

PRIME INDUSTRIAL OPPORTUNITY

822 MIDDLEBURY ST, ELKHART, IN 46516



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,399,000
Building Size:	28,000 SF
Lot Size:	4.56 Acres
Number of Units:	1
Price / SF:	\$50.00
Year Built:	1972
Zoning:	M-1

PROPERTY OVERVIEW

Introducing a prime industrial opportunity at 822 Middlebury St, Elkhart, IN. This impressive 28,000 SF industrial building is a strategic acquisition for manufacturing investors. The M-1 zoned property, constructed in 1972, offers a single unit with modern amenities, including a new roof, energy-efficient LED lights, remodeled office space, and upgraded dock levelers. Situated in a desirable location adjacent to Downtown Elkhart and Elkhart High School, this property is a compelling opportunity for Investors seeking a stable and high-yield investment.

PROPERTY HIGHLIGHTS

- 2800 SF standalone industrial facility
- Functional facility for growing business with opportunity for expansion
- Recent upgrades include new roof, LED lights, remodeled office, dock lever, which decreases repairs and maintenance budget
- Great location next to Downtown Elkhart and Elkhart High School
- Excellent warehouse layout designed for operations

822 Middlebury St, Elkhart, IN 46516



PROPERTY PHOTOS



JAMES JAMICICH

260.487.3699

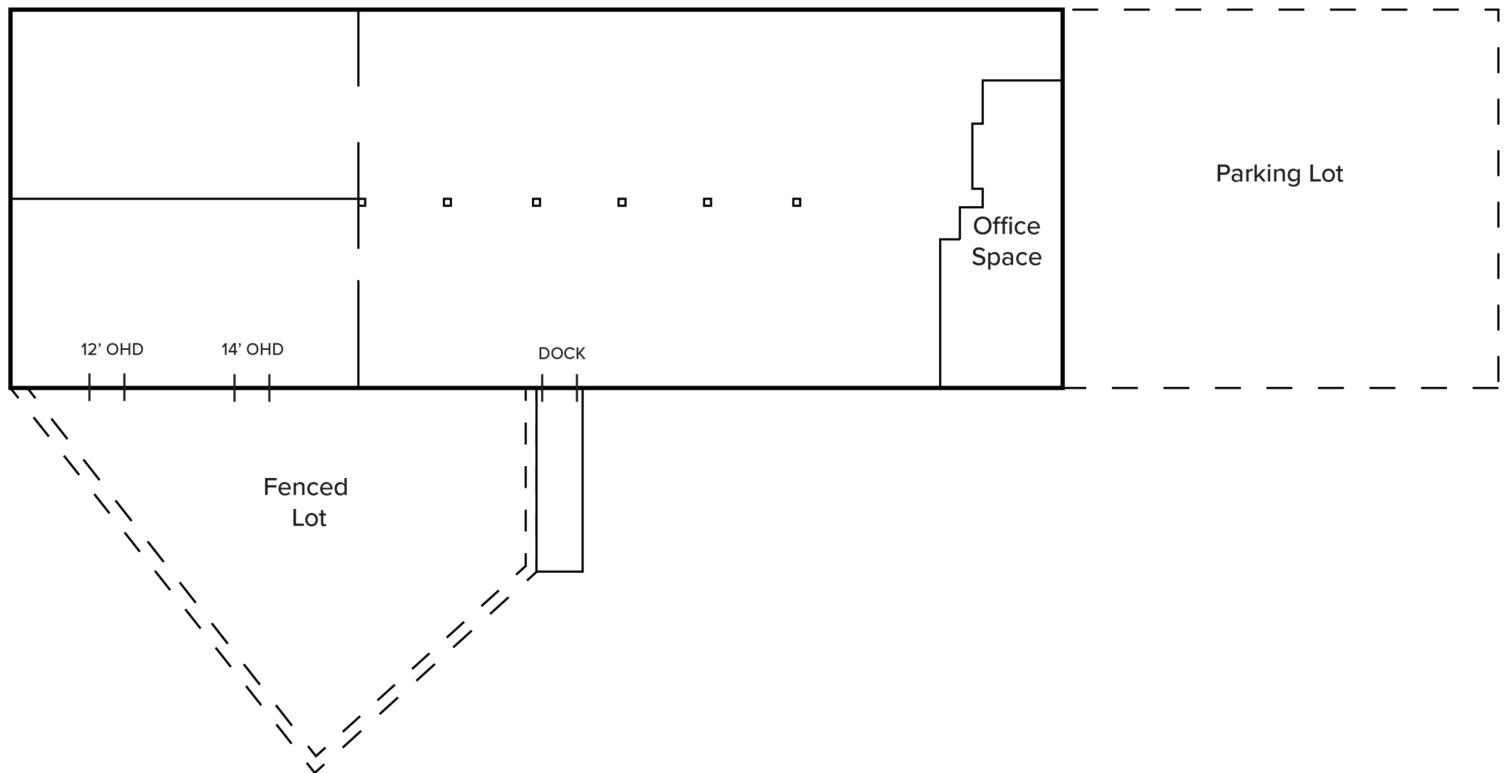
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BUILDING PLAN



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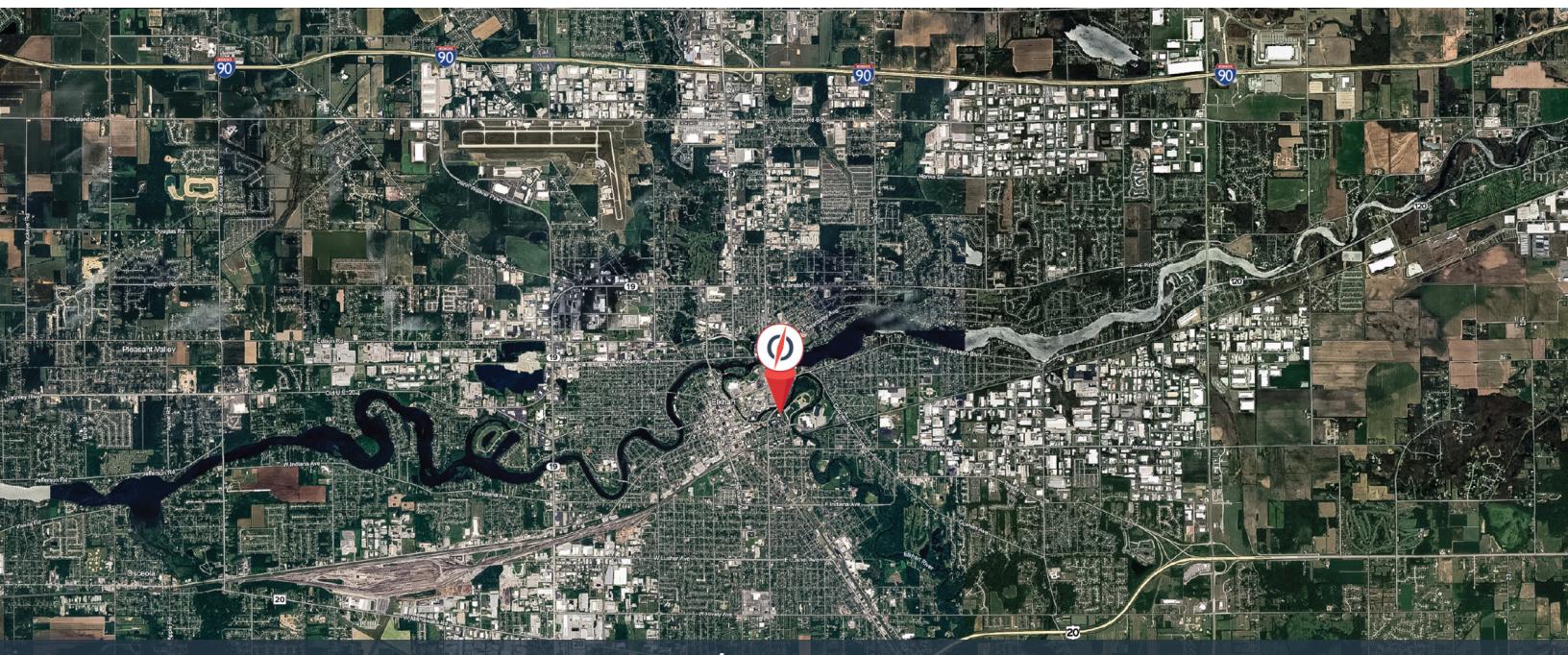
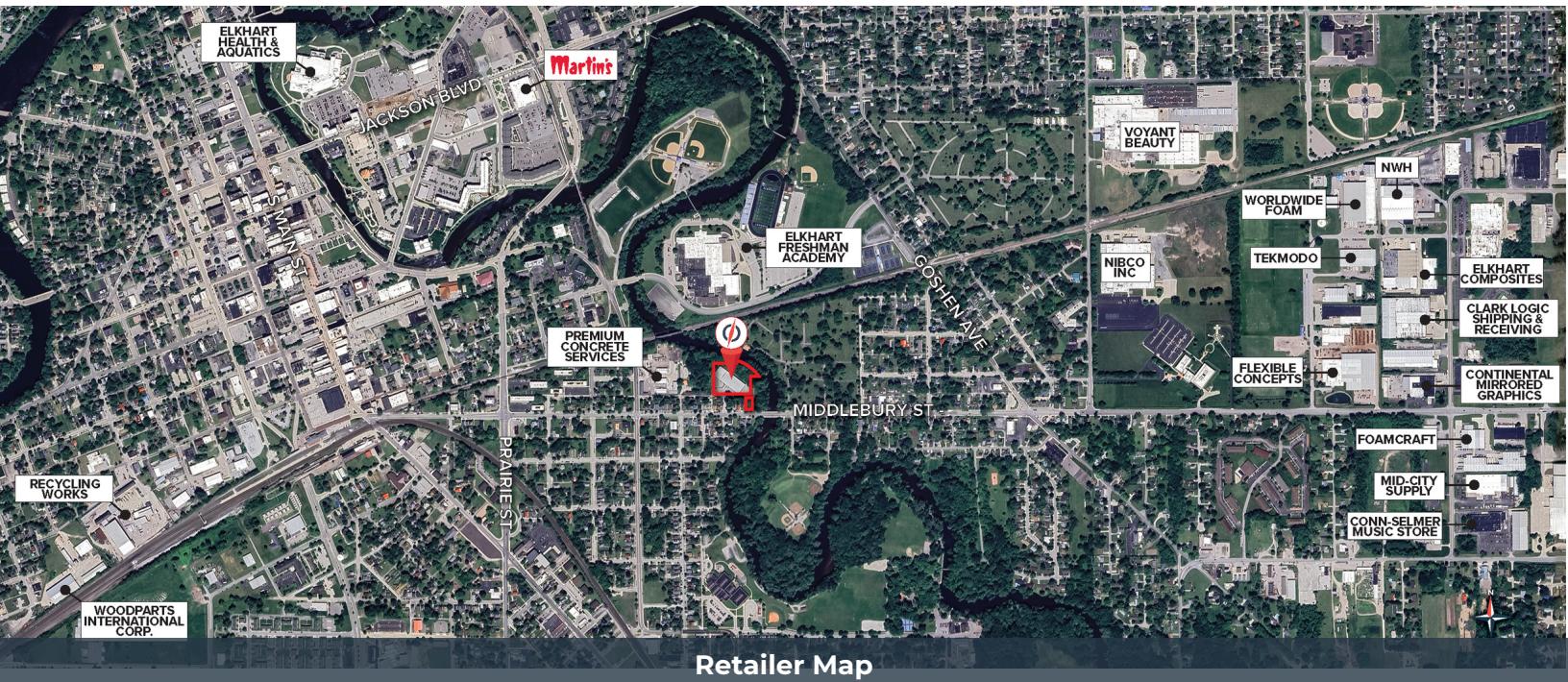
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RETAILER MAPS



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PROPERTY DETAILS

SALE PRICE	\$1,399,000	PROPERTY DETAILS	
LOCATION INFORMATION			
Street Address	822 Middlebury St	Property Type	Industrial
City, State, Zip	Elkhart, IN 46516	Property Subtype	Manufacturing
County/Township	Elkhart/Concord Township	Zoning	M-1
Side Of Street	North	Lot Size	4.56 Acres
Nearest Highway	Highway 20	APN#	20-06-04-379-007.000-012
BUILDING INFORMATION		UTILITIES & AMENITIES	
Building Size	28,000 SF	Sprinklers	100%
Price / SF	\$50.00	Power	1200 Amp, 480 Volt, 3-Phase
Year Built	1972	Loading Description	(2) Two - 12' & 14'
Occupancy %	Vacant	Dock Door	(1) One - 10'
Number Of Floors	2	Ceiling Height	16' Eve - 25' Peak
Framing	Pole	Roof	2 year old Metal
Condition	Good	Warehouse Heat	Radiant
Number Of Buildings	1	Office	Central HVAC
Mezzanine	Yes		
Office Buildout	2,000 SF with 2nd level office available		