

# INDUSTRIAL SPACE FOR SALE & LEASE

4411 Wyland Drive, Elkhart, IN



34,755 SF Total Industrial Space

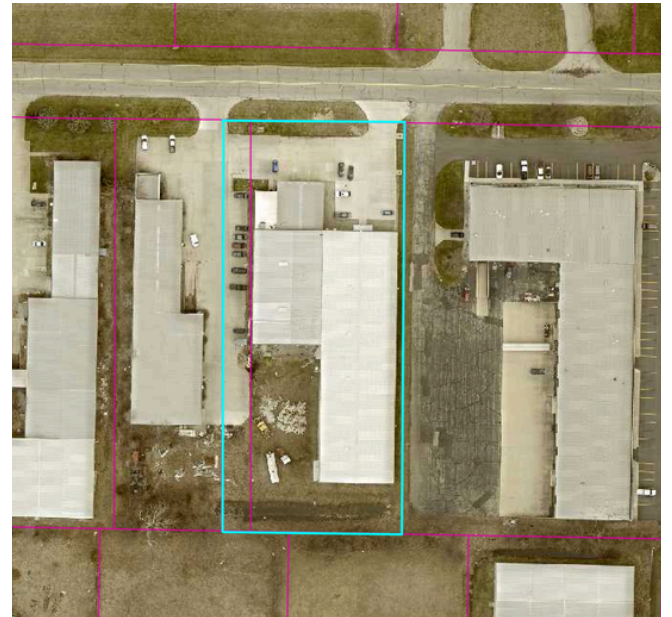
Sale Price: \$2,431,112.25

Lease Rate: \$5.75/SF (NNN)



## PROPERTY DETAILS

- 34,755 SF industrial space located in a multi-building industrial complex with shared infrastructure
- Warehouse / light industrial configuration with open floor area for efficient operations
- Office and restroom areas included within the suite footprint
- Clear-span warehouse space ideal for manufacturing, distribution, or storage
- Two existing overhead doors, with the capacity to add up to four docks
- Convenient Elkhart location with access to major regional transportation routes
- Suitable for manufacturing, assembly, logistics, or service operations



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