

# ELKHART EAST — AREA G

Corner of CR 4 & CR 19, Elkhart, Indiana



**NORTHLAND  
CORPORATION**



## Welcome to Elkhart East Area G

- Excellent industrial development site located in Elkhart, Indiana north of the I80/90 Toll Road Interchange (Exit 96)
- The Indiana Toll Road provides exceptional accessibility to major transportation routes and easy access to many of the communities in northern Indiana and southern Michigan
- The perfect location for companies looking to expand or relocate into a state-of-the-art business community
- Sites available for corporate office, medical, warehouse/ distribution and hotel
- Price for lots in Area G: **\$100,000 - \$120,000/acre**

## PROPERTY DESCRIPTION

*The Elkhart East Business Community is a 1,400-acre, master-planned development where people can work, shop, play and live. When completed, Elkhart East will be an innovative blend of state-of-the-art business infrastructure, services and amenities carefully placed in an accessible, efficient mixed-use development that will provide convenience to employers, customers and residents. The business community features sites for corporate office, commercial development, manufacturing, distribution and warehouse, medical, hotels, restaurants and senior living.*

Pete Letherman, SIOR, CCIM • Executive Vice President  
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## Elkhart East Offers a Total Business Solution

Elkhart East delivers state-of-the-art business infrastructure, services and amenities:

- A premier location with easy access to major transportation routes and 1-day access to 43 million people
- Fiber-Optic High Speed Internet services available
- Compared to other markets: lower taxes, less traffic, and lower construction costs
- TIF District tax advantages
- On-site services: municipal sewer/water, natural gas and electric



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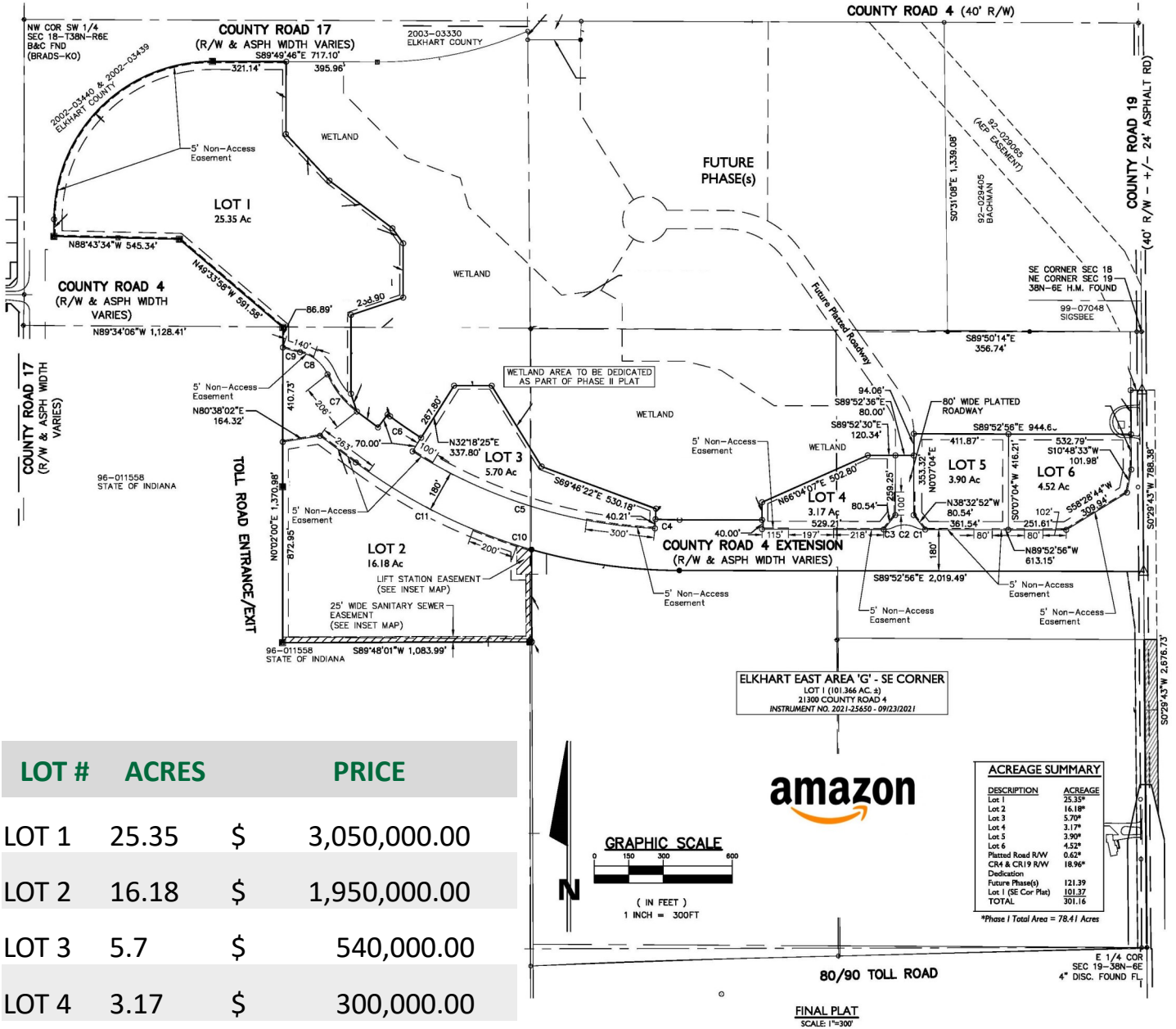


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LOT #	ACRES	PRICE
LOT 1	25.35	\$ 3,050,000.00
LOT 2	16.18	\$ 1,950,000.00
LOT 3	5.7	\$ 540,000.00
LOT 4	3.17	\$ 300,000.00
LOT 5	3.9	\$ 430,000.00
LOT 6	4.52	\$ 495,000.00

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