

PROPERTY FOR SALE OR LEASE

4800 BECK DRIVE AND 319 ROSKE DRIVE
ELKHART, IN



WAREHOUSE DISTRIBUTION OR MANUFACTURING



PROPERTY HIGHLIGHTS

- 116,250 SQUARE FEET
- ZONED M-2
- 38,750 AVAILABLE NOW
- 77,500 AVAILABLE ON OR BEFORE JAN 1, 27
- 25' CEILING HEIGHT
- T-5 LIGHTING
- \$6.00 SQ. FT./YR. NNN LEASE
- SALE PRICE \$8,555,000.00
(SEE FURTHER DETAILS)



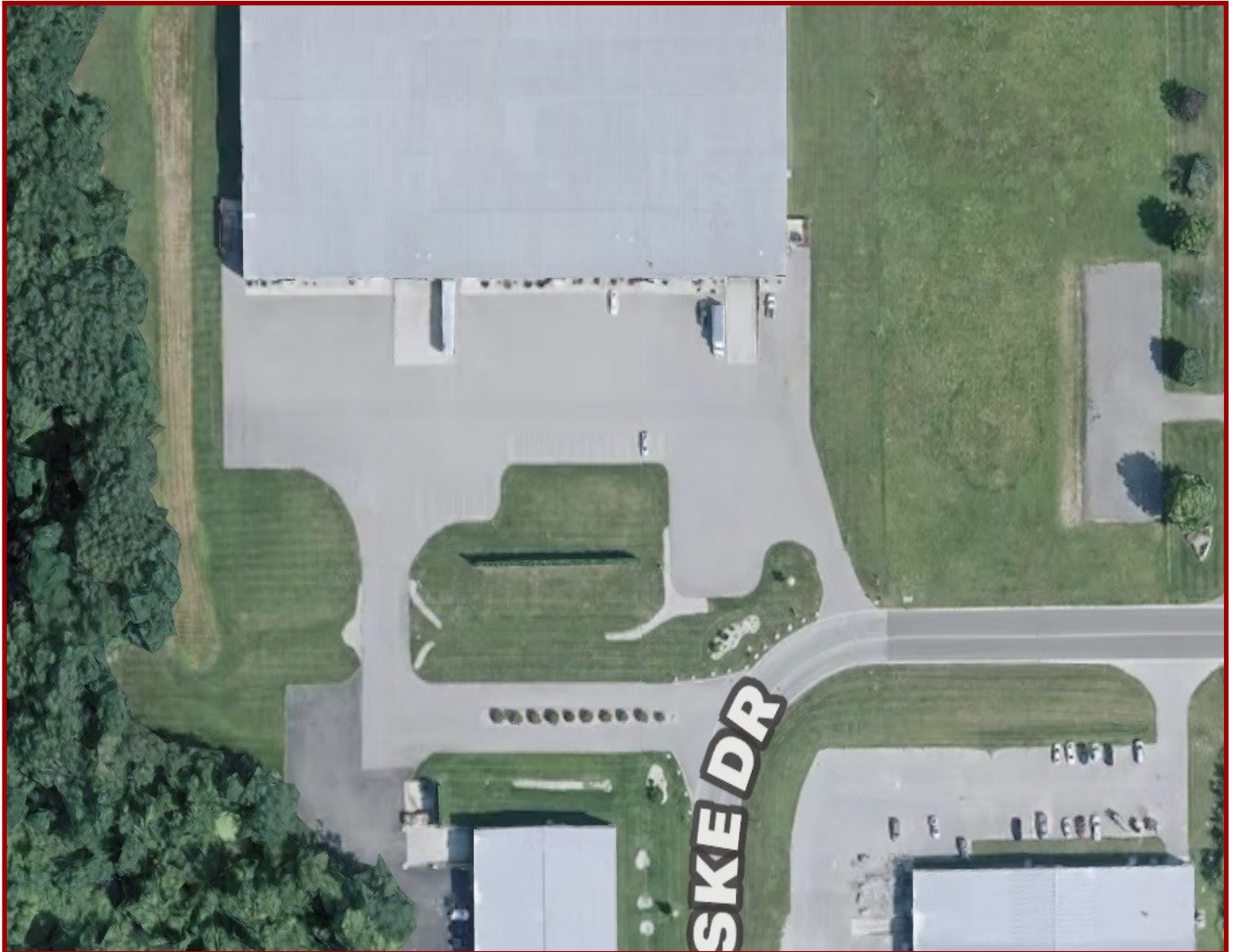
CREEKSTONE REALTY: RESIDENTIAL & COMMERCIAL SALES REAL ESTATE DEVELOPMENT PROPERTY MANAGEMENT

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PROPERTY FOR SALE OR LEASE

4800 BECK DRIVE AND 310 ROSKE DR
ELKHART, IN



PROPERTY DETAILS

NOW AVAILABLE FOR THE FIRST TIME, THIS EXCEPTIONALLY MAINTAINED INDUSTRIAL PROPERTY OFFERS FLEXIBILITY FOR BOTH OWNER-OPERATORS AND INVESTORS. THE BUILDING TOTALS 116,250 SQ FT, WITH 38,750 SQ FT READY FOR IMMEDIATE OCCUPANCY. THE EXISTING TENANT OCCUPIES 77,500 SQ FT WITH A LEASE THROUGH 12/31/2026 AND MAY RELOCATE EARLIER IF REQUIRED.

THE AVAILABLE WEST END CAP FEATURES 25' CLEAR HEIGHTS, T-5 LIGHTING, AIR-ROTATION HEAT, FULL SPRINKLER COVERAGE, 800-AMP 3-PHASE POWER, OFFICE SPACE, TWO RESTROOMS, AND EFFICIENT 30' X 50' COLUMN SPACING. OPERATING EXPENSES INCLUDE TAXES AT \$2,652/MO, INSURANCE AT \$263/MO, SNOW REMOVAL AT \$170/OCCURRENCE, AND MOWING AT \$95/OCCURRENCE.

THE PROPERTY IS OFFERED AT \$8,550,000. AN ADJACENT 36,000 SQ FT INDUSTRIAL BUILDING (CONSTRUCTED IN 2015) WITH A LONG-TERM NNN TENANT IN PLACE THROUGH 2030 IS ALSO AVAILABLE INDIVIDUALLY OR AS PART OF A PACKAGE FOR AN ADDITIONAL \$2,650,000. FULL LEASE DETAILS AVAILABLE UPON REQUEST.



Rear of 319 Roske Drive



319 Roske Drive, 36,000 sq ft leased building