BRADLEY COMPANY

Industrial
For Sale & Lease

705 Maple St

Bristol, IN 46507

Property Highlights

- The buildings are located in a prime industrial park in Elkhart County near transportation and logistics.
- ***Direct rail access with a rail spur***
- Good access to the 80/90 Indiana Toll Road (3.5 miles) and US 20 bypass (3.7 miles)
- 600 amp electrical service 3 phase 480 volt power on site
- Well maintained buildings with large open bay areas in the warehouse/manufacturing spaces that provide good clear heights, multiple overhead doors and docks, and power to support a variety of potential manufacturing and distribution users
- Renovation/capital improvements made in 2016/2022 to both the office and warehouse/manufacturing spaces

SALE PRICE	**$5,450,000**
LEASE RATE	**$4.95 SF/YR (NNN)**

Available SF:	±104,392 SF
Lot Size:	±4.31 Acres
Building Size:	±104,392 SF

Available Adjacent Buildings:

606 Legion St. - ±52,681 SF Available for Sale/Lease
200 Legion St. - ±50,728 SF Available for Sale/Lease

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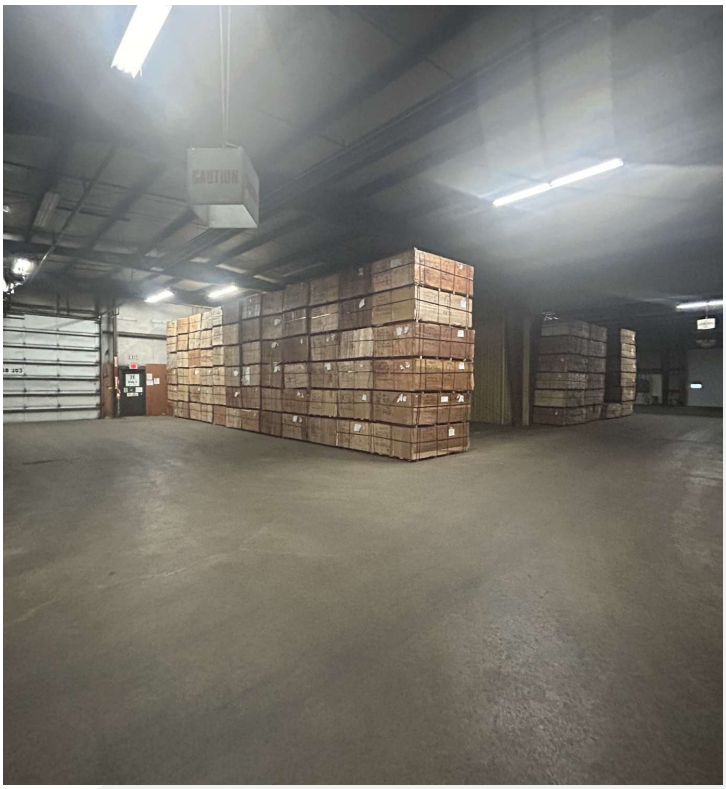
Location Information

Street Address	705 Maple St
City, State, Zip	Bristol, IN 46507
County	Elkhart

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-2: Heavy Manufacturing District
Lot Size	±4.31 Acres
APN #	20-03-27-328-003.000-031
Year Built	1973
Renovated	2016/2022
Eave Heights	16'-18'
Doors/Docks	1 dock door; 9 OHD; 6 rail access doors
Building SF	±104,392 SF
Office SF	±13,206 SF
Power	600 amp electrical service 3 phase 480 volt power on site
HVAC	Radiant Heat; Thermal Cycler; full HVAC in office
Structural Frame	Pre-Engineered Metal Frame
Roof	Rubber Membrane



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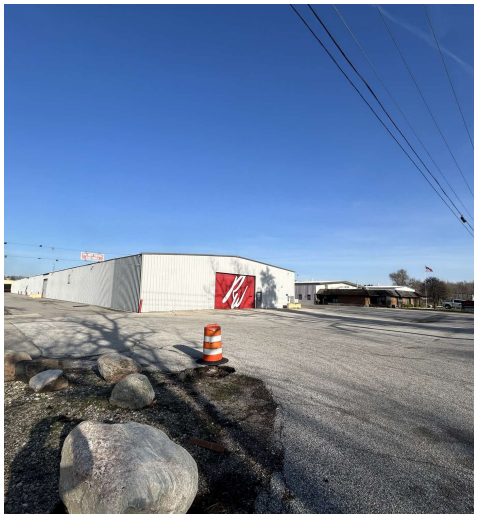

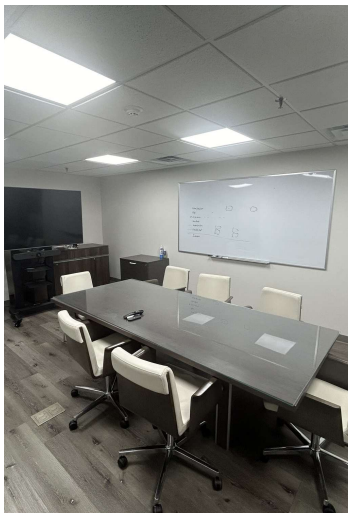

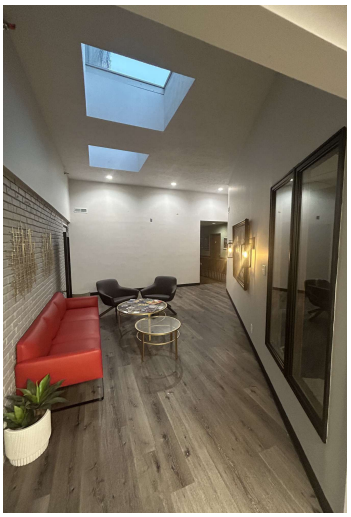
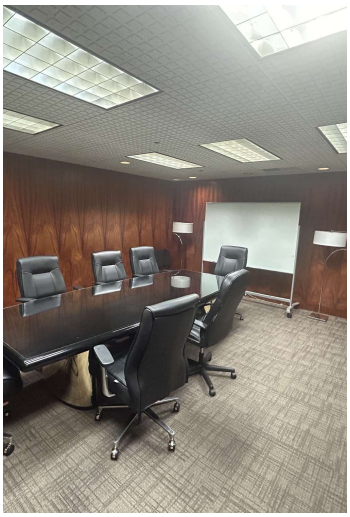
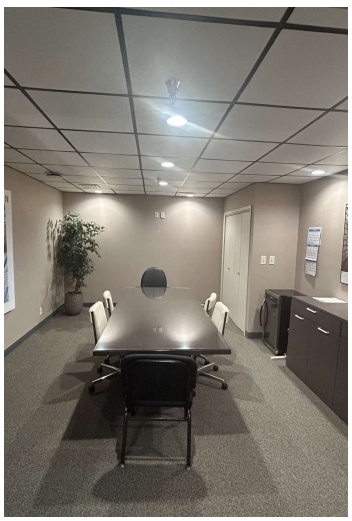
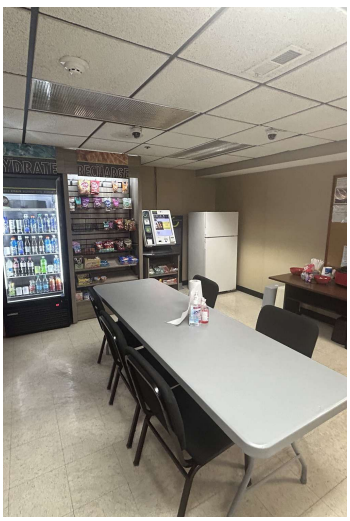

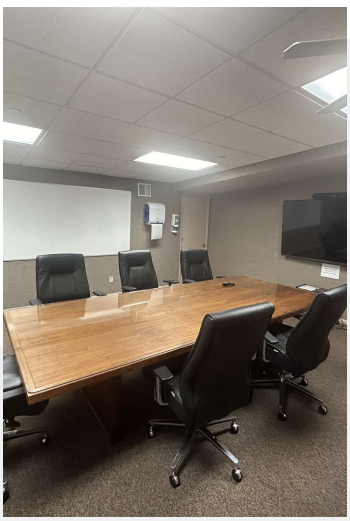

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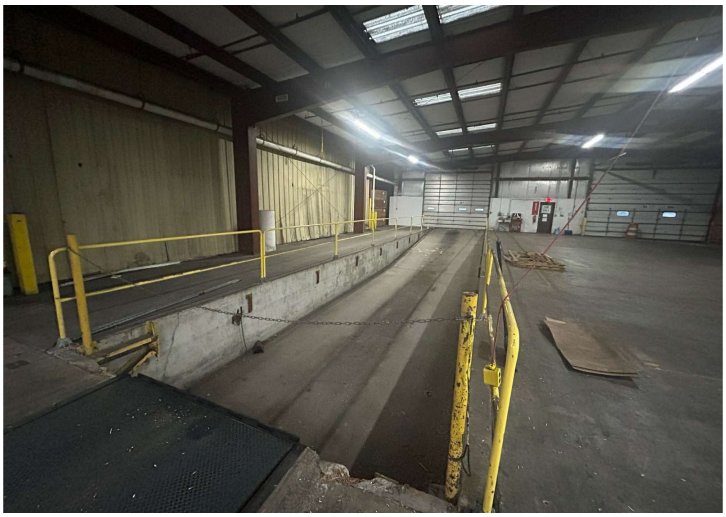

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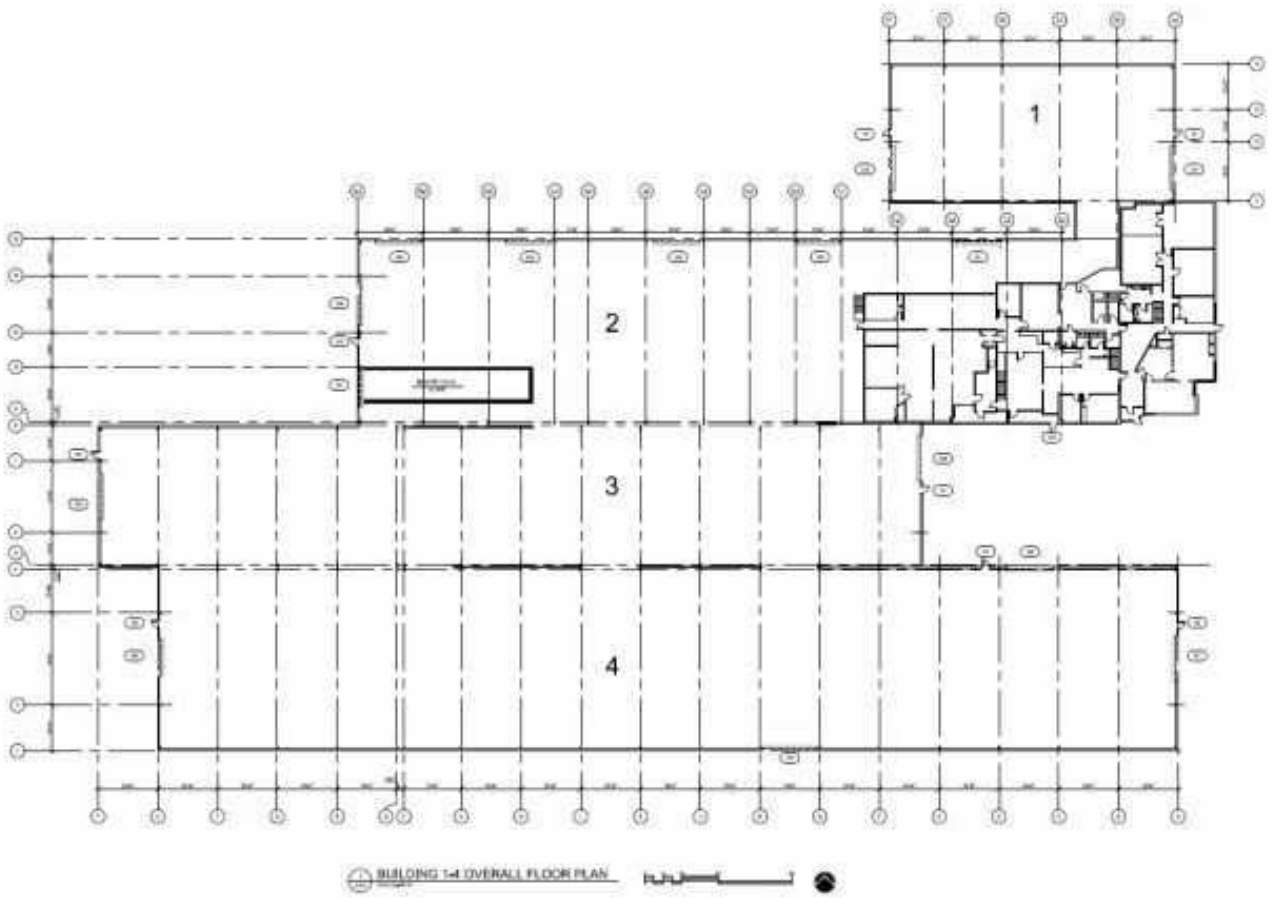

BUILDING 1-4 OVERALL FLOOR PLAN

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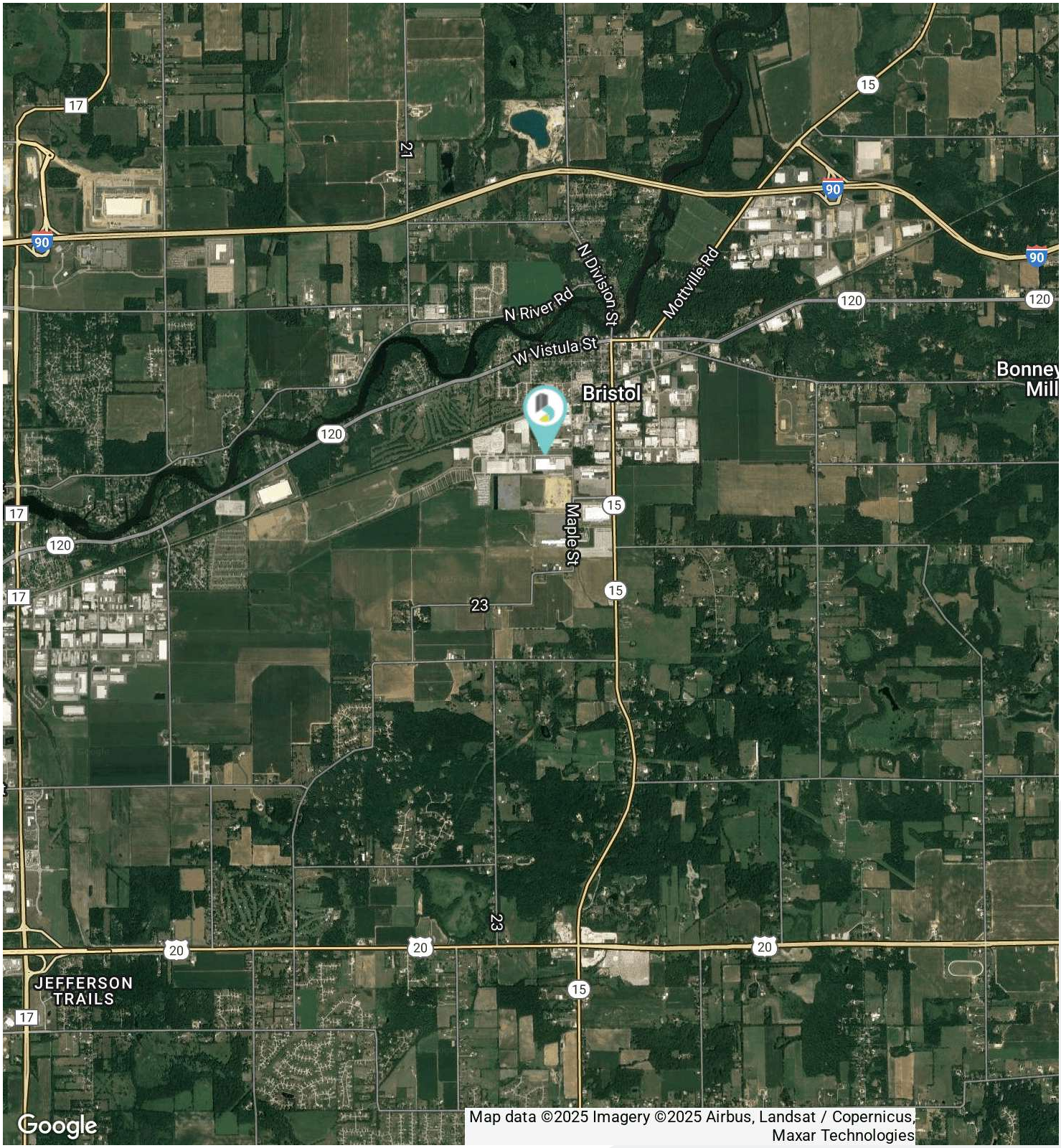
Location Map



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