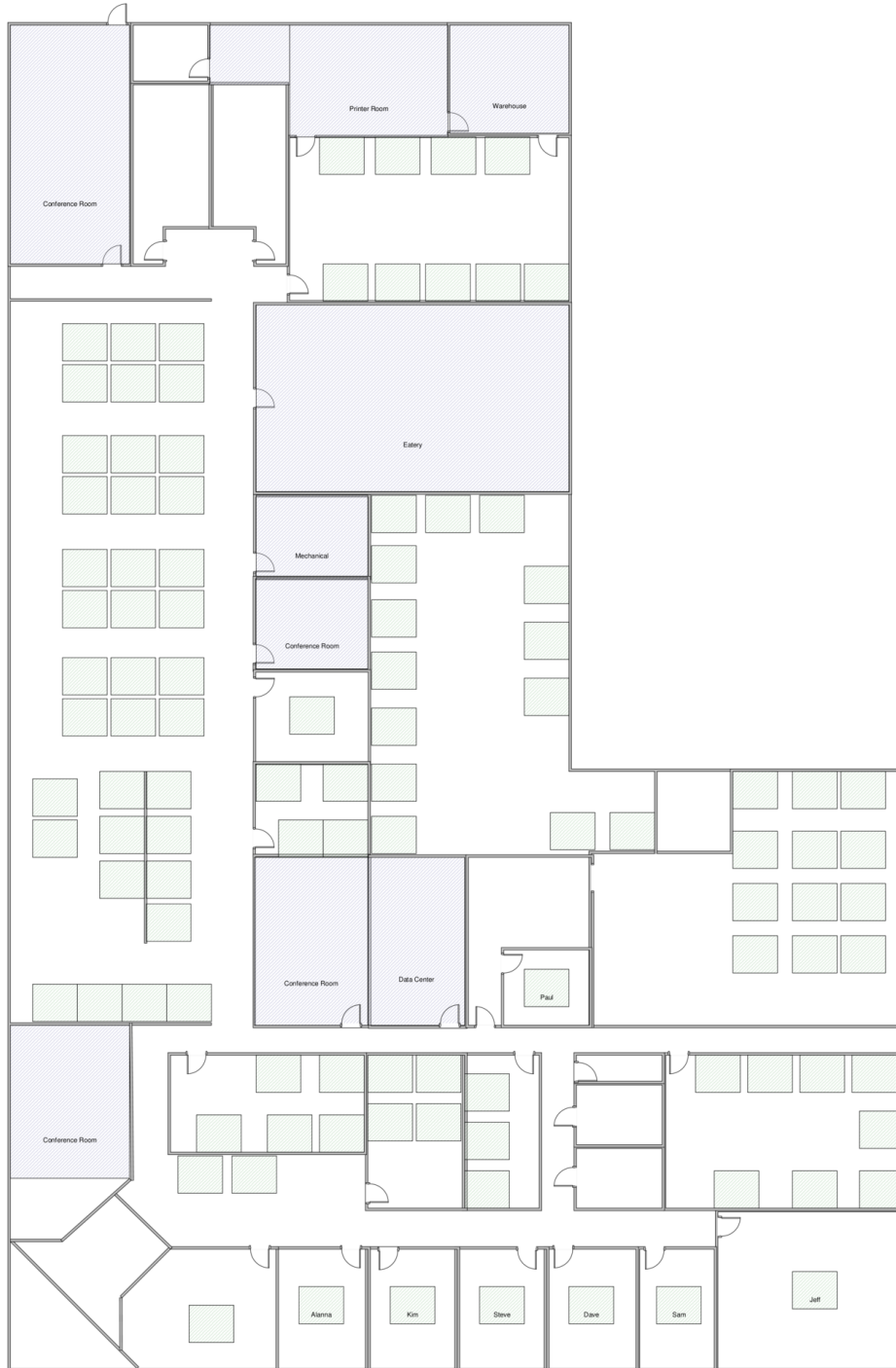
PROPERTY PHOTOS

2810 DEXTER DR., ELKHART, IN 46514 | FOR LEASE OR SALE



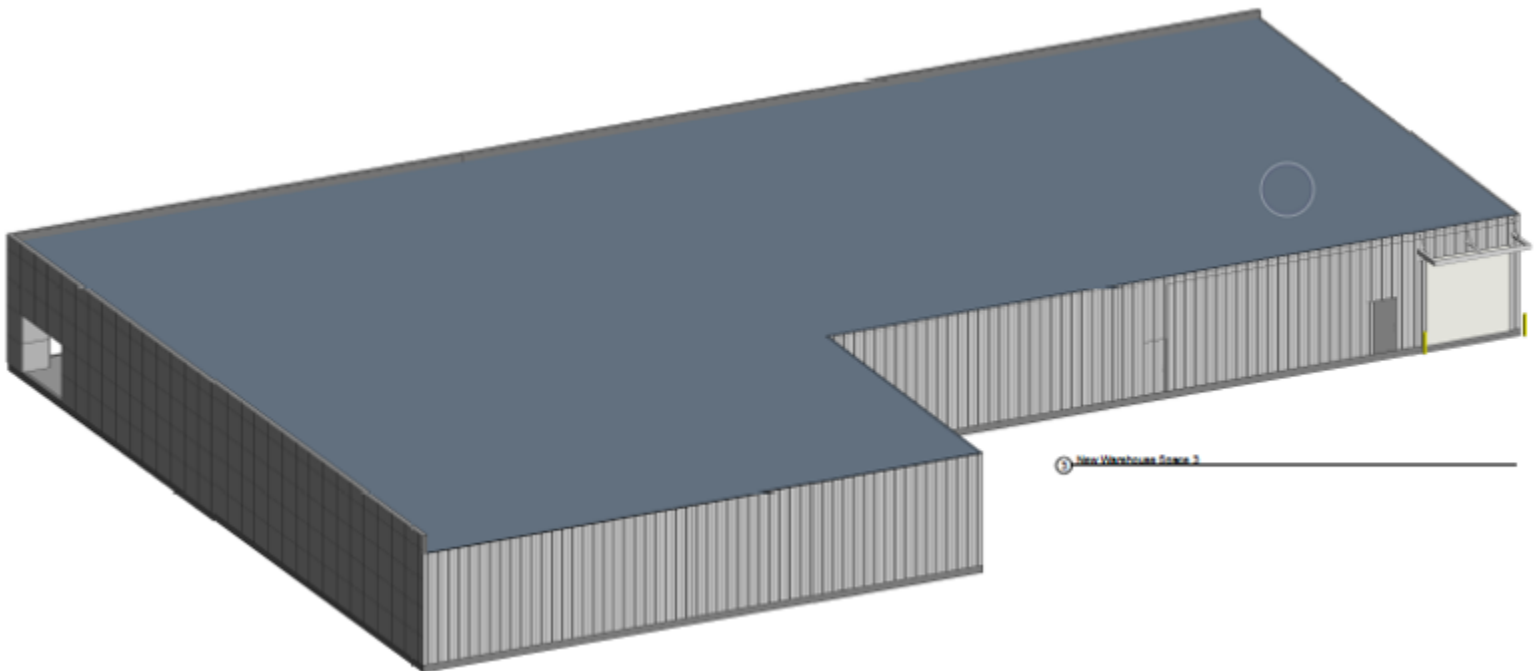
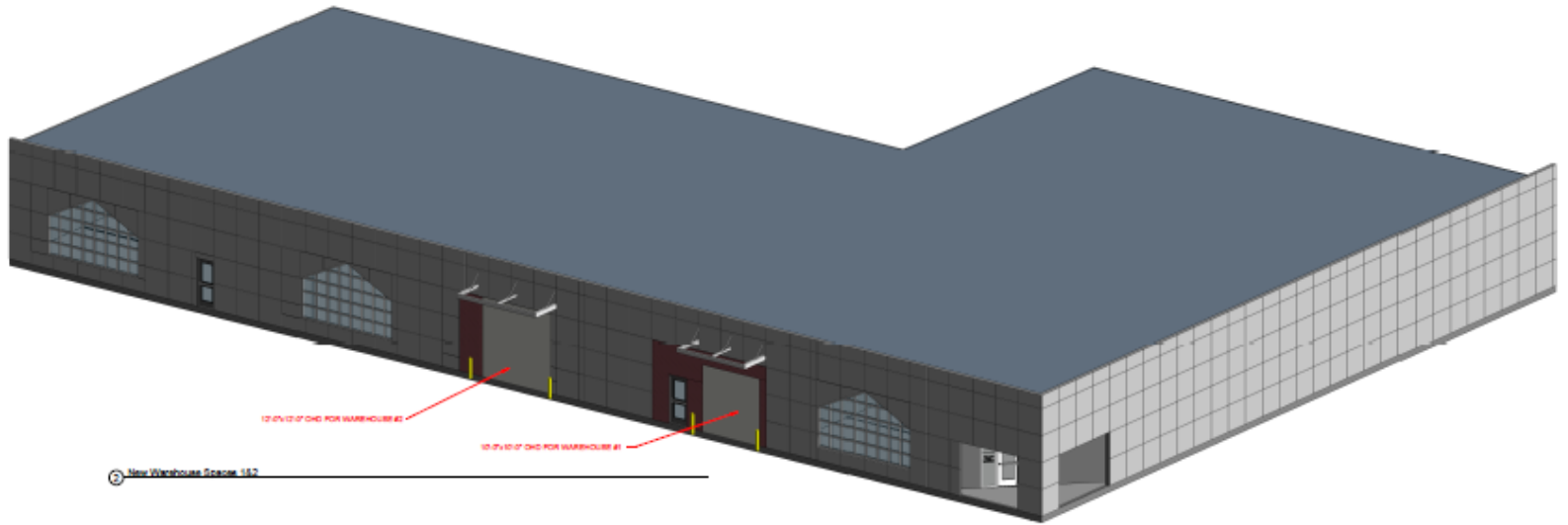
CURRENT FLOOR PLAN

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FLEX CONVERSION RENDERINGS

2810 DEXTER DR. | 2810 DEXTER DR., ELKHART, IN 46514 | FOR LEASE

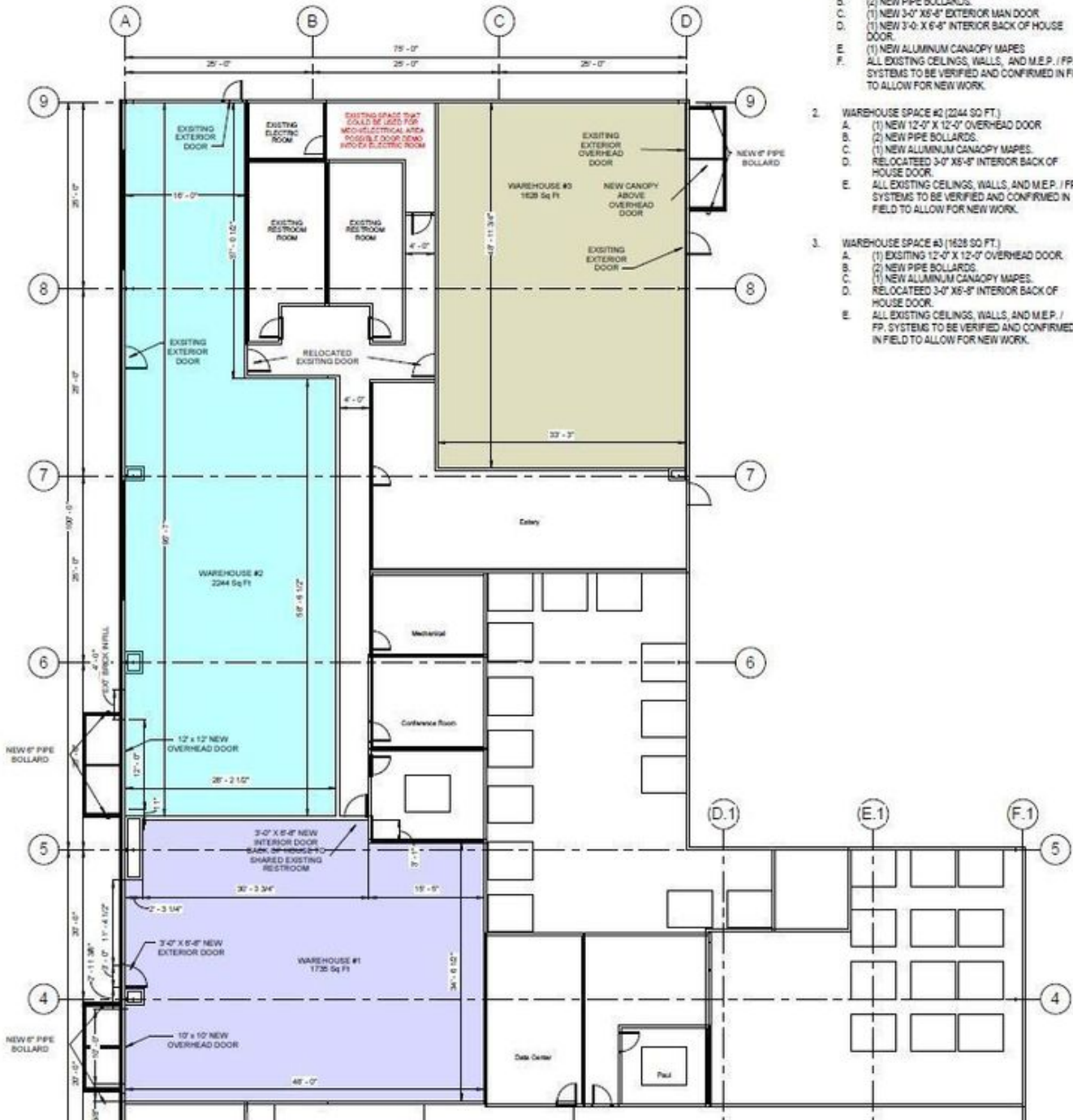


PROPOSED FLEX SPACE PLAN

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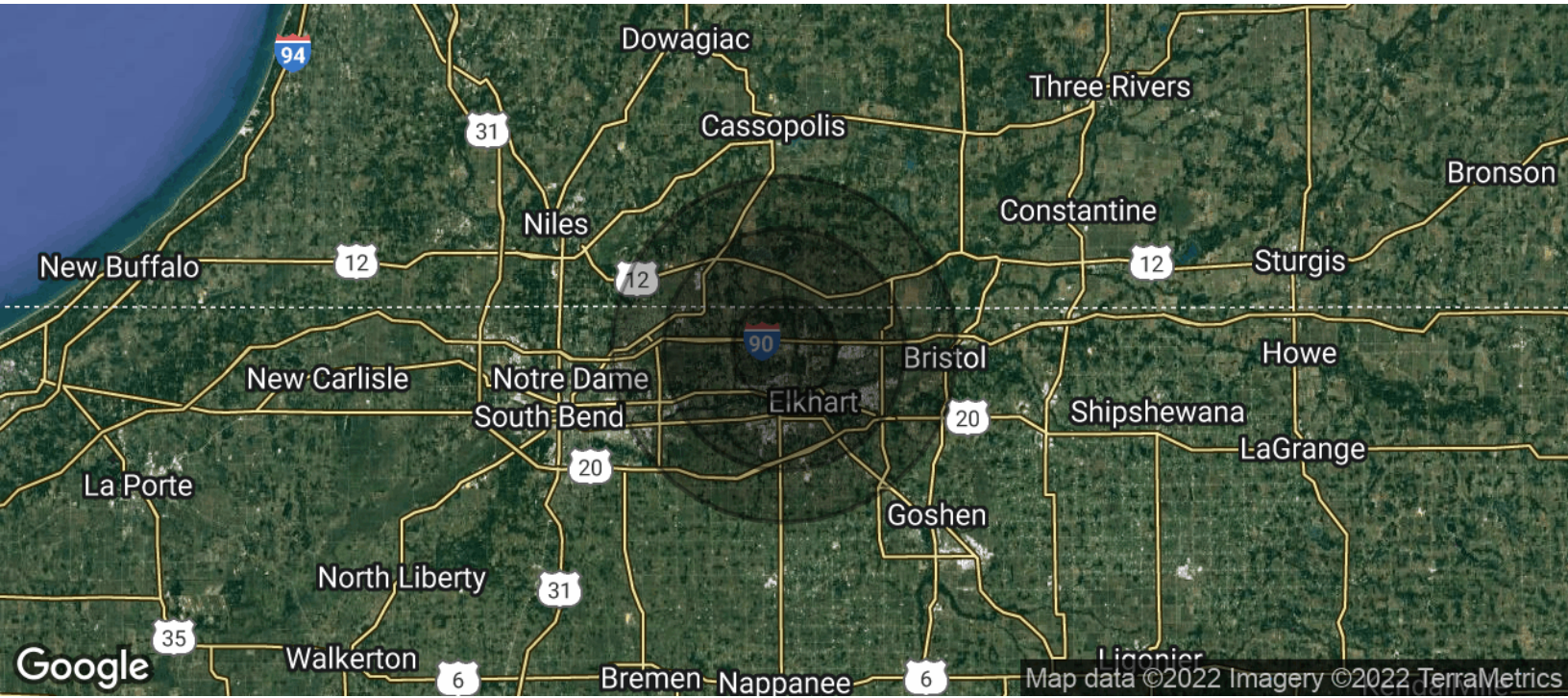
SHEET NOTES:

- WAREHOUSE SPACE #1 (1735 SQ FT.)
 - (1) NEW 10'-0" X 10'-0" OVERHEAD DOOR
 - (2) NEW PIPE BOLLARDS
 - (1) NEW 3'-0" X 8'-8" EXTERIOR MAN DOOR
 - (1) NEW 3'-0" X 6'-8" INTERIOR BACK OF HOUSE DOOR
 - WAREHOUSE SPACE #2 (2244 SQ FT.)
 - (1) NEW 12'-0" X 12'-0" OVERHEAD DOOR
 - (2) NEW PIPE BOLLARDS
 - (1) NEW ALUMINUM CANOPY MAPES
 - RELOCATED 3'-0" X 8'-8" INTERIOR BACK OF HOUSE DOOR
 - WAREHOUSE SPACE #3 (1628 SQ FT.)
 - (1) EXISTING 12'-0" X 12'-0" OVERHEAD DOOR
 - (2) NEW PIPE BOLLARDS
 - (1) NEW ALUMINUM CANOPY MAPES
 - RELOCATED 3'-0" X 8'-8" INTERIOR BACK OF HOUSE DOOR
- E. ALL EXISTING CEILINGS, WALLS, AND M.E.P. / F.P. SYSTEMS TO BE VERIFIED AND CONFIRMED IN FIELD TO ALLOW FOR NEW WORK.



DEMOGRAPHICS MAP & REPORT

2810 DEXTER DR., ELKHART, IN 46514 | FOR LEASE OR SALE



POPULATION	3 MILES	7 MILES	10 MILES
Total Population	32,970	134,022	203,692
Average age	37.6	38.2	38.7
Average age (Male)	36.8	37.1	37.7
Average age (Female)	38.5	39.2	39.7
HOUSEHOLDS & INCOME	3 MILES	7 MILES	10 MILES
Total households	13,023	50,056	76,527
# of persons per HH	2.52	2.66	2.64
Average HH income	\$67,842	\$73,819	\$78,678

* Demographic data derived from esri 2020



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