

**3241 NORTHVIEW DR
ELKHART IN 46514**



BUILDING OFFERED FOR LEASE



PROPERTY HIGHLIGHTS

- 8,800 SQUARE FOOT STAND ALONE BUILDING
- .91 ACRE PROPERTY WITH PAVED PARKING LOT
- LEASE PRICE \$9.00/ SQUARE FOOT (\$6,600.00PER MONTH BASE RENT)
TRIPLE NET LEASE– MONTHLY CHARGE TAX: \$726.92, INSURANCE: AND COMMON MAINTENANCE TBD
- OPEN FLOOR PLAN WITH HIGH CEILINGS
- OWNER TO INSTALL NEW HVAC UNITS
- OWNER WILL DELIVER SPACE IN VANILLA BOX CONDITION
- IMMEDIATE AVAILABILITY
- CITY WATER AND SEWER
- GREAT LOCATION! JUST OFF THE 80/90 TOLL ROAD AT SR 19 (CASSOPOLIS ST.)
- ESTIMATED DAILY TRAFFIC ON CASSOPOLIS STREET IS 18,600
- ADJACENT TO NEWLY REVITALIZED NORTH POINTE PLAZA



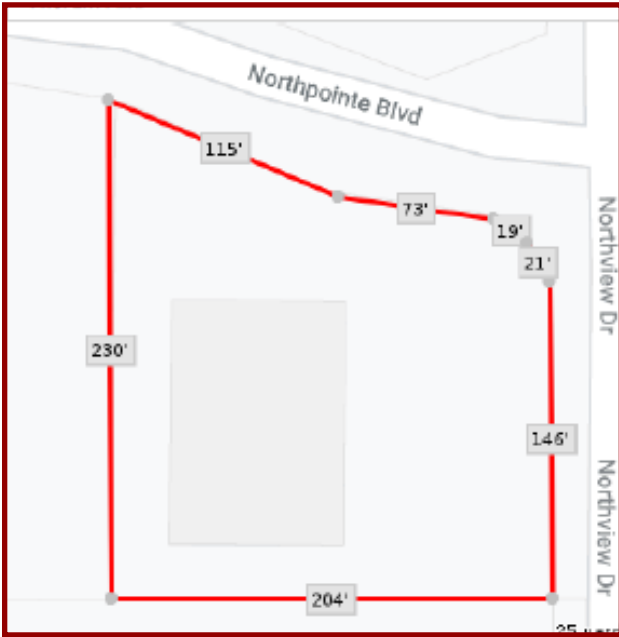
TO LEARN MORE, PLEASE CONTACT:

JOSH HENDRICKS, BROKER/OWNER
OFFICE: (269) 476-4368
TOLL FREE: (866) 822-9721
CELL: (574) 202-2000
FAX: (574) 651-5469

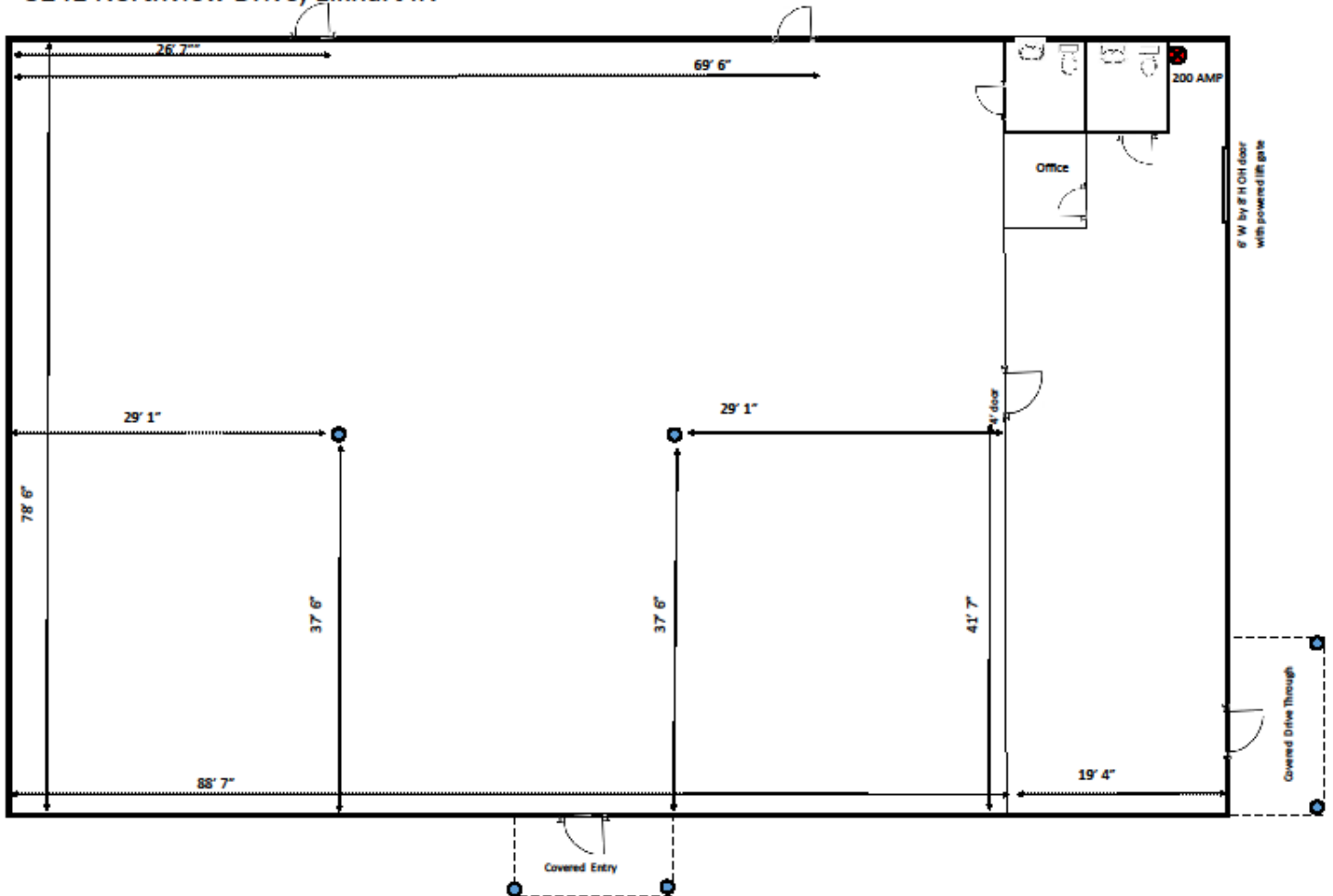
RESIDENTIAL & COMMERCIAL SALES
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

JOSH@CREEKSTONEINVESTMENTS.COM
WWW.CREEKSTONEINVESTMENTS.COM

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3241 Northview Drive, Elkhart IN



Drawing is representative of space. Measurements and scale may not be exact.

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THIS LOCATION IS IN A BUSY RETAIL CORRIDOR OFF THE 80/90 TOLL ROAD AND SR 19. THERE ARE MANY BRAND NEW HOTELS BEING BUILT WITHIN WALKING DISTANCE.

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This Exhibit is solely for the purpose of showing the approximate location of the Leased Premises within the Shopping Center and for no other reason whatsoever. Landlord reserves the right to relocate, change, expand or delete parking spaces, curb cuts, entrances, service areas, total building area, frontage, etc., including expansion or demolition of existing or new buildings.