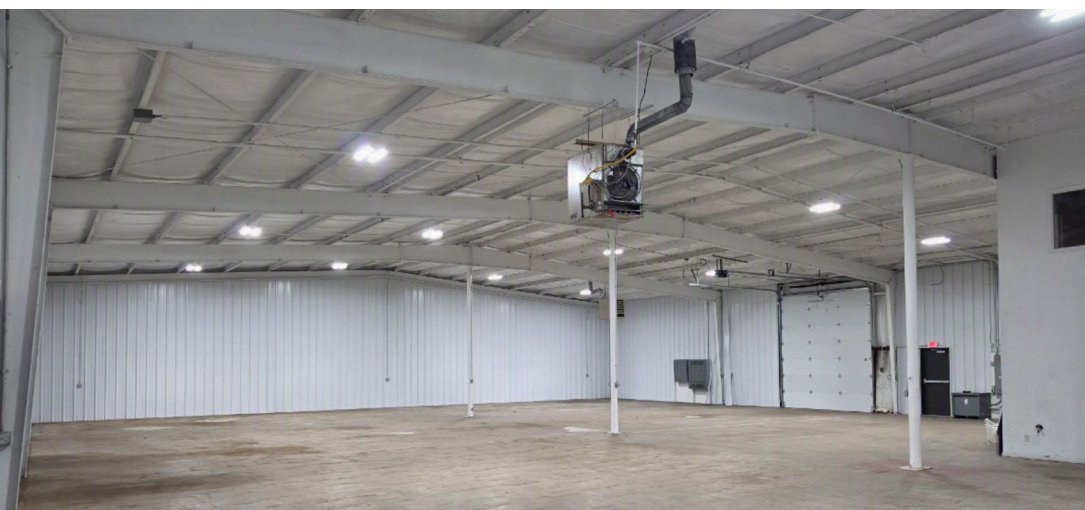


# MANUFACTURING BUILDING FOR LEASE

**53115 FAITH AVENUE**

Elkhart, Indiana

**HEAVY POWER!**



## PROPERTY DETAILS

Hard to find 8,000 square-foot production facility with 1200 Amp/480-Volt/3-Phase power. High-capacity gas meter. Clean and bright production area. Floor to ceiling white metal wall panels. LED lighting. 16' eave height. Quiet cul-de-sac location on Elkhart's Northside. M-1 zoning. Office area with 2 private offices. 1 office restroom. 2 plant restrooms. Need heavy power in a small facility? This one is a must see!

**Robert James Inc.**  
COMMERCIAL REAL ESTATE  
Sales • Leasing • Investment • Development

**JAMES C. SKILLEN**  
Principle Broker/Property Manager  
574.276.6848  
james.skillen@robertjamesinc.com

[www.robertjamesinc.com](http://www.robertjamesinc.com)

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## HIGHLIGHTS

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Building Size: | 8,000 SF (Total)<br>Includes 720 SF Main Level Office         |
| Land Size:     | .94 Acres                                                     |
| Year Built:    | 1986; Renovated 2026                                          |
| Zoning:        | M-1                                                           |
| Paving:        | 7,300 SF Concrete Paving                                      |
| Doors:         | 1—14' Tall Grade Level Door                                   |
| Dimensions:    | 100' x 80' @ 16' Eave                                         |
| Restrooms:     | 1 Unisex (Office);<br>1 Men's;<br>1 Women's                   |
| Lighting:      | LED                                                           |
| Power:         | 1200 Amp/480-Volt/3-Phase                                     |
| HVAC:          | Gas Unit Heaters (Plant);<br>Gas Forced Air with A/C (Office) |
| Utilities:     | NIPSCO Gas & Electric;<br>Private Well & Septic               |
| Annual Taxes:  | \$4,848.48 (2025 Pay 2026)                                    |
| Lease Rate:    | Subject to Use, Term & Credit<br>(\$4,500 Per Month NNN)      |
| Lease Terms:   | Triple Net; 5-Year Term Preferred                             |

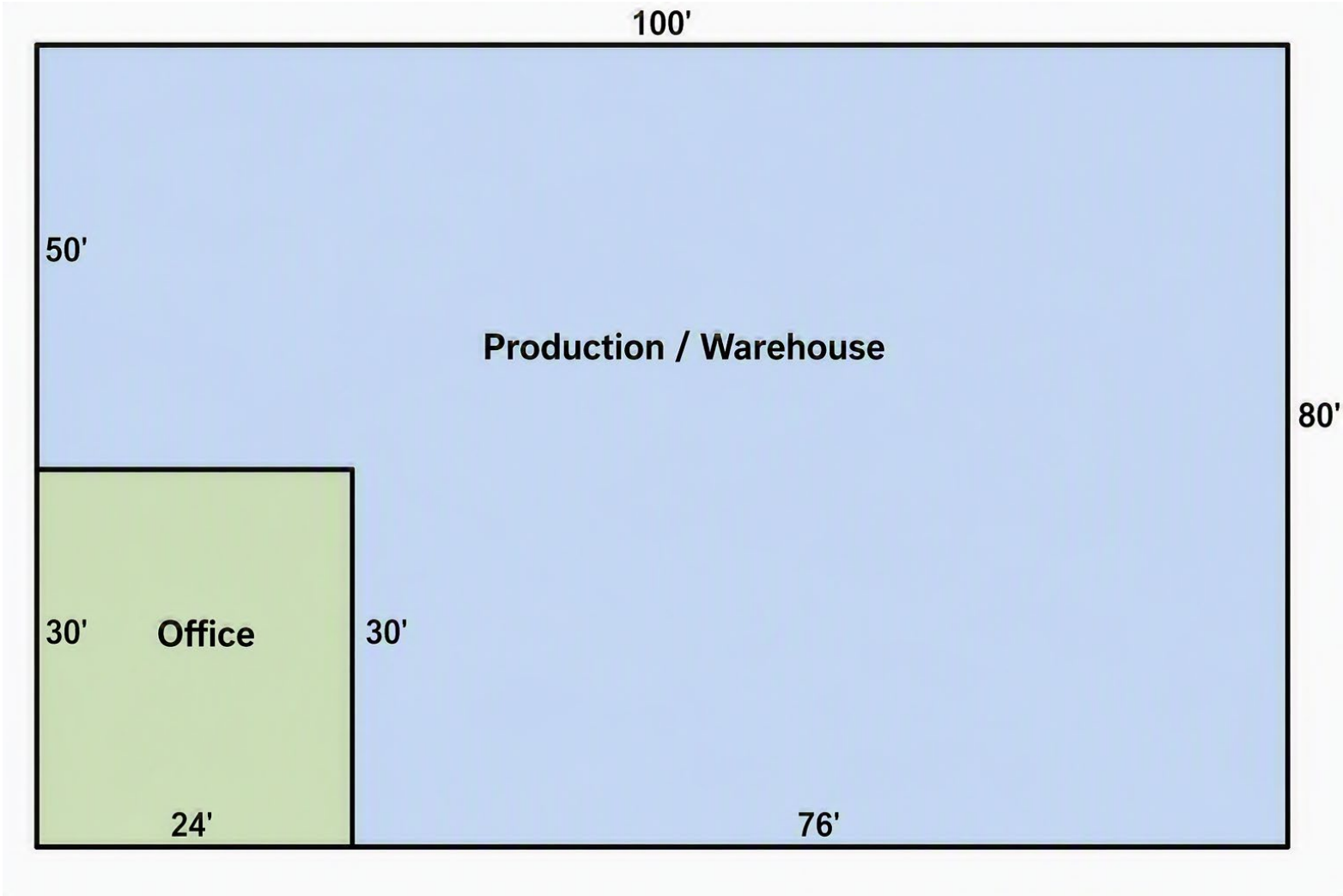


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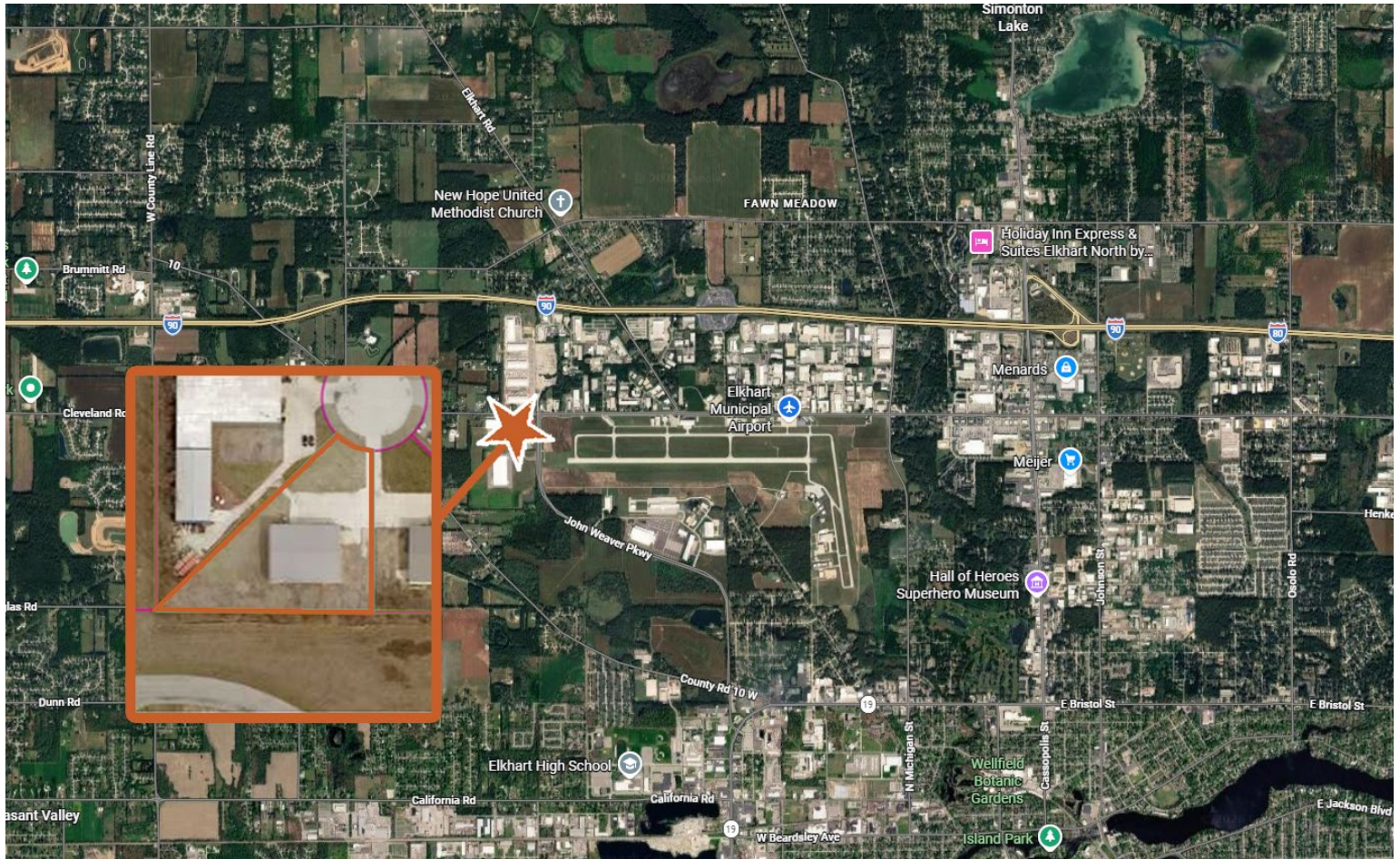
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## PROPERTY LOCATION

Situated on the north side of Elkhart in a quiet cul-de-sac, the property provides convenient access to commercial customers throughout the region via US Highway 6, a key east-west transportation corridor, and the nearby I-80/90 Toll Road (Exit 92).



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