



# 1120 N. Main St.

Elkhart, IN 46514

## Property Overview

Dometic's Elkhart campus, in the heart of the RV Capital of the World, consists of two, exceptionally maintained, buildings. You are first welcomed by the main building that extends 680 feet down E Simonton St. The 281,434+/- SF building consists of 40,000+/- of a two-story office and secured storage as well as 181,434+/- SF warehouse with a freight elevator to second story portion, testing chamber, compressor room, etc. The warehouse has sections with ceiling heights of 25 feet clear. The building accommodates 11 docks (10'h X 9'w) and 5 grade level doors (14'h X 12'w).

Lease Rate:	\$7.00 SF/yr (NNN)
Lot Size:	13.4 Acres
Available SF:	± 281,434 SF

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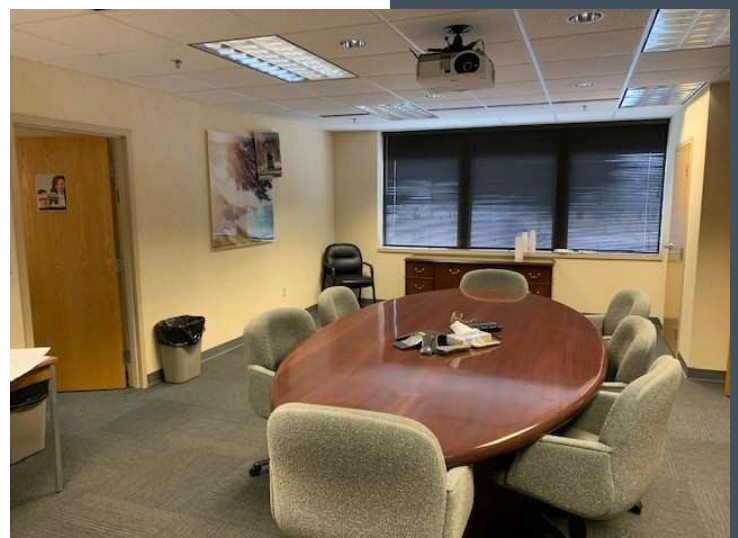


## Location Information

Building Name	Dometic Headquarters
Street Address	1120 N. Main St.
City, State, Zip	Elkhart, IN 46514
County	Elkhart County

## Building Information

Building Size	± 281,434 SF
Office Square Footage	± 40,000 SF
Lot Size	± 13.4 Acres
Year Built	1915
Building Class	C
Parking	± 320
Ceiling Height	25' - 28'
Minimum Ceiling Height	14'
Number of Docks	11
Grade Level Doors	5
Power	480 V, 4000 Amps, 3 Phase

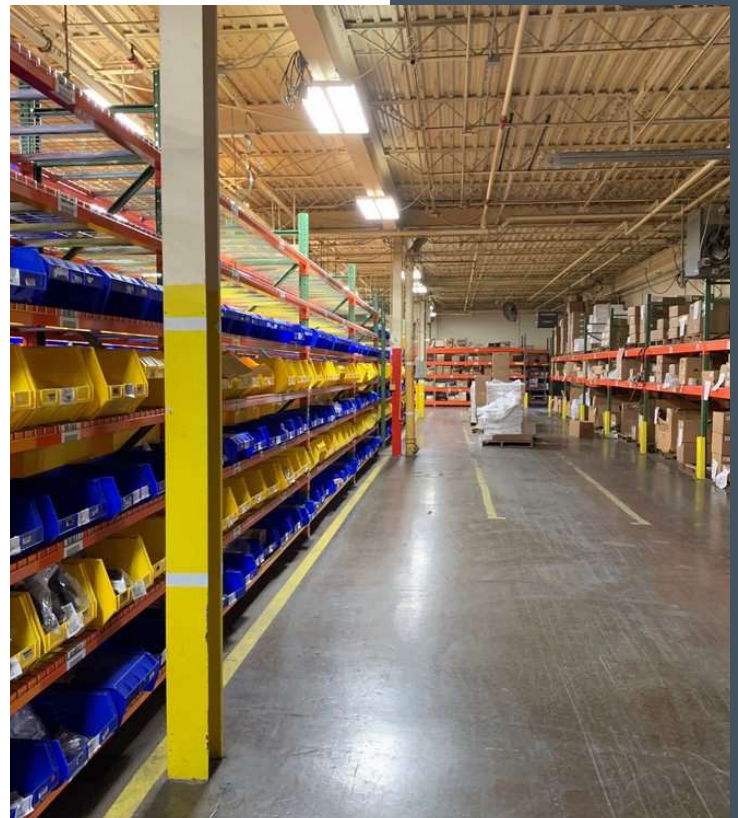
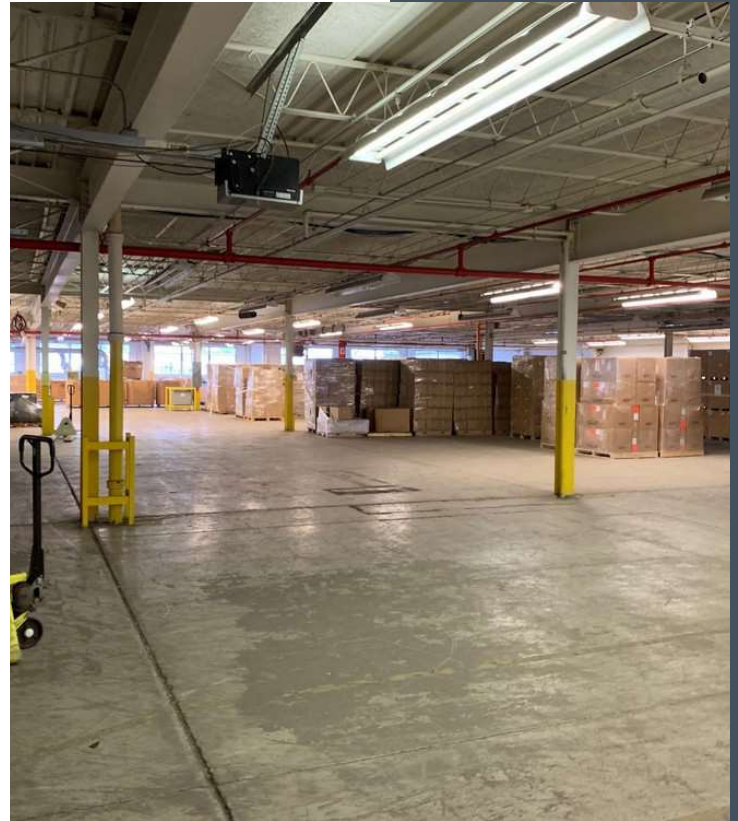


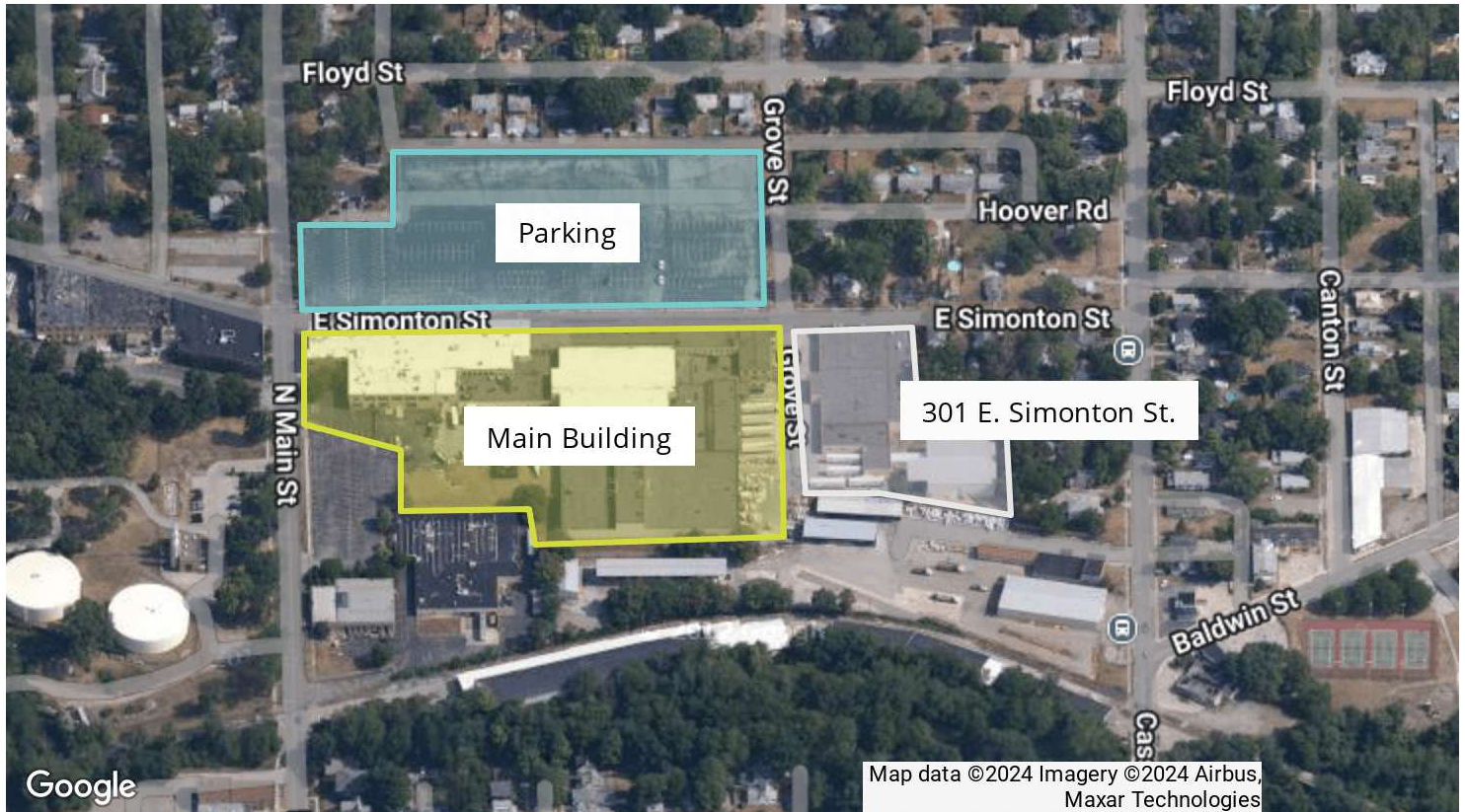




## INDIANA TRANSPORTATION, DISTRIBUTION & LOGISTICS OVERVIEW

- Indiana is a global logistics leader and offers a strong, competitive advantage when it comes to reaching North American markets.
- Known as the "Crossroads of America," Indiana is home to the second-largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks second in the nation for highway access.
- Indiana has the fourth-lowest cost of living in the country.
- With 16 Interstate highways and a deep water port, Indiana is a global logistics leader.
- Despite being ranked #1 in Infrastructure by CNBC, Indiana's Next Level Roads project will pump an Additional \$1.2B per year into new road and bridge construction by 2024.
- Indiana ranks sixth in infrastructure and global access and tied with Georgia and Texas for third, in Distribution and Supply Chain Hub.
- Indiana ranks #1 in the Midwest and #5 Nationally (Chief Executive Best & Worst States 2019).

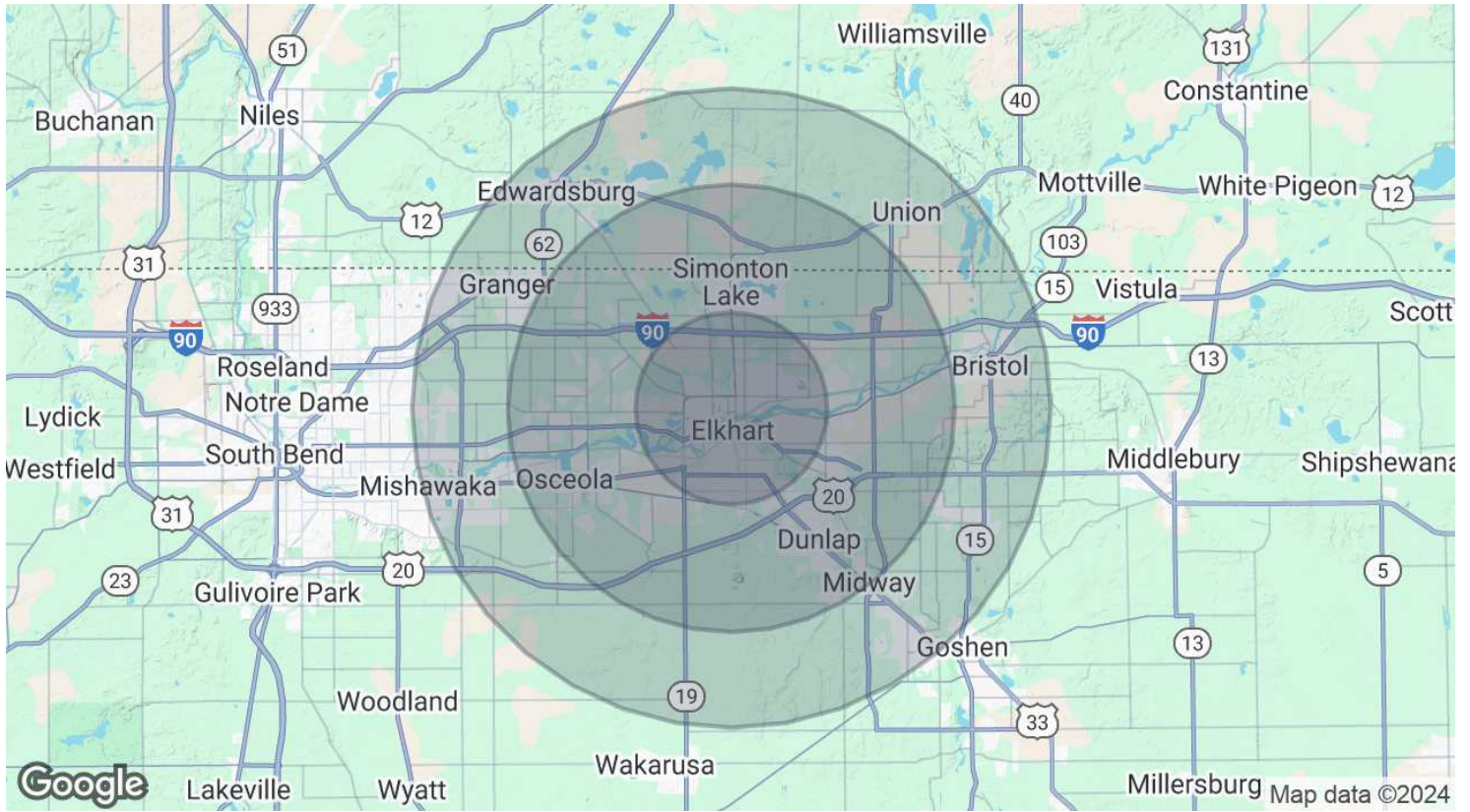




**AVAILABLE SPACES**

Suite	Tenant	Size (SF)	Lease Type	Asking Rate
Office	Available	± 40,000	NNN	\$7.00 SF/yr





<b>Population</b>	<b>3 Miles</b>	<b>7 Miles</b>	<b>10 Miles</b>
Total Population	60,602	134,436	201,739
Average Age	34.9	37.6	37.4
Average Age (Male)	32.7	34.4	35.0
Average Age (Female)	34.0	36.3	36.7

<b>Households &amp; Income</b>	<b>3 Miles</b>	<b>7 Miles</b>	<b>10 Miles</b>
Total Households	22,399	49,073	73,031
# of Persons per HH	2.67	2.70	2.73
Average HH Income	\$61,482	\$74,185	\$76,041
Average House Value	\$118,602	\$146,558	\$154,620

2020 American Community Survey (ACS)

