

SPACE FOR LEASE

22049 INNOVATION DRIVE

Elkhart, Indiana



PROPERTY DETAILS

NEW CONSTRUCTION! The Innovation Building is the first institutional quality distribution facility speculatively constructed in Elkhart, Indiana. Located at Exit 96 of the Indiana Toll Road, just one-mile from the new Amazon fulfillment center, this premier property is within one day's travel to almost 90% of the US population.

Available for lease is 200,000 square feet which includes 5,000 square feet of office space. 36' clear height it is illuminated with 60,000 lumen LED high bay fixtures. Products flow in and out of the facility through multiple truck loading docks and 4 grade level overhead access doors. Moving across the Flat 7" fiberglass reinforced concrete floors the warehouse column spacing is 52' x 50' with a 60' speed aisle at the main loading dock area. The well-lighted exterior truck traffic areas are heavy duty with 7" fiberglass reinforced concrete entrances, turnarounds, dock aprons and truck storage areas. Heavy power and ESFR fire suppression system.

With excellent exposure, a great location, and a beautiful contemporary design, the Innovation Building puts you in front of the #1 Ranked Manufacturing hub for mid-size MSAS.

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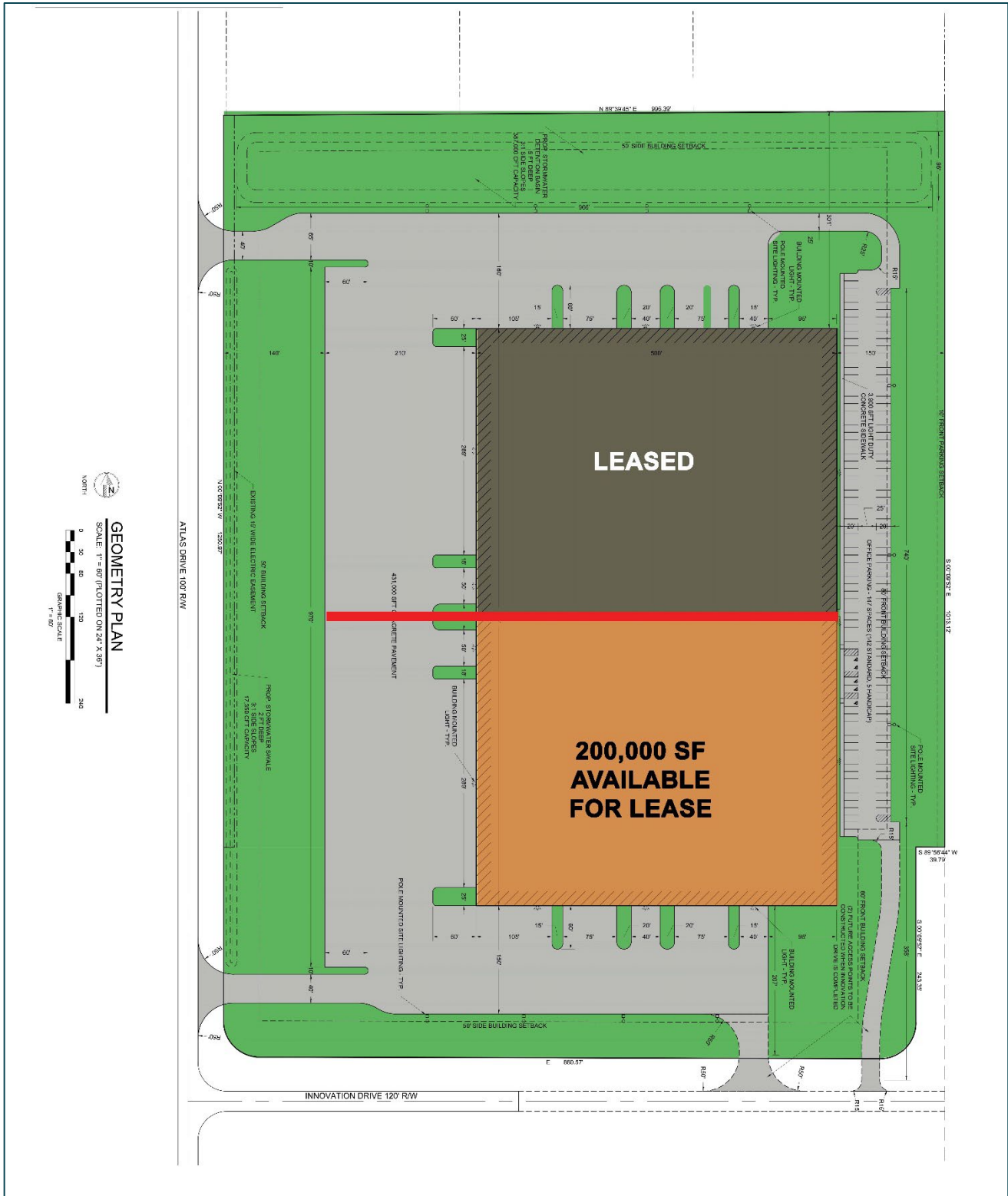
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HIGHLIGHTS

Building Size:	200,000 SF Includes 5,000 SF Offices
Land:	14.9 Acres
Year Built:	2022
Zoned:	M-2, DPUD
Parking:	147 Paved Vehicle Spaces (Shared with Room for Expansion); 50 Semi-Trailer Spots
Eave Height:	40'
Docks:	26 Truck Docks with 9' x 10' Doors/ Pentalift 40,000 LBS Dock Levelers 6' x 9', Vehicle Restraints/ Pentalift Dock Shelters / 52 LED Dock Lights
OH Doors:	4 — 14' x 14' Grade-Level Doors;
Lighting:	129 — 60,000 Lumen LED High-Bay Fixtures
Fire Protection:	ESFR Fire Suppression System for 30' High Storage of Class I to IV Carton and/or Exposed Non-Expandable Group A Plastic Commodities & Ordinary Hazard Manufacturing
Power:	2000 Amp/480 Volt/3-Phase
HVAC:	Office — Trane 5-Ton Units; Warehouse — POWRMATIC Floor Mounted Air-Rotation Units
Ventilation:	Warehouse — 8 — 45,000 CFM Roof Mounted Exhaust Fans with 16 Intake Louvers
Utilities:	AEP Electric; NIPSCO Gas; Elkhart Public Utilities Water & Sewer
Taxes:	TBD
Lease Rate:	TBD Based on Final Build, Tenant Credit and Term

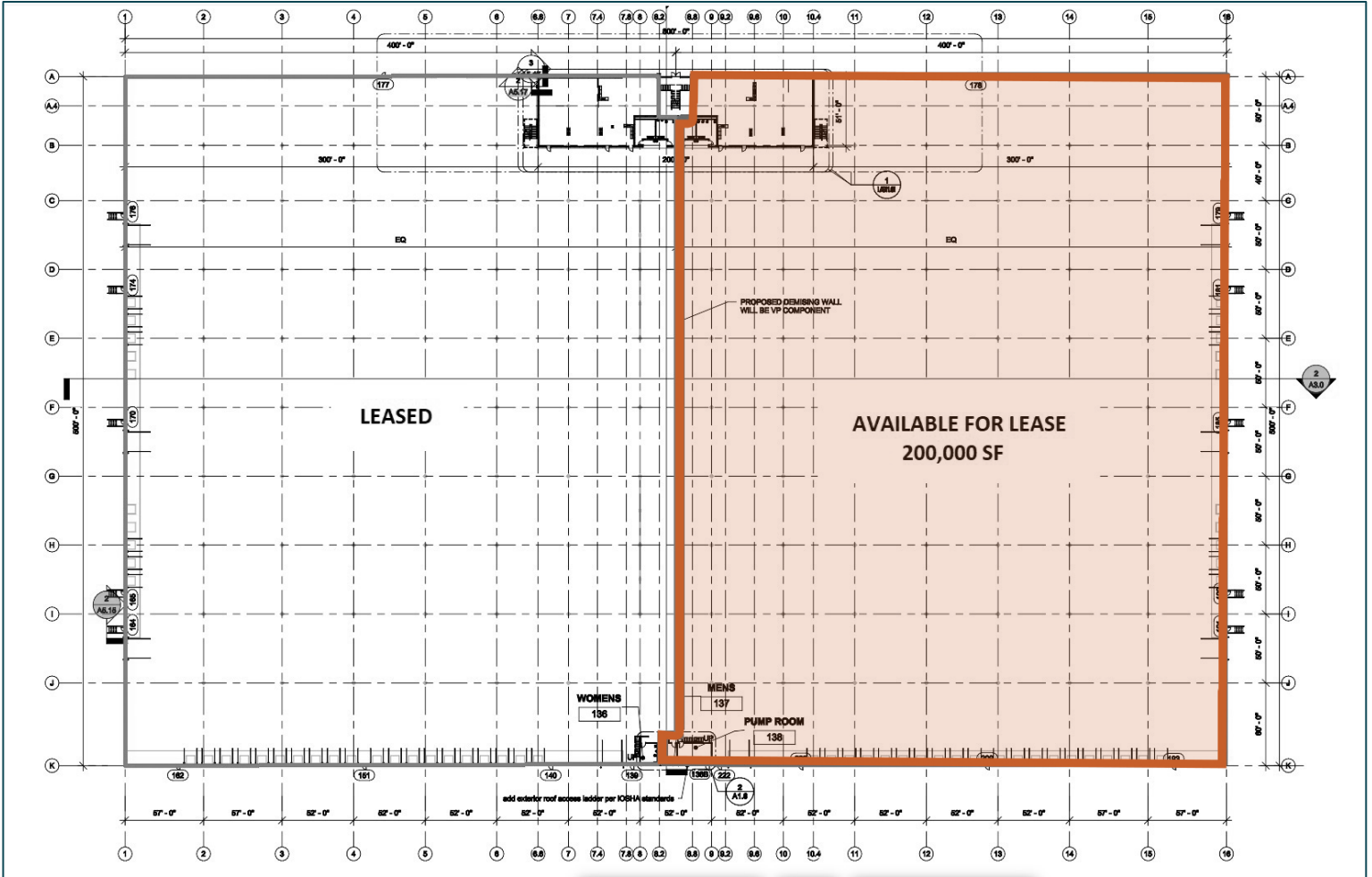


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BUILDING PHOTOS

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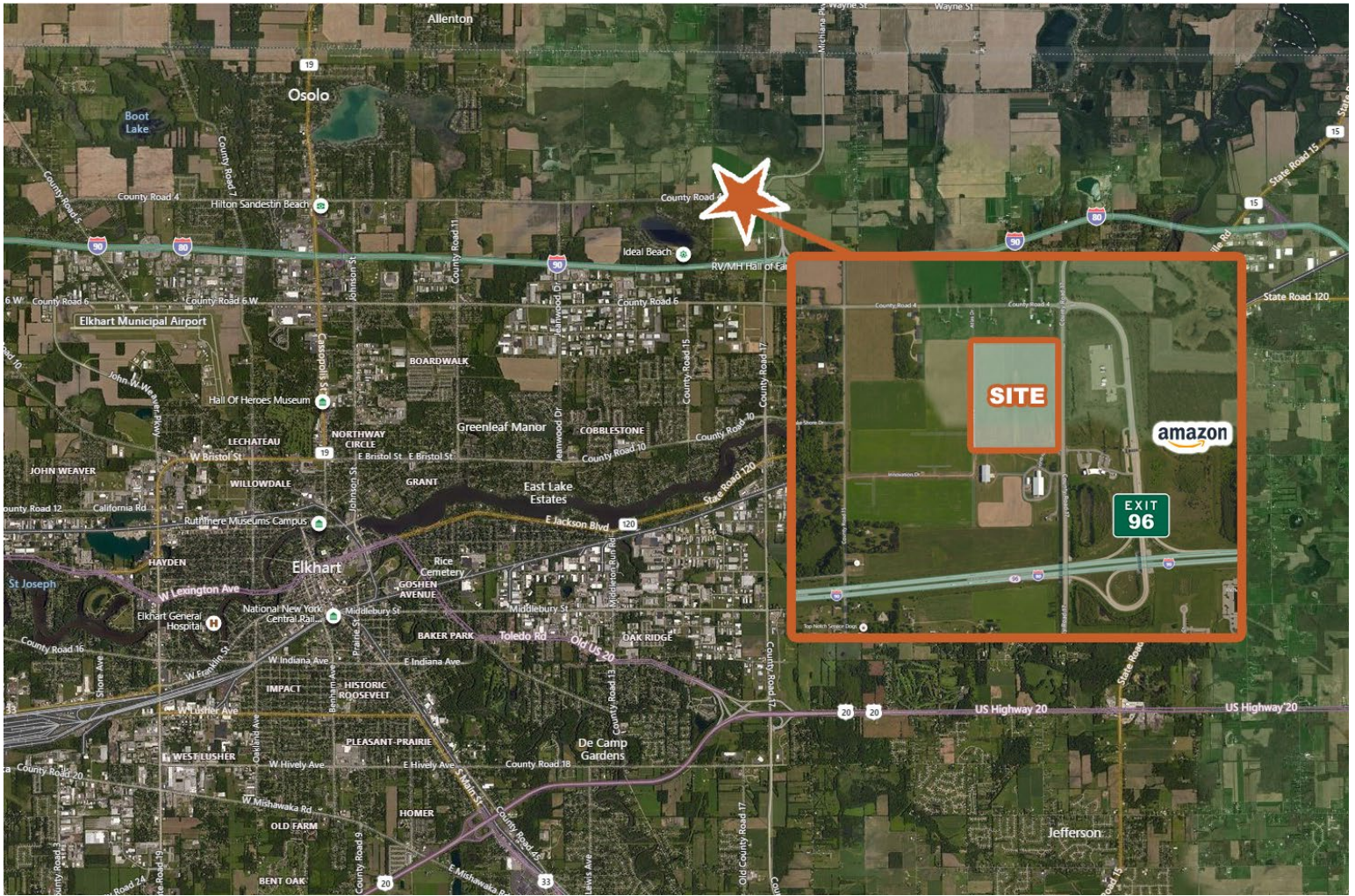


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PROPERTY LOCATION

The property is located near the northwest corner of County Road 17 and County Road 4 just north of the I-80/90 Indiana Toll Road (Exit 96 - Elkhart East). This area is booming with industrial development, and Amazon recently broke ground a new 4,000,000 square-foot, 5-story fulfillment center on the adjacent land between County Road 17 and County Road 19. This area is top ranked by Business Facilities Magazine as a Manufacturing Hub and retains many top RV and Trailer Manufacturers and is globally recognized as the “RV Capital of the World”.



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