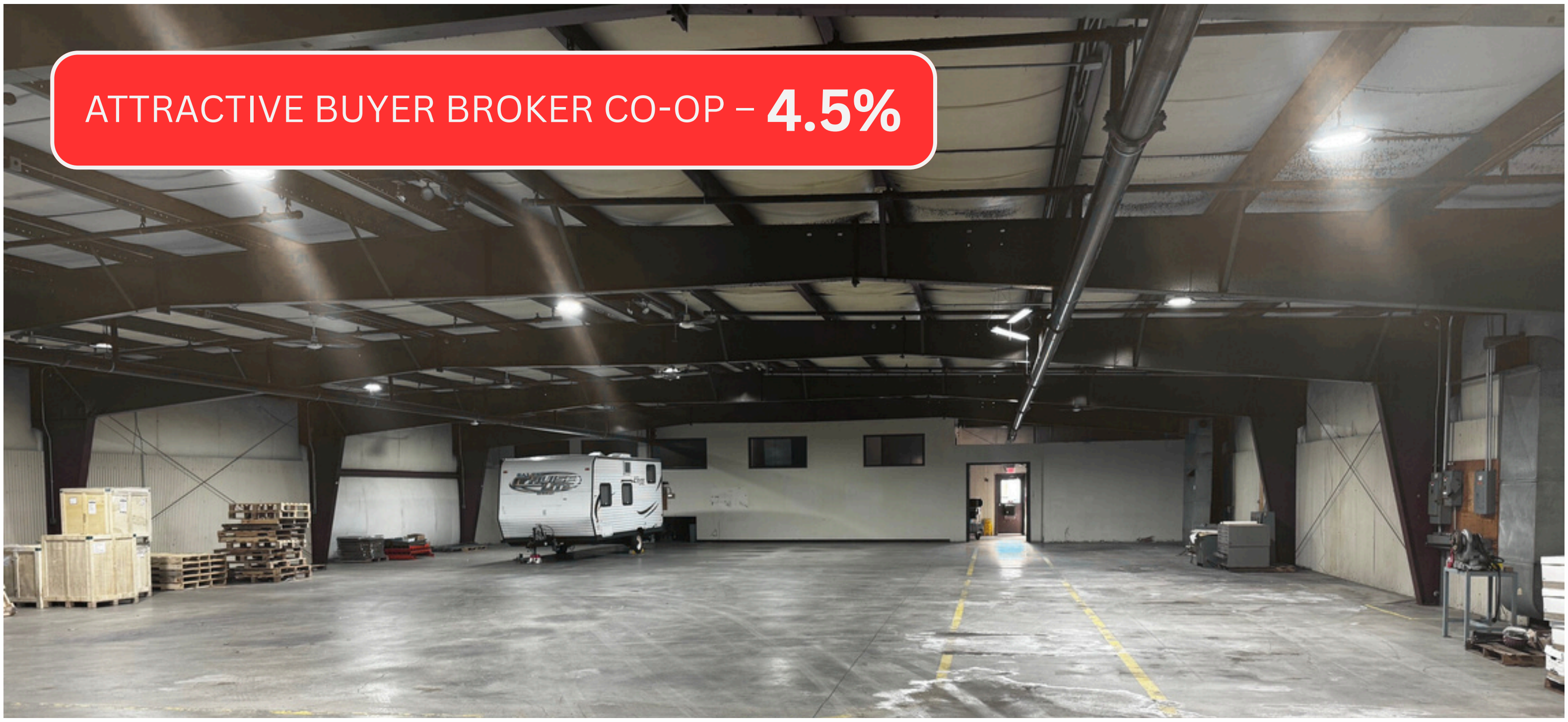
INDUSTRIAL SPACE FOR SALE

1101 Lafayette Street
Elkhart, IN

Pinnacle Properties

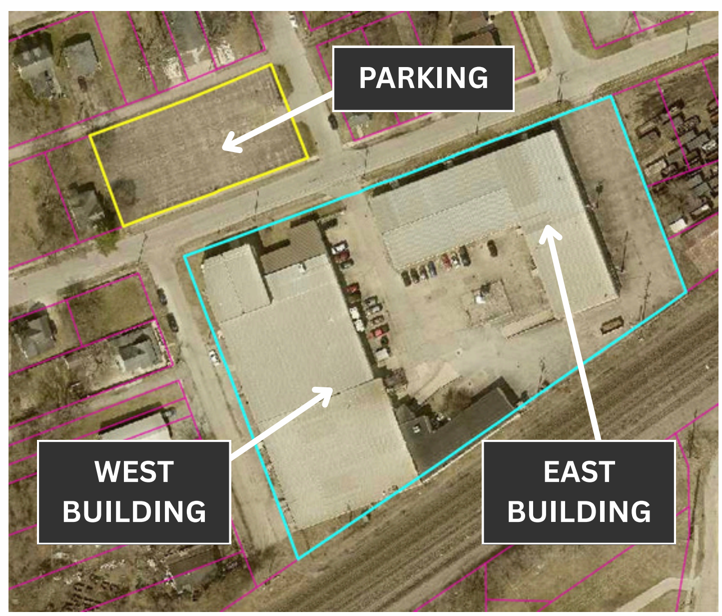
65,891 SF | Price: $1,750,000 | Cap Rate: 7.82% | NOI: $136,863 | 100% Occupied

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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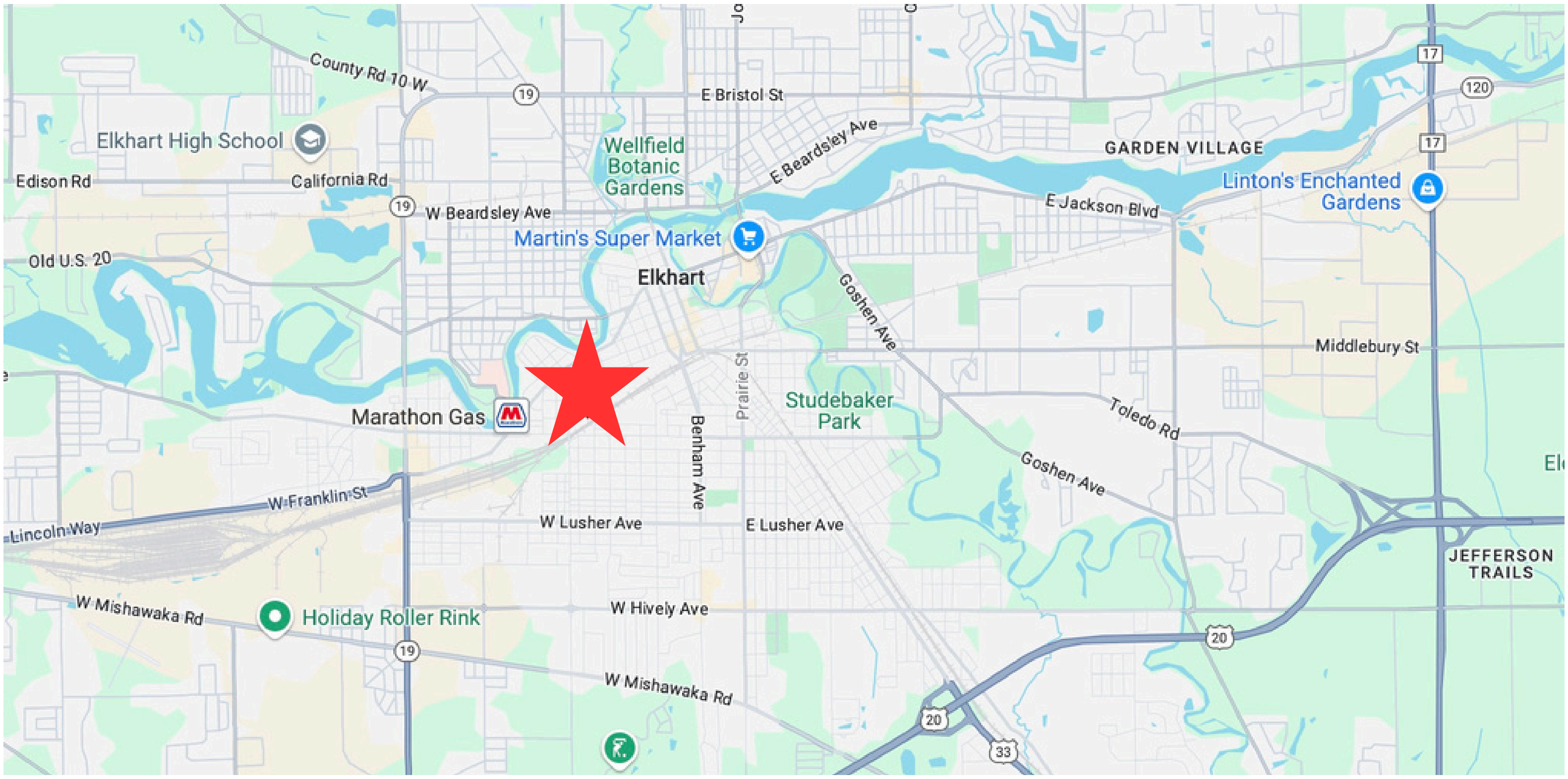
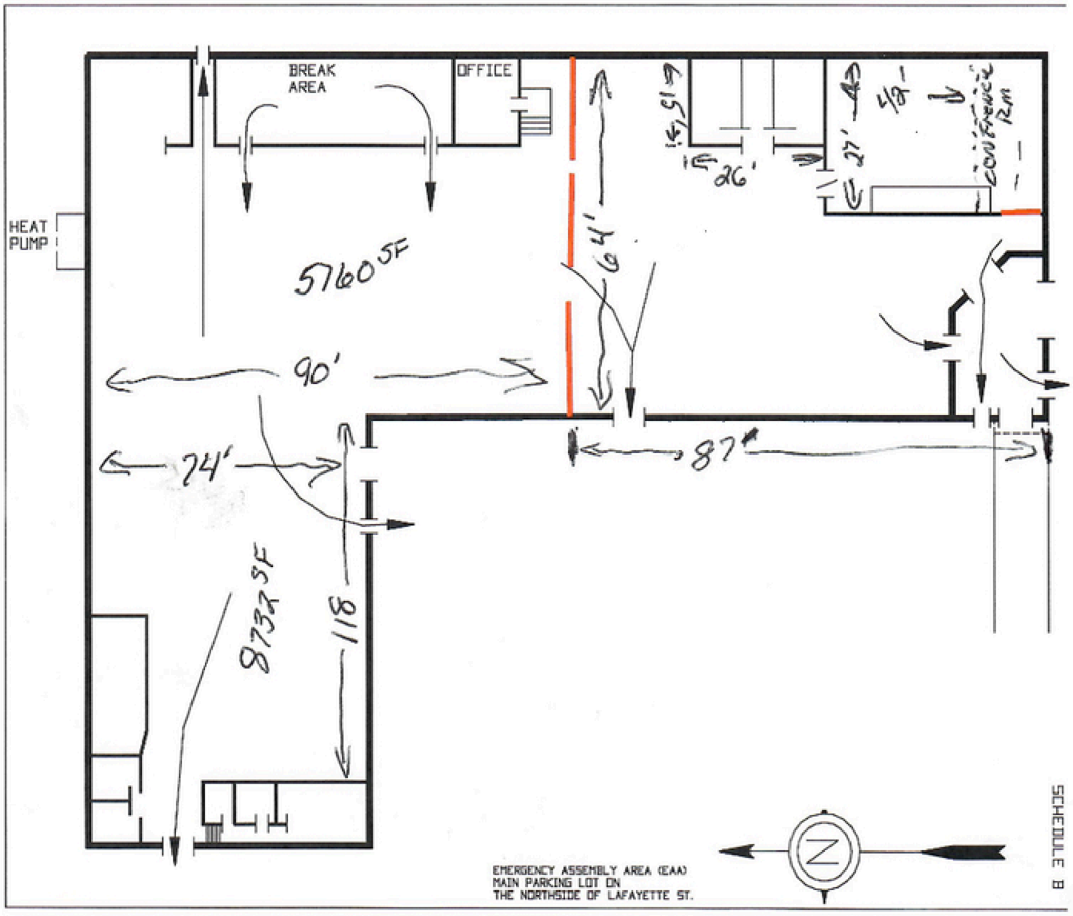
Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514

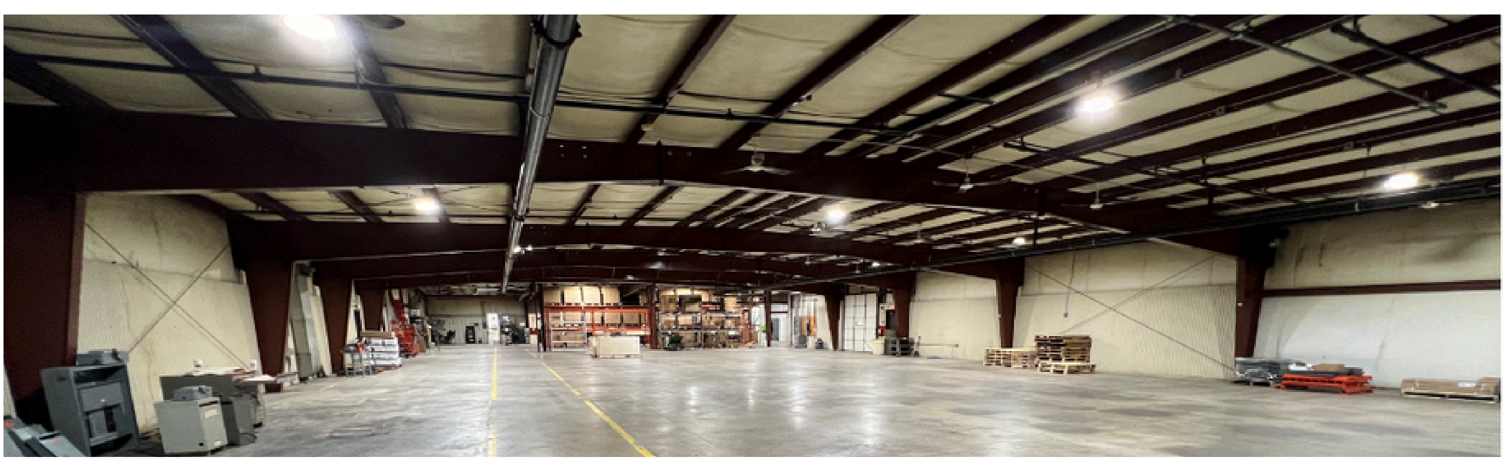
CoStar POWERBROKER ANNUAL AWARDS TOP FIRM 2025 WINNER

LOCATION


County Rd 10 W
E Bristol St
Elkhart High School
Wellfield Botanic Gardens
E Beardsley Ave
GARDEN VILLAGE
Edison Rd
California Rd
W Beardsley Ave
E Jackson Blvd
Linton's Enchanted Gardens
Martin's Super Market
Old U.S. 20
Elkhart
Goshen Ave
Middlebury St
Prairie St
Studebaker Park
Marathon Gas
Benham Ave
Toledo Rd
Goshen Ave
W Franklin St
Lincoln Way
W Lusher Ave
E Lusher Ave
JEFFERSON TRAILS
W Mishawaka Rd
Holiday Roller Rink
W Hively Ave
W Mishawaka Rd
19
17
120
20
33

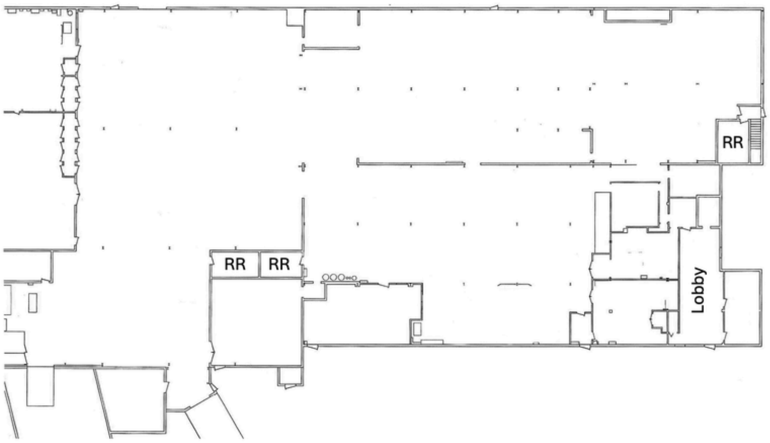
EAST BUILDING



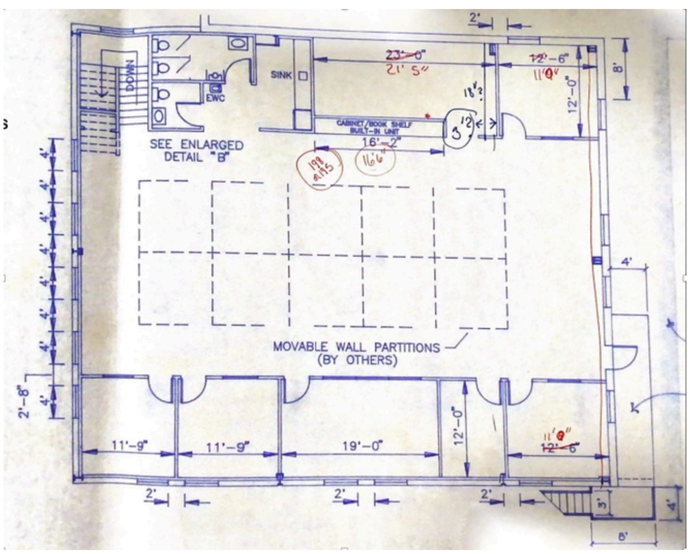


WEST BUILDING

First Floor



Second Floor



Details:

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

TENANT PROFILE

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.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE PINNACLE PROPERTIES ADVISOR FOR MORE DETAILS.