

BUILDING FOR LEASE

123 COUNTY ROAD 17

Elkhart, Indiana

**Excellent Service Center
Business Opportunity!**



PROPERTY DETAILS

Own and run your very own RV & Boat Service Center business at the new STOR-LOC STORAGE COMPLEX on County Road 17 near the boat launch. Built in clientele of storage customers. High end storage facility features 173 completed units. All units have 14' doors. Ideal for Motorhomes and Pontoon Boat storage. Winterize and prep boats and RV's. Perform repair work. Additional property details include:

- Built in customer base from storage clients
- Service / winterize boats & RV's
- 3 – drive in 25' x 60' work bays
- Floor drain / oil & water separator to sewer
- 24' – 29' eave height clearance to lift vehicles
- Outside storage area
- Facility is located 1/4 mile from the County Road 17 boat launch for the St. Joseph River

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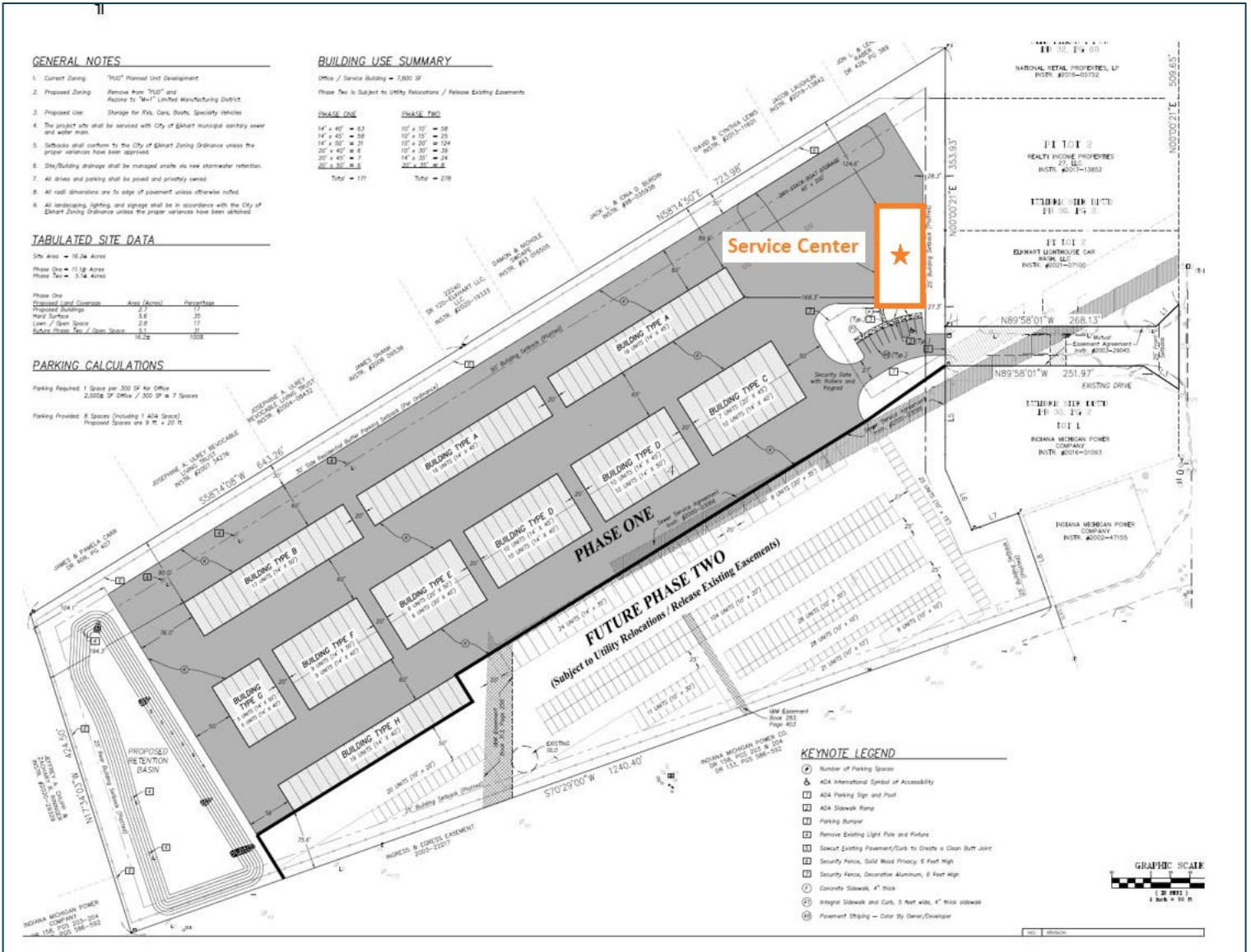
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HIGHLIGHTS

| | |
|----------------|---------------------------------------------------------------------------|
| Building Size: | 7,800 SF (60' Wide x 130' Deep) |
| Land: | 1.5 Acres |
| Year Built: | 2024 |
| Zoned: | M-1, Limited Manufacturing |
| Restrooms: | 1 – Mens; 1 – Women's; 1 – Unisex (Exterior Entrance) |
| Eave Height: | 24' Eave (on the low side); 29' Eave (on the high side) |
| OH Doors: | 3 – 16' Tall Grade-Level Doors |
| Drains: | Trench Drain with Oil/Water Separator to Municipal Sewer |
| Lighting: | LED |
| Power: | 400 Amp/208 Volt/3-Phase |
| HVAC: | Office – Mini-Split System; Service Area – Cambridge Gas Unit |
| Utilities: | AEP Electric; NIPSCO Gas; Elkhart Public Utilities Water & Sewer |

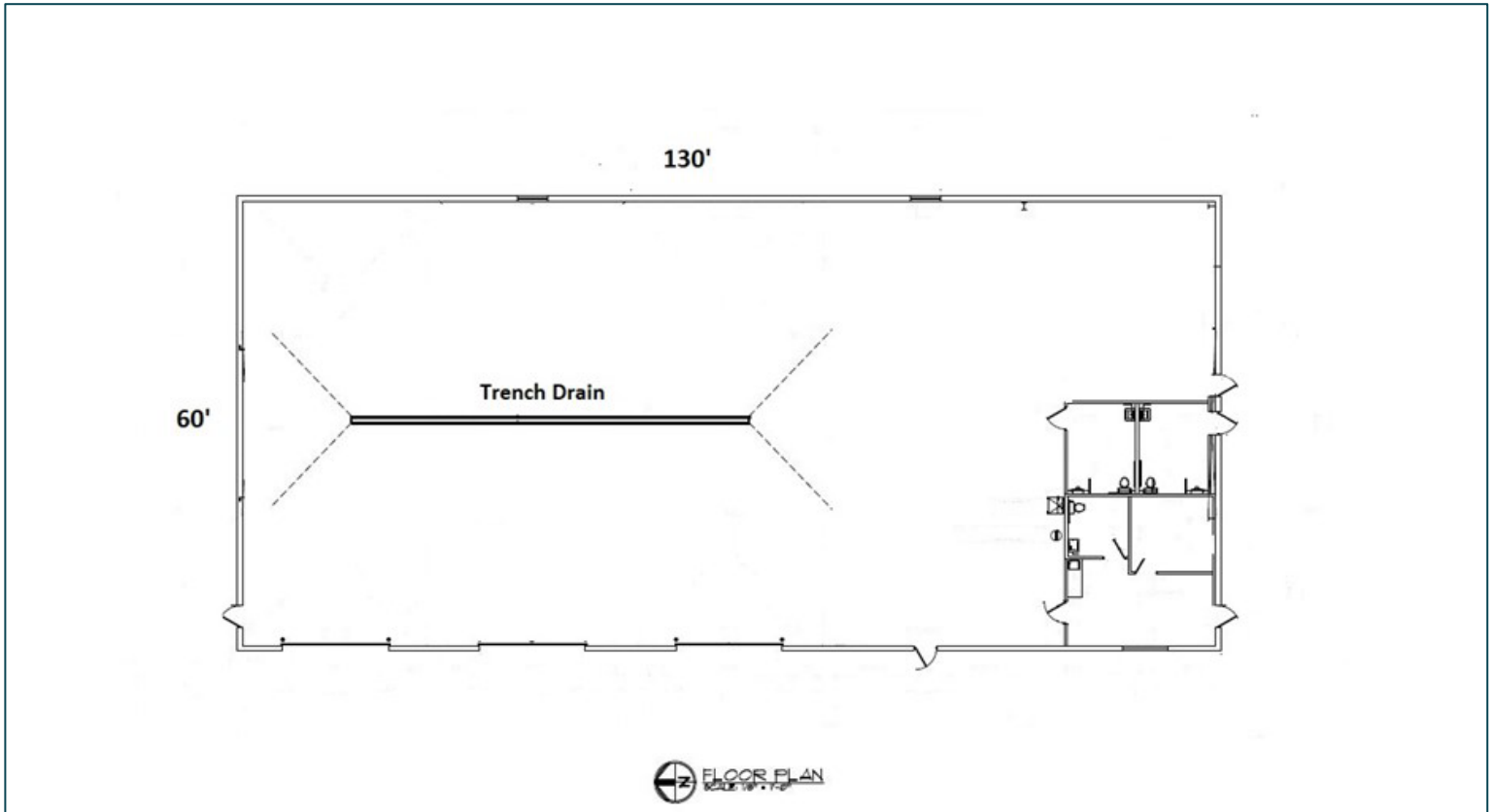


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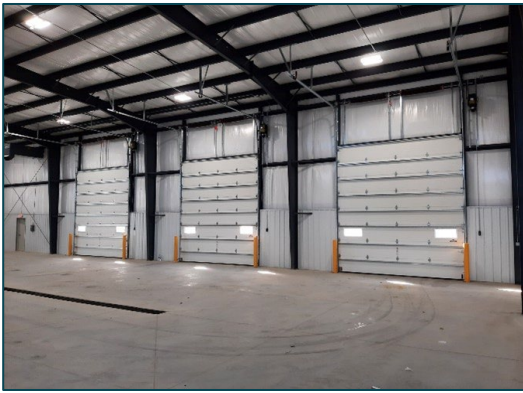


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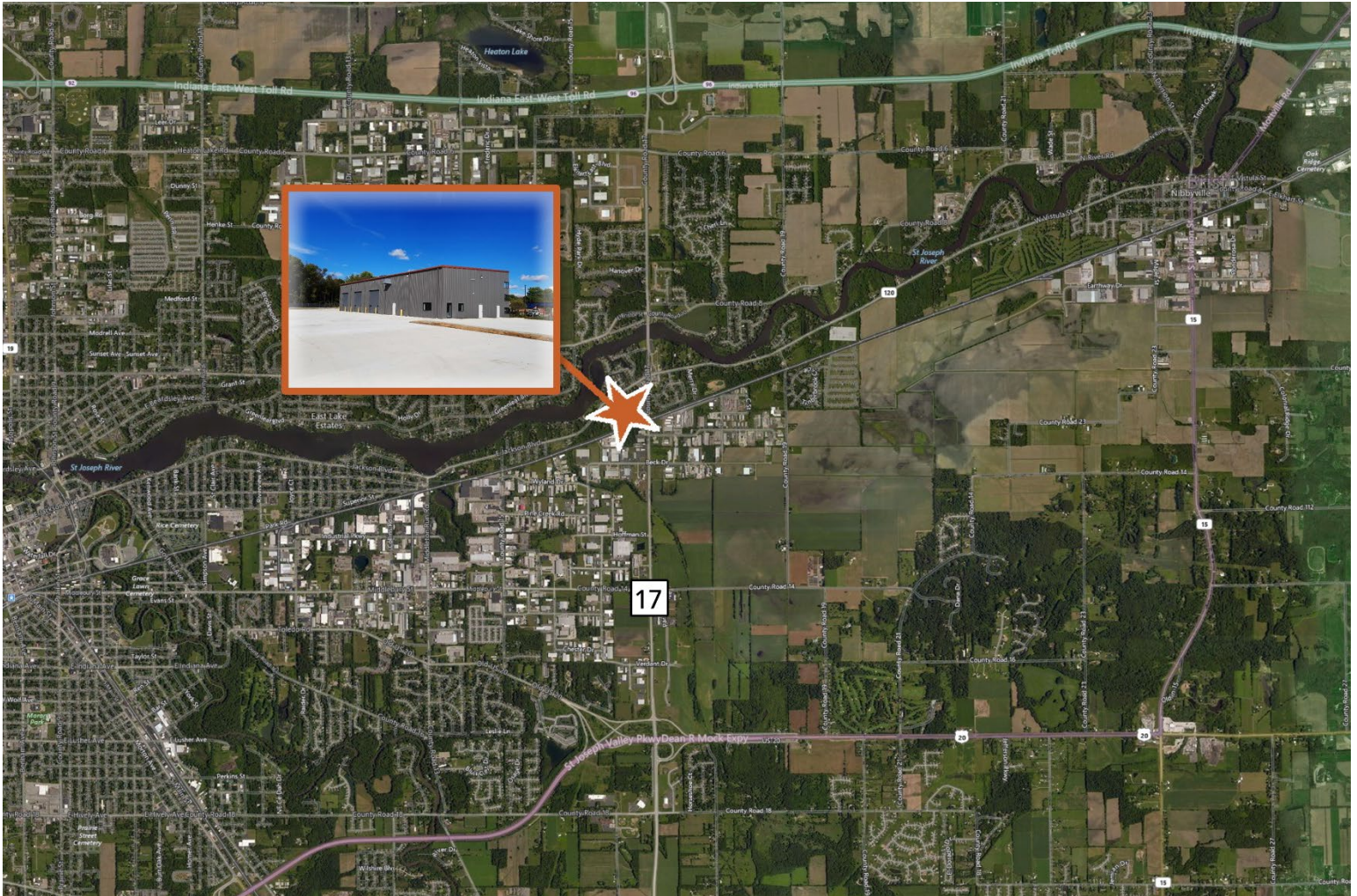


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PROPERTY LOCATION

The property is located on County Road 17 just a few miles south of the I-80/90 Indiana Toll Road (Exit 96 - Elkhart East). This area is booming with industrial development. This area is top ranked by Business Facilities Magazine as a Manufacturing Hub and retains many top RV and Trailer Manufacturers and is globally recognized as the “RV Capital of the World”.



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