

SALE



INDUSTRIAL

1255 OAK ST



1255 OAK ST, ELKHART, IN 46514

#### PROPERTY OVERVIEW

1255 Oak St is a large industrial campus located just south of Bristol St in the core of Elkhart. The 219,980 square foot main facility occupies an 18.8-acre campus across three parcels and is further improved with several outbuildings. The campus has historically been used for copper pipe fittings since the 1950s. The main manufacturing area features 12' clear heights, docks and overhead doors, heavy power, 20'x30' column spacing, boiler heat, air compression lines, wet sprinkler, cranes, floor drains, and bus ducts. There is a 18,000 square foot receiving & saw area with 20' clear height and a 20' overhead door. There is a 26,200 square foot high-bay section with 10 docks (one of which is ramped), with 19.5' clear eave up to 24.5' clear max height, and thermocycler units, adjacent to a 70' clear hi-rise section with racking and a specialized pallet system in place. The building has two electrical services totaling 6,000 amps and also features 2 - 140-ton cooling towers. Additionally, there are several outbuildings and a significant amount of fenced, paved yard space.

#### PROPERTY HIGHLIGHTS

- Recent capital improvements including a new boiler, partial roof improvement work, and upgrades to HVAC-related equipment
- Heavy power (6000 amps/480v-3 Phase) and manufacturing infrastructure (floor drains, bus ducts, air compression lines, cranes)
- Versatile building sections, auxiliary structures, and large outdoor storage capacity

#### SALE PRICE

\$6,276,300

Main Plant:	219,980 SF
Lot Size:	18.8 Acres
Year Built:	1952
Utilities:	Municipal water & sewer
Zoning:	M-2
Taxes	\$122,550.50 ('24 pay '25)



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BRADLEYCO.COM



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Sale Price

\$6,276,300

## LOCATION INFORMATION

Street Address	1255 Oak St
City, State, Zip	Elkhart, IN 46514
Township	Osolo
County	Elkhart

## BUILDING INFORMATION

Building Size	208,654 SF main plant (23,550 SF office)
	11,326 SF attached machine shop
	10,800 SF auxiliary storage building
	1,440 SF maintenance garage
	540 SF storage shed
Ceiling Heights	12' clear (main); 19.5'-24.5' clear (high-bay); 70' clear hi-rise; 20' clear (unloading area)
Year Built	1952 (Main); 1965 expansion; 1973 expansion
Column Spacing	20'x30' (main plant space)
Overhead Doors	3 (main building)
Docks	13 (main building)

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-2 (City of Elkhart)
Lot Size	18.8 Acres
APN #	20-02-31-402-009.000-027; 20-02-31-328-005.000-027; 20-02-31-401-004.000-027
Real Estate Taxes	\$122,550.50 ('24 pay '25)

## PARKING &amp; TRANSPORTATION

Parking Type	Paved surface lot (fenced)
# of Parking Spots	260+
Traffic Counts	1,022 VPD (Oak St); 23,467 VPD (W Bristol)
Access	3.7 miles to I-80/90; 5 miles to US 20

## UTILITIES &amp; AMENITIES

Gas	NIPSCO
Water/sewer	Municipal
Power Type	4000/480v/3-Phase 2000/480v/3-Phase
Power Supplier	AEP
Sprinkler	Wet system
HVAC	Boiler heat; thermocycler units, heat & A/C in office
Misc	Air compression lines, bus ducts, floor drains, 1-2 ton cranes, 2-140 ton cooling towers

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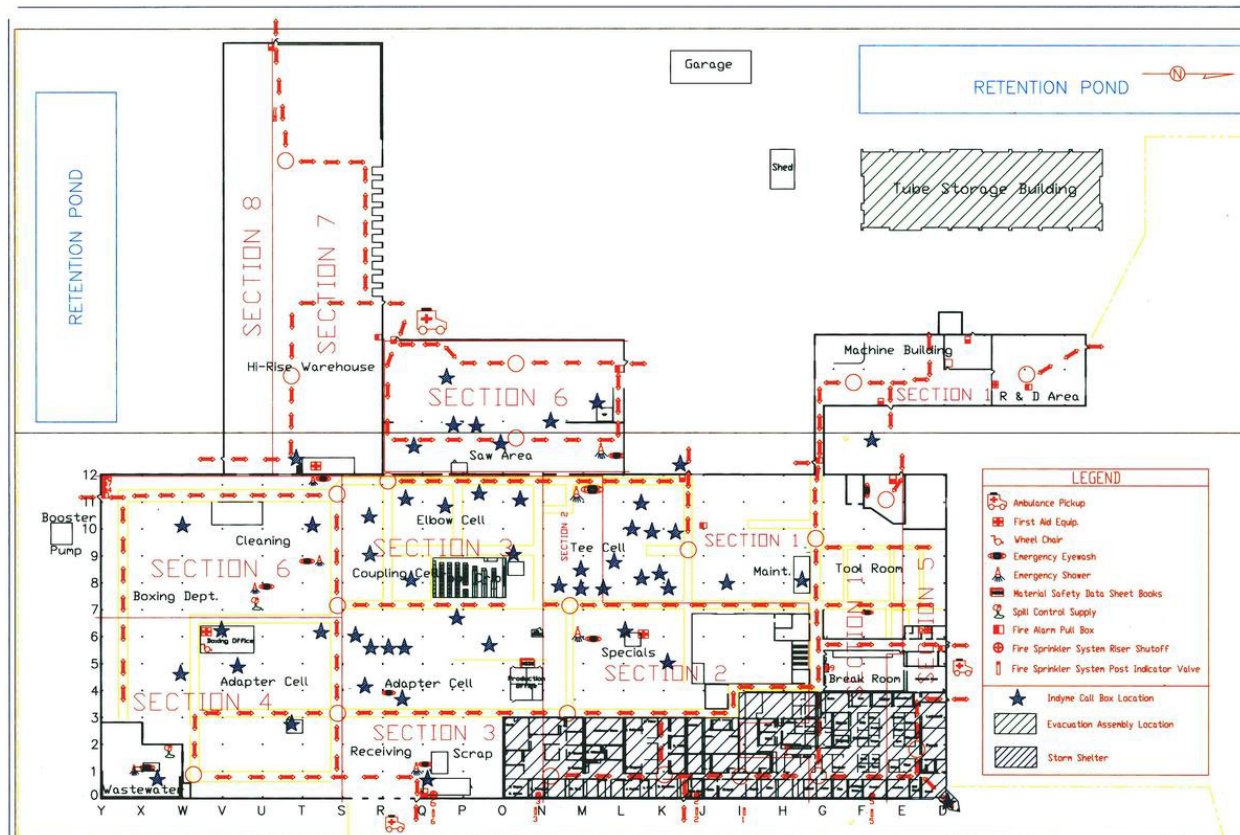




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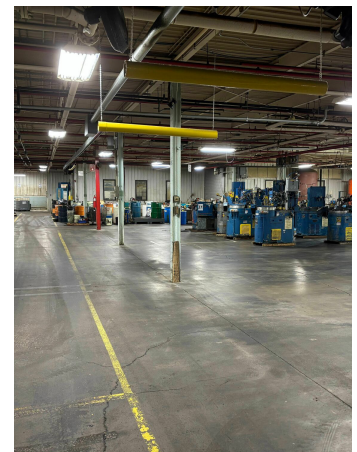
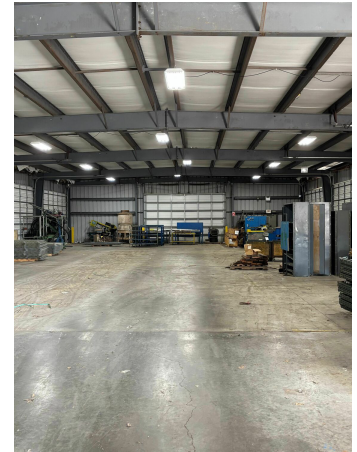
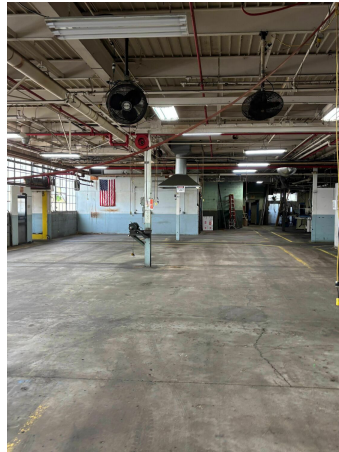
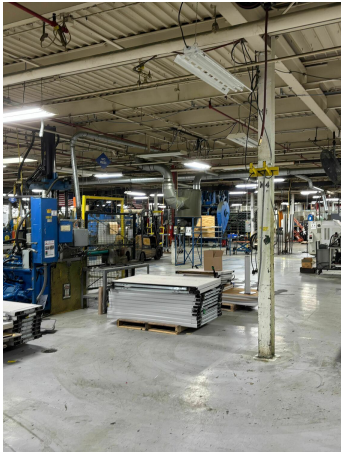


# ADDITIONAL PHOTOS

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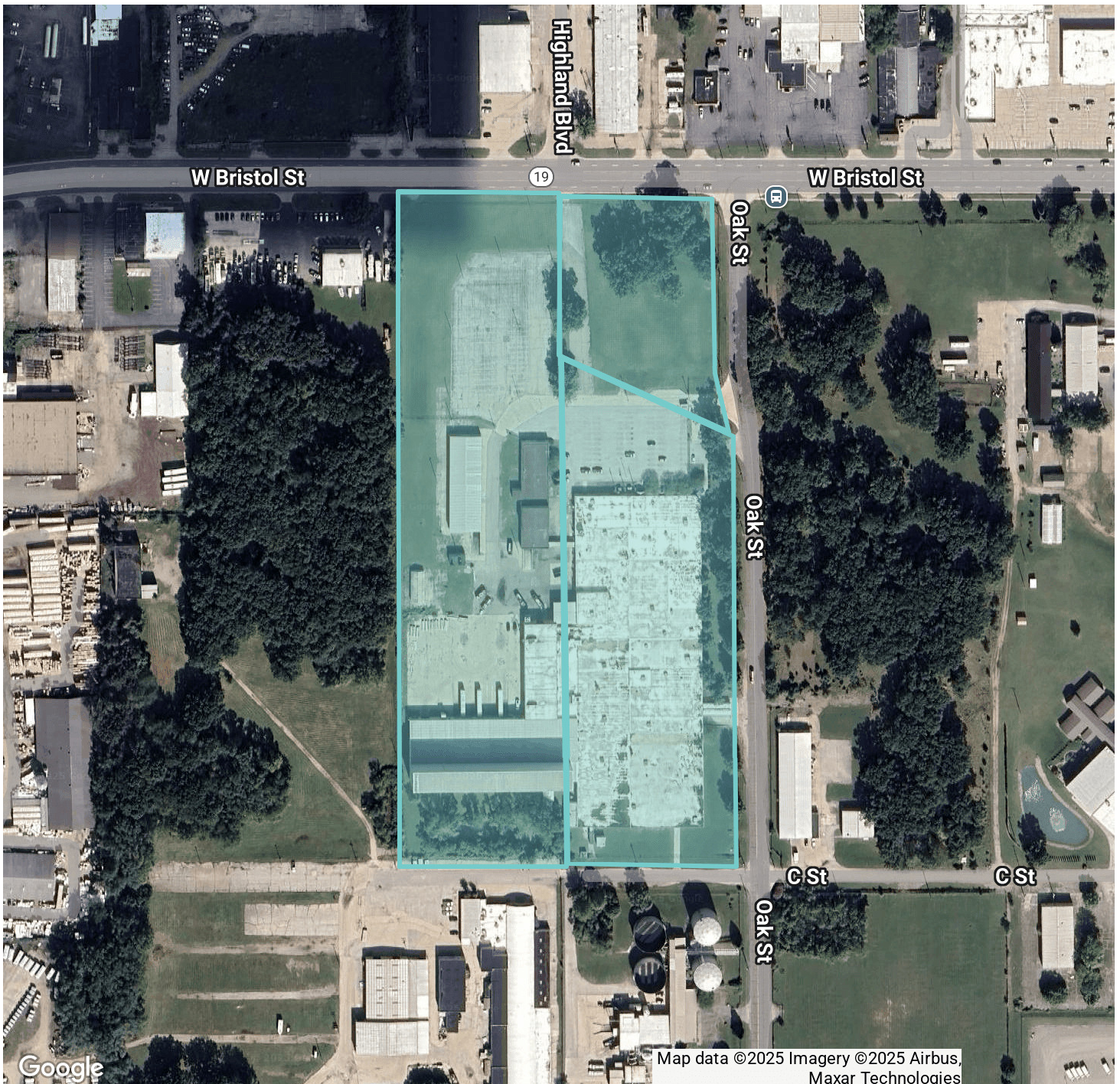




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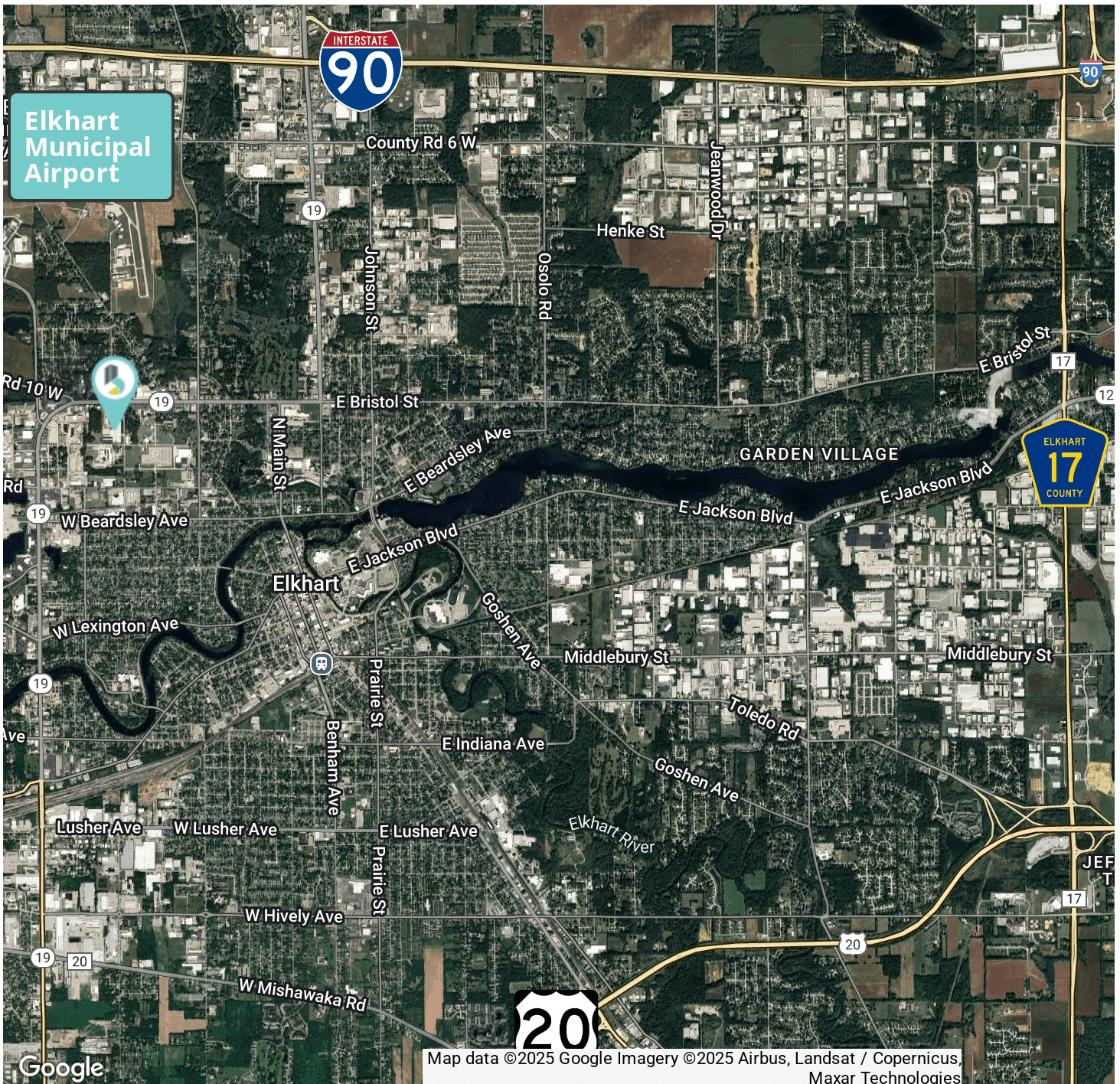




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