

INDUSTRIAL SPACE FOR SALE OR LEASE

1101 Lafayette Street
Elkhart, IN

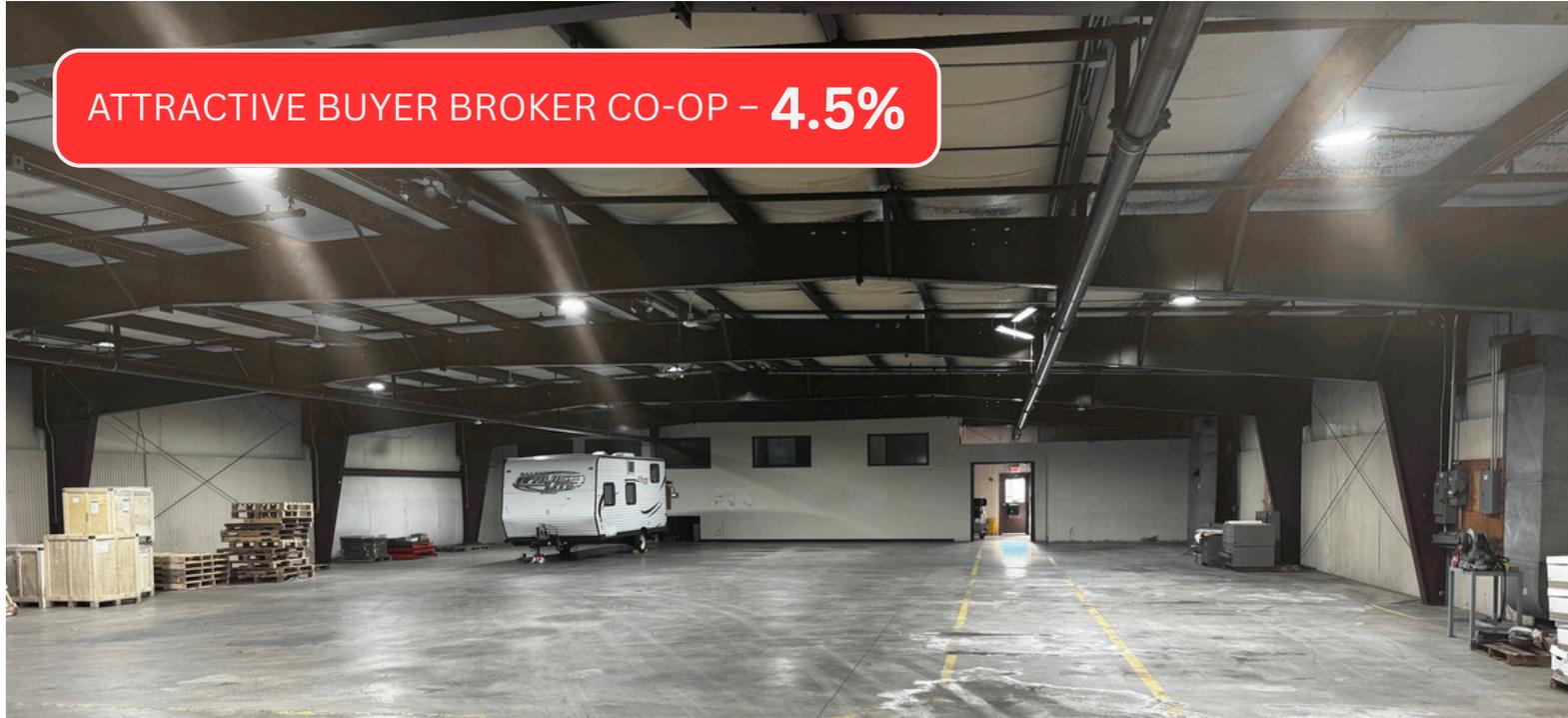


65,891 SF Total Space

For Sale: \$1,750,000

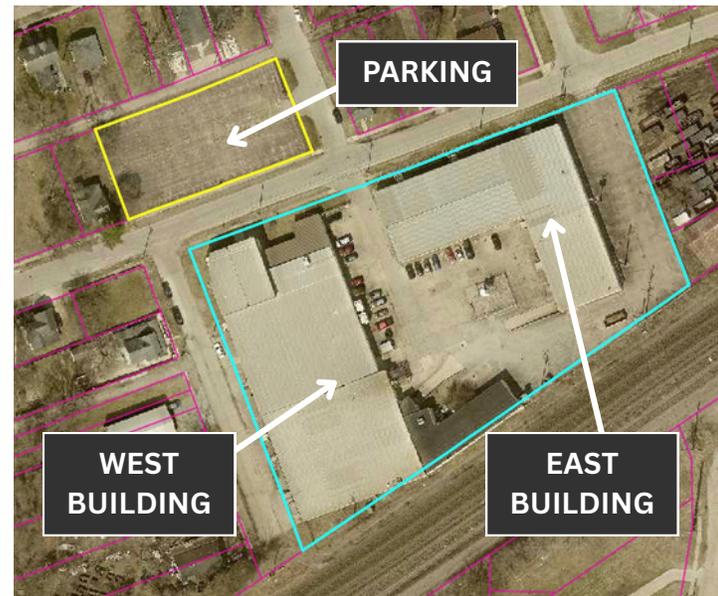
Lease Rate: \$3.00/SF (NNN)

ATTRACTIVE BUYER BROKER CO-OP – 4.5%



Property Highlights

- 65,891 SF Total Space
- 3.26 Acres (including a 0.46 Acre Parking Lot)
- 2 Overhead Doors (1 East Building, 1 West Building)
- 2 Docks (1 East Building, 1 West Building)
- Power:
 - East Building: 480 volt three phase 1200 amp
 - West Building: Total of three services
 - 240 volt single phase 800 amp
 - 480 volt three phase 1200 amp
 - 480 volt three phase 6000 amp
 - Inside we have a transformer 500kva that feeds two buss ducts 800 amp each.
- Both lots and parking are fully fenced
- M1 - Light Manufacturing
- Taxes '24, pay '25: \$27,722.36



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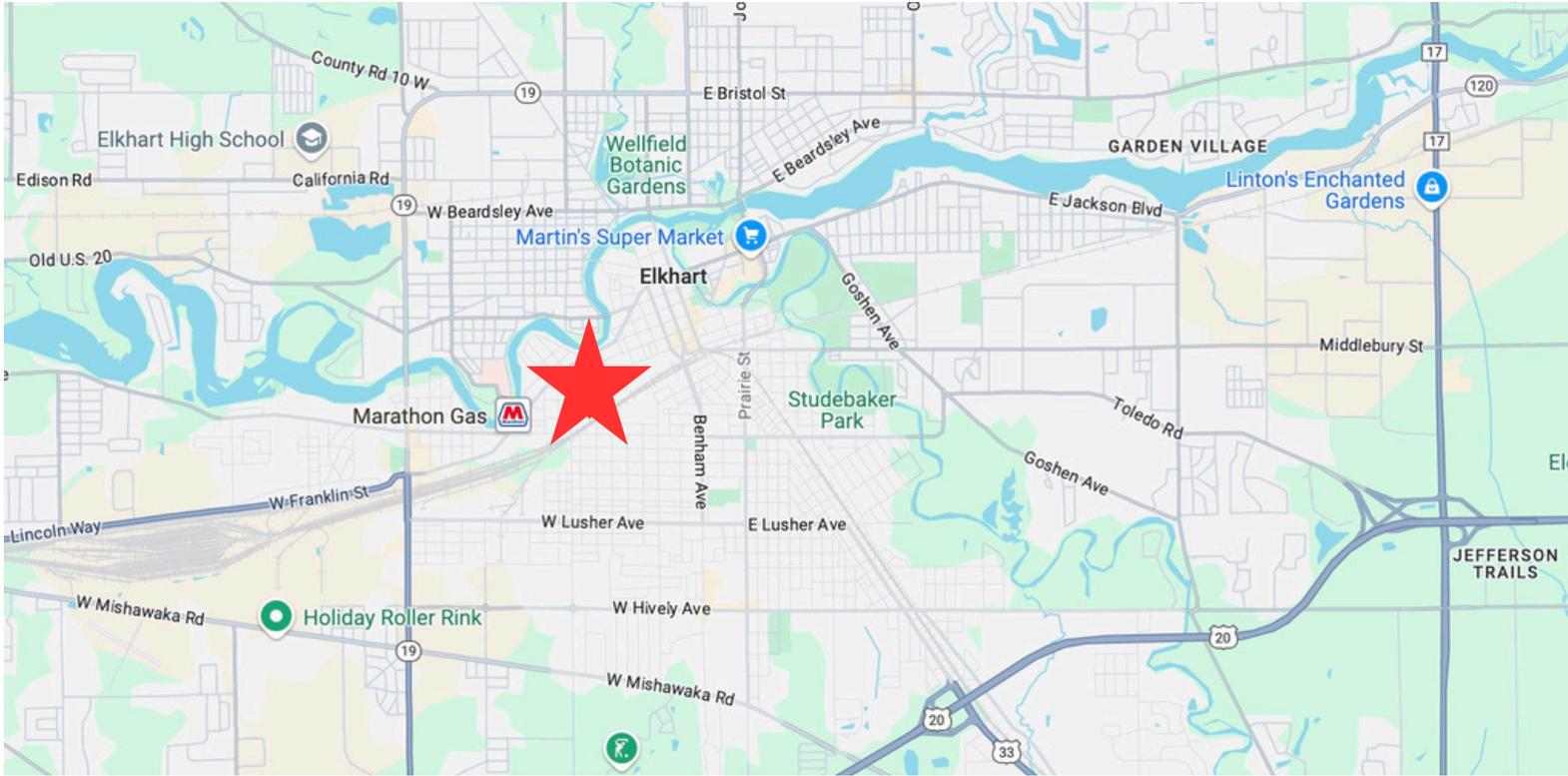
Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514



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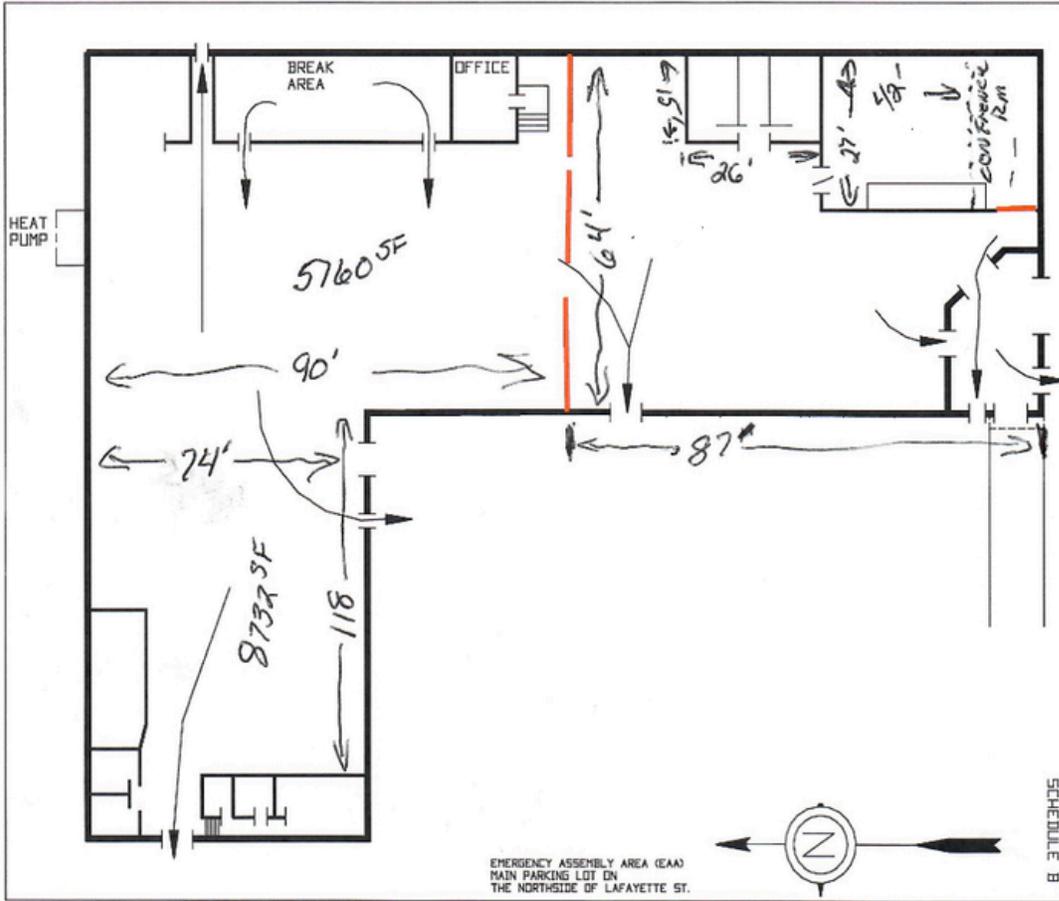


LOCATION





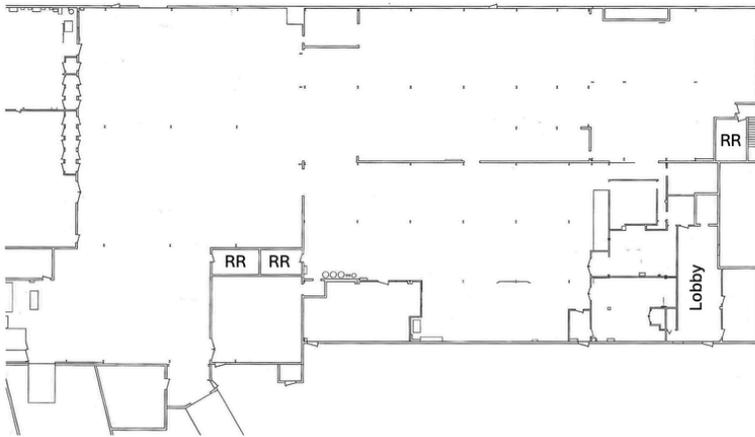
EAST BUILDING



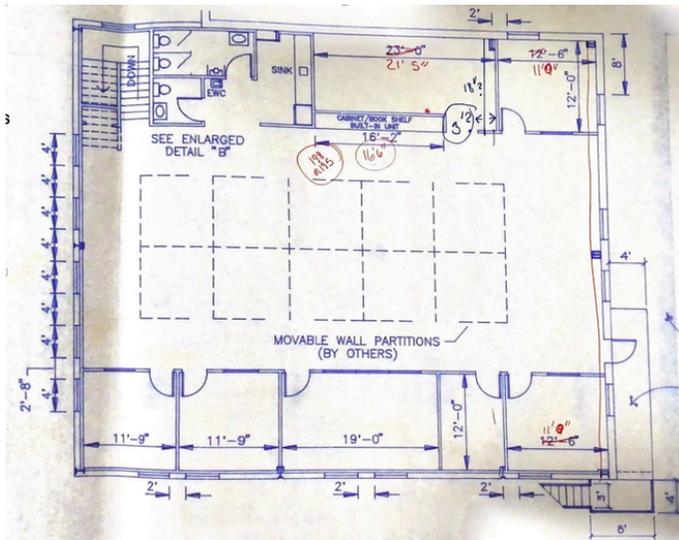


WEST BUILDING

First Floor



Second Floor



Details:

- 5 Offices
- 2 Conference Rooms
- 10 cubicles
- Kitchenette
- 2 Restrooms

