

# INDUSTRIAL SPACE FOR LEASE

1123 Verdant Street, Elkhart, IN



Pinnacle  
Properties

21,000 Total SF (19,540 SF Warehouse Space; 1,460 SF Office Space) | Lease Rate: \$6.50/SF (NNN)



## PROPERTY DETAILS

- 2.49 Acres
- 3 Grade Level Doors, 14' each
- 2 Docks
- Air Rotation Heating
- T5 Fluorescent Lighting
- Electric: 600 AMP | 480 Volt | 3 Phase
- 18' Eave Height
- 2023 - pay 2024 property taxes: \$20,157



Ryan White, CCIM  
Managing Broker  
574.315.9615  
RWhite@PinnProp.Com

Greg Carroll  
Broker  
574.360.9381  
GCarroll@PinnProp.Com

Pinnacle Properties  
418 S. Main Street  
Elkhart, IN 46514



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



