

FOR SALE AND LEASE

FLEX/RETAIL/INDUSTRIAL SPACE

803 Linway Dr., Goshen, IN



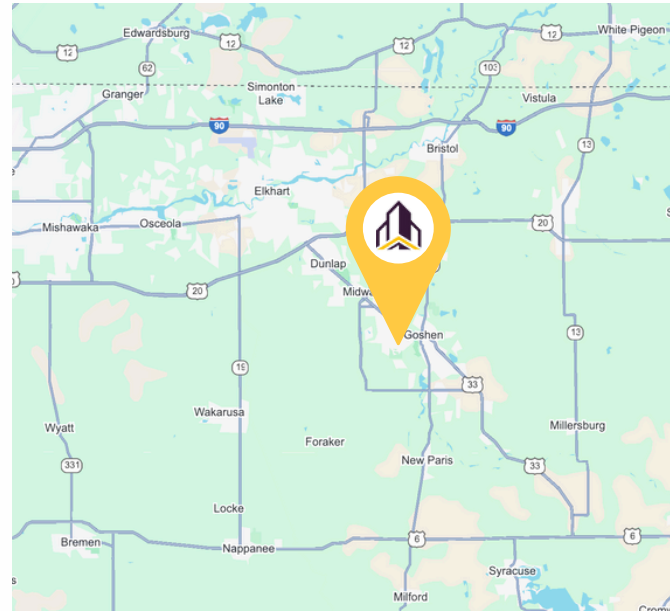
13,312 SF Total Space

Sale Price: \$895,000

Lease Rate: \$10.50/SF/YR (NNN)



- Imagine the potential with this versatile property smack dab in the high-traffic and high-visibility hub of activity located at 803 Linway Plaza in Goshen! Perfect for all sorts of situations: a service-based User that needs client-facing time and rugged storage at the same time, or a User that only needs a specific amount of space and wants to Lease out to others turning it into an income generating opportunity, or any combination within!
- This hybrid space offers the amenities that come with Office, but also the ability to get things done behind the scenes including a 5,312 SF Warehouse with 13' ceilings, 1 Dock Door, 2 Grade Level Doors, and 600 Amps/240 Volts/Single-Phase power supply.



Andy Knapick, MS
Senior Broker
574.383.8896
AKnapick@PinnProp.Com

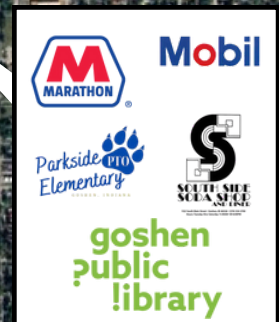
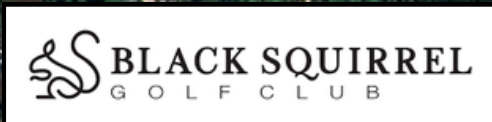
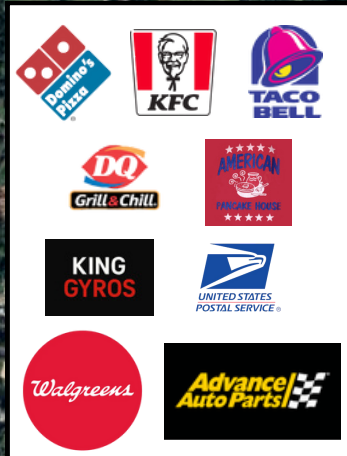
Greg Carroll
Broker
574.360.9381
GCarroll@PinnProp.Com

Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514





AREA MAP





PHOTOS





PHOTOS

