

# Soaring Rail

203 Stonemont Drive, Bristol, IN

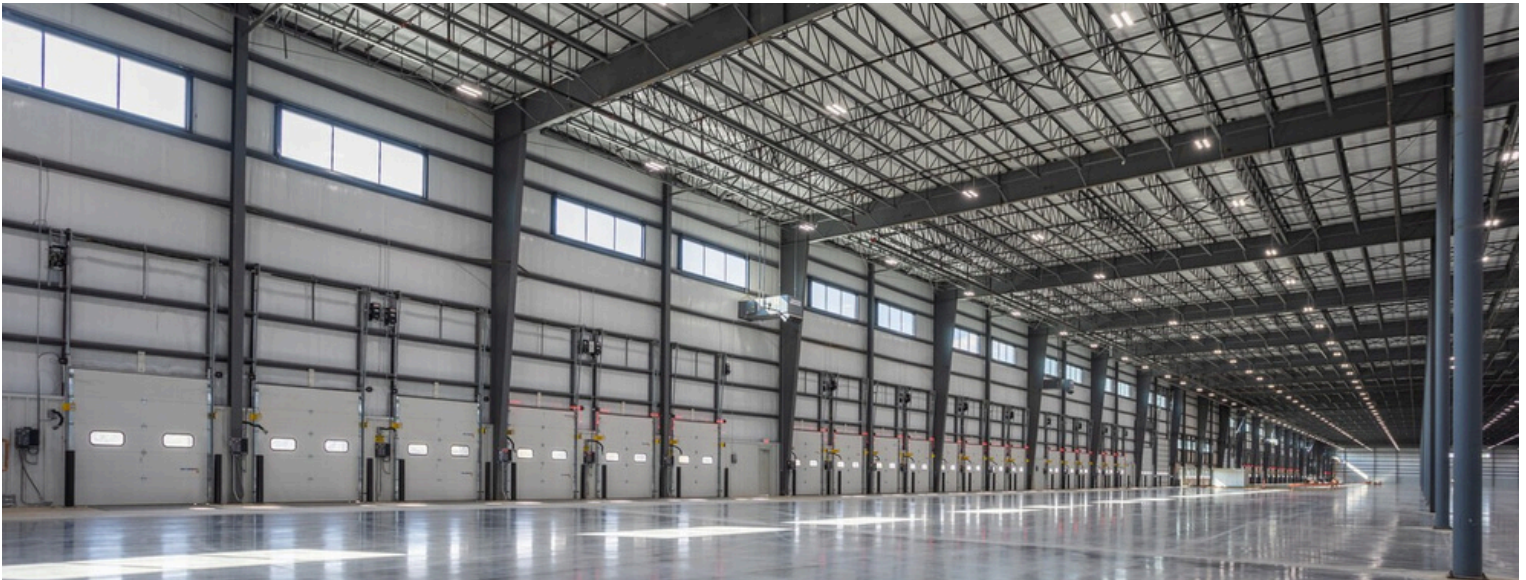


**200,000 SF Warehouse (100,000 SF Suites)**



**Lease Rate: \$6.65 to \$6.95/SF/Year NNN**

203 Stonemont Drive offers a one-of-a-kind opportunity to occupy up to 200,000 square feet of rail-served, industrial space in Bristol, Indiana. The 38' clear facility consists of five, 100,000-square-foot spec suites where each suite has 10 docks and two grade-level doors. One is 14-foot by 14-foot and another 16-foot by 18-foot. The facility is constructed in steel with eight-inch reinforced floors.



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## Logistics – Railways

**Norfolk Southern Corporation (NS)**  
Serving Elkhart, Goshen, Millersburg, New Paris  
[www.nscorp.com](http://www.nscorp.com)

**CSX Transportation (CSX)**  
Serving Nappanee  
[www.csx.com](http://www.csx.com)

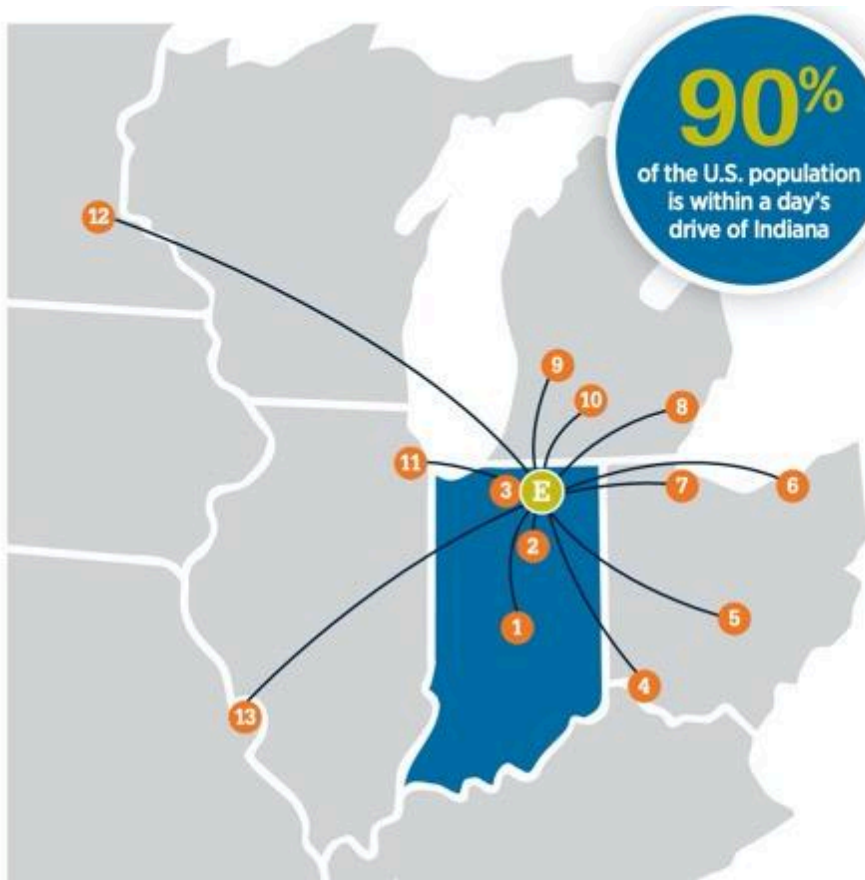
**Elkhart & Western (EWR)**  
Serving Elkhart  
[www.pioneer-railcorp.com](http://www.pioneer-railcorp.com)

**Grand Elk Railroad (GDLK)**  
Serving Bristol, Elkhart  
[www.watcocompanies.com](http://www.watcocompanies.com)

Four of the Five suites have direct access spurs with 2 doors and covered staging area. Allows for any size cars to be unloaded. Lines are serviced by Watco and owned by Norfolk Southern. CN and CSX located nearby.







### Distance from Elkhart to ...

1	Indianapolis, Indiana	150 mi.
2	Warsaw, Indiana	25 mi.
3	South Bend, Indiana	25 mi.
4	Cincinnati, Ohio	255 mi.
5	Columbus, Ohio	225 mi.
6	Cleveland, Ohio	241 mi.
7	Toledo, Ohio	140 mi.
8	Detroit, Michigan	200 mi.
9	Grand Rapids, Michigan	102 mi.
10	Lansing, Michigan	138 mi.
11	Chicago, Illinois	120 mi.
12	Minneapolis, Minnesota	530 mi.
13	St. Louis, Missouri	392 mi.

