

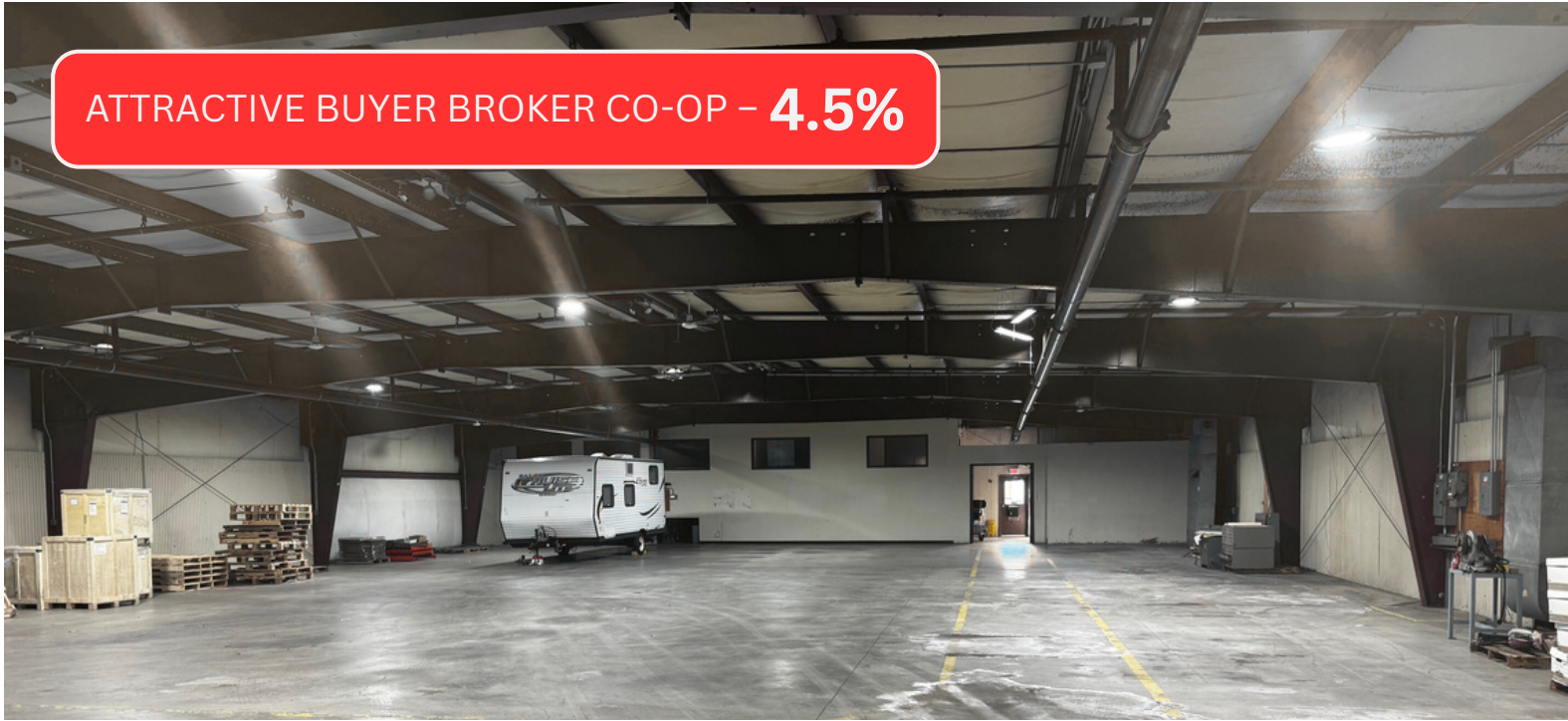
INDUSTRIAL SPACE FOR SALE

1101 Lafayette Street
Elkhart, IN



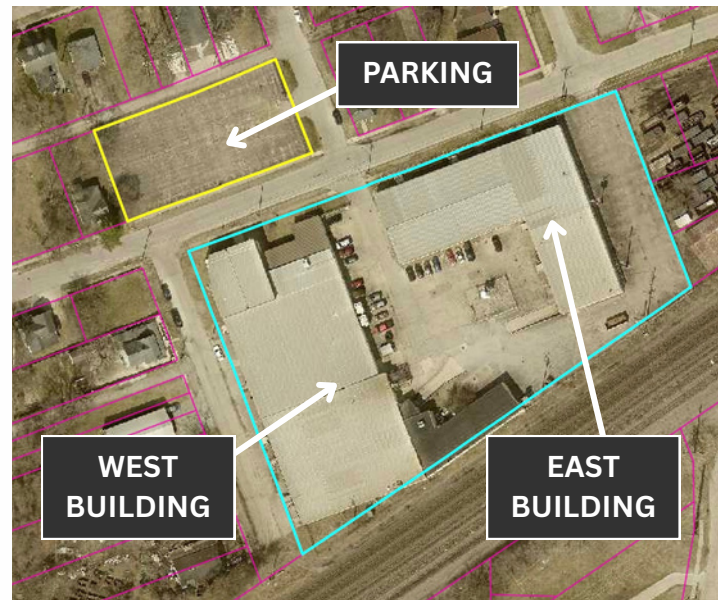
65,891 SF | Price: \$1,750,000 | Cap Rate: 7.82% | NOI: \$136,863 | 100% Occupied

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 '25, pay '26: \$28,967.48



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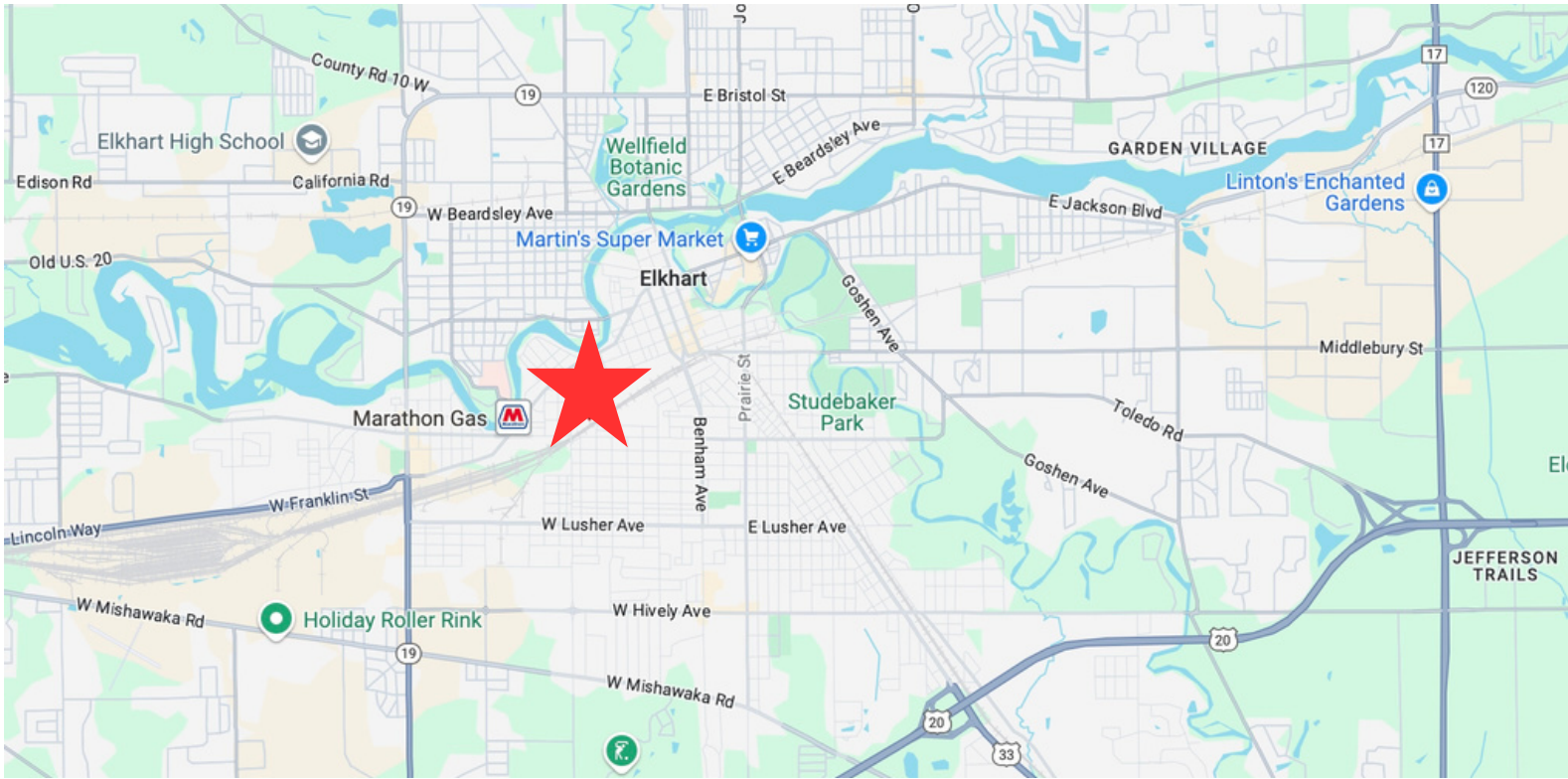
Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514



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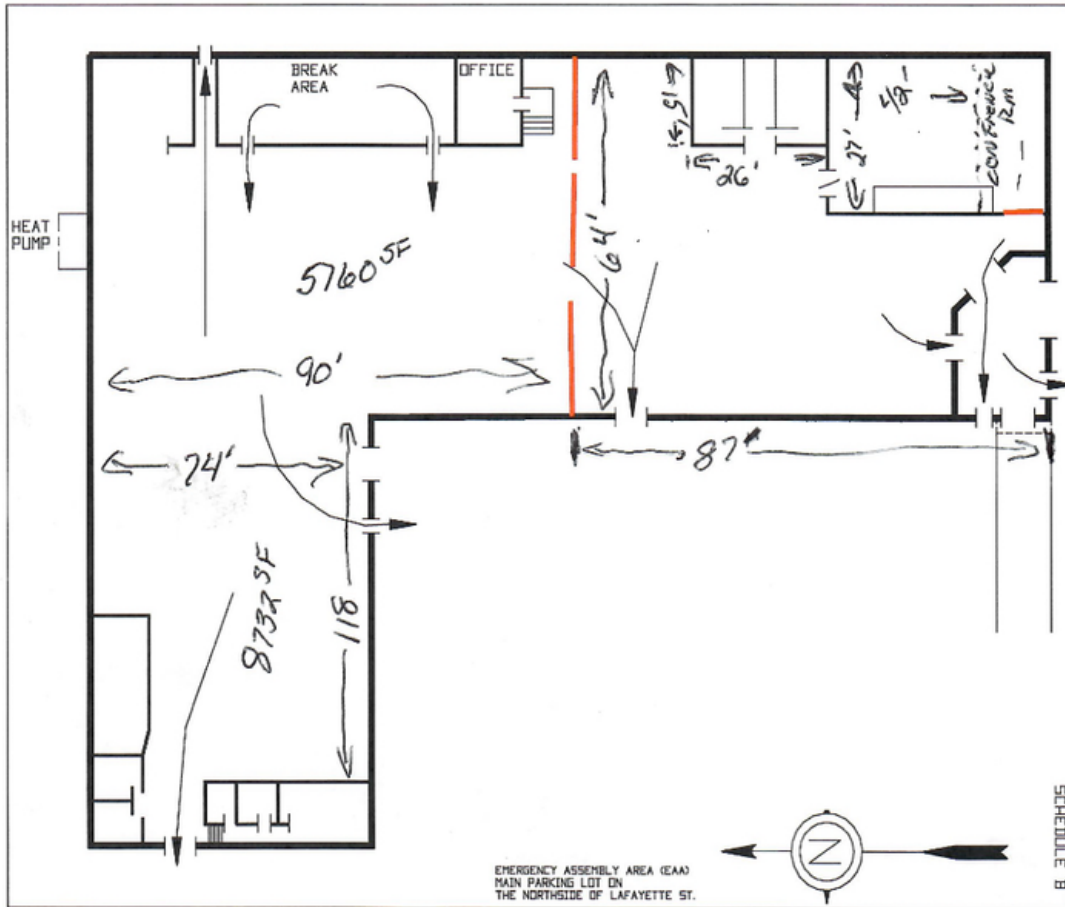


LOCATION





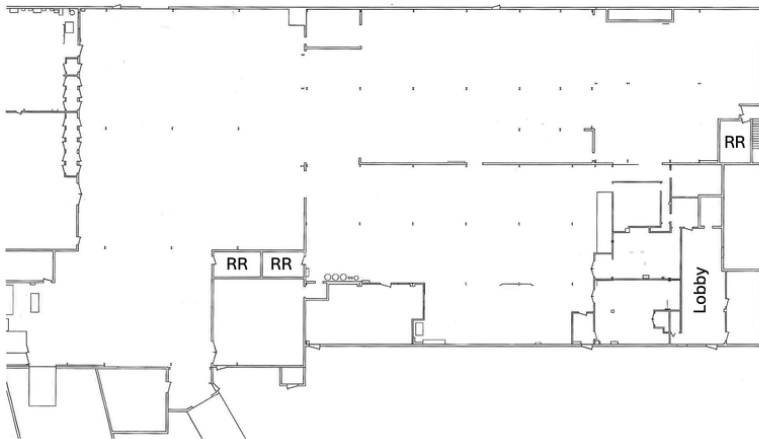
EAST BUILDING



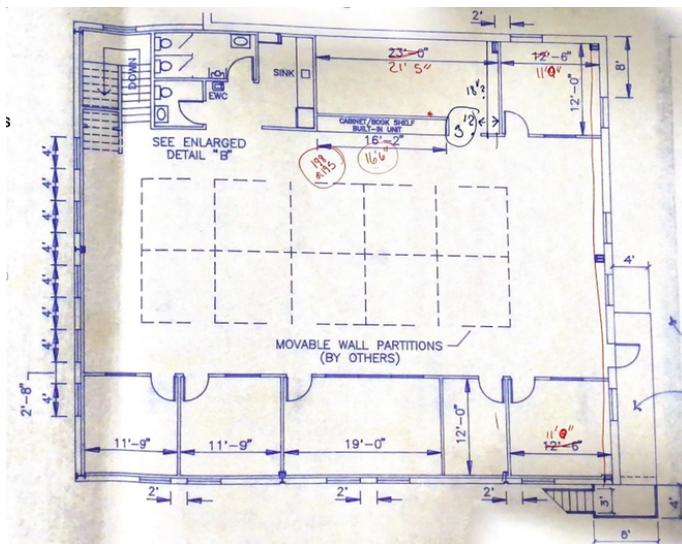


WEST BUILDING

First Floor



Second Floor



Details:

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





Tenant | MX5

Lease

Initial Term: 5 Years

Square Feet: 44,065 SF

2026 Lease Rate: \$1.62/SF/Year NNN

Annual Increases: 2%

MX5 is a leading provider of contract manufacturing and supply chain solutions, specializing in metal fabrication, machining, welding, assembly, and logistics services. The company serves a diverse range of industries with a focus on quality, efficiency, and customer-driven manufacturing solutions.

Tenant | Solsta

Lease

Initial Term: 3 Years

Square Feet: 21,826 SF

2026 Lease Rate: \$3.00/SF/Year NNN

Annual Increases: 3%

Solsta is a leading designer and manufacturer of advanced battery packs, chargers, and power management solutions for mission-critical applications. Serving industries such as medical, military, aerospace, industrial, and energy, the company specializes in custom-engineered power systems with a strong focus on innovation, reliability, and quality. Solsta is recognized for developing highly specialized energy storage solutions that support demanding operational environments.

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