

For Sale

Industrial Property with 219,980 SF Available



1255 Oak St

Elkhart, IN, 46514

1255 Oak St is a large industrial campus located just south of Bristol St in the core of Elkhart. The 219,980 square foot main facility occupies an 18.8-acre campus across three parcels and is further improved with several outbuildings. The campus has historically been used for copper pipe fittings since the 1950s. The main manufacturing area features 12' clear heights, docks and overhead doors, heavy power, 20'x30' column spacing, boiler heat, air compression lines, wet sprinkler, cranes, floor drains, and bus ducts. There is a 18,000 square foot receiving & saw area with 20' clear height and a 20' overhead door, There is a 26,200 square foot high-bay section with 10 docks (one of which is ramped), with 19.5' clear eave up to 24.5' clear max height, and thermocycler units, adjacent to a 70' clear hi-rise section with racking and a specialized pallet system in place. The building has two electrical services totaling 6,000 amps and also features 2 - 140-ton cooling towers. Additionally, there are several outbuildings and a significant amount of fenced, paved yard space.

Sale Price	\$5,900,000
Main Plant	219,980 SF
Lot Size	18.8 AC
Year Built	1952
Utilities	Municipal water & sewer
Zoning	M-2
Taxes	\$122,550.50 ('24 pay '25)

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Highlights

- Recent capital improvements including a new boiler, partial roof improvement work, and upgrades to HVAC-related equipment
- Heavy power (6000 amps/480v-3 Phase) and manufacturing infrastructure (floor drains, bus ducts, air compression lines, cranes)
- Versatile building sections, auxiliary structures, and large outdoor storage capacity

Building Information

Building Size 208,654 SF main plant (23,550 SF office)
11,326 SF attached machine shop
10,800 SF auxiliary storage building
1,440 SF maintenance garage
540 SF storage shed

Ceiling Height 12' clear (main);
19.5'-24.5' clear (high-bay);
70' clear hi-rise;
20' clear (unloading area)

Year Built 1952 (Main);
1965 expansion;
1973 expansion

Column Spacing 20'x30' (main plant space)

Overhead Doors 3 (main building)

Docks 13 (main building)

Parking & Transportation

Parking Type Paved surface lot (fenced)

of Parking Spots 260+

Traffic Counts 1,022 VPD (Oak St); 23,467 VPD (W Bristol)

Access 3.7 miles to I-80/90; 5 miles to US 20

Location Information

Address 1255 Oak St

City, State, Zip Elkhart, IN 46514

County Elkhart

Property Information

Property Type Industrial

Property Subtype Manufacturing

Zoning M-2 (City of Elkhart)

Lot Size 18.8 AC

APN # 20-02-31-402-009.000-027;
20-02-31-328-005.000-027;
20-02-31-401-004.000-027

Taxes \$122,550.50 ('24 pay '25)

Utilities & Amenities

Gas NIPSCO

Water / Sewer Municipal

Power Type 4000/480v/3-Phase
2000/480v/3-Phase

Power Supplier AEP

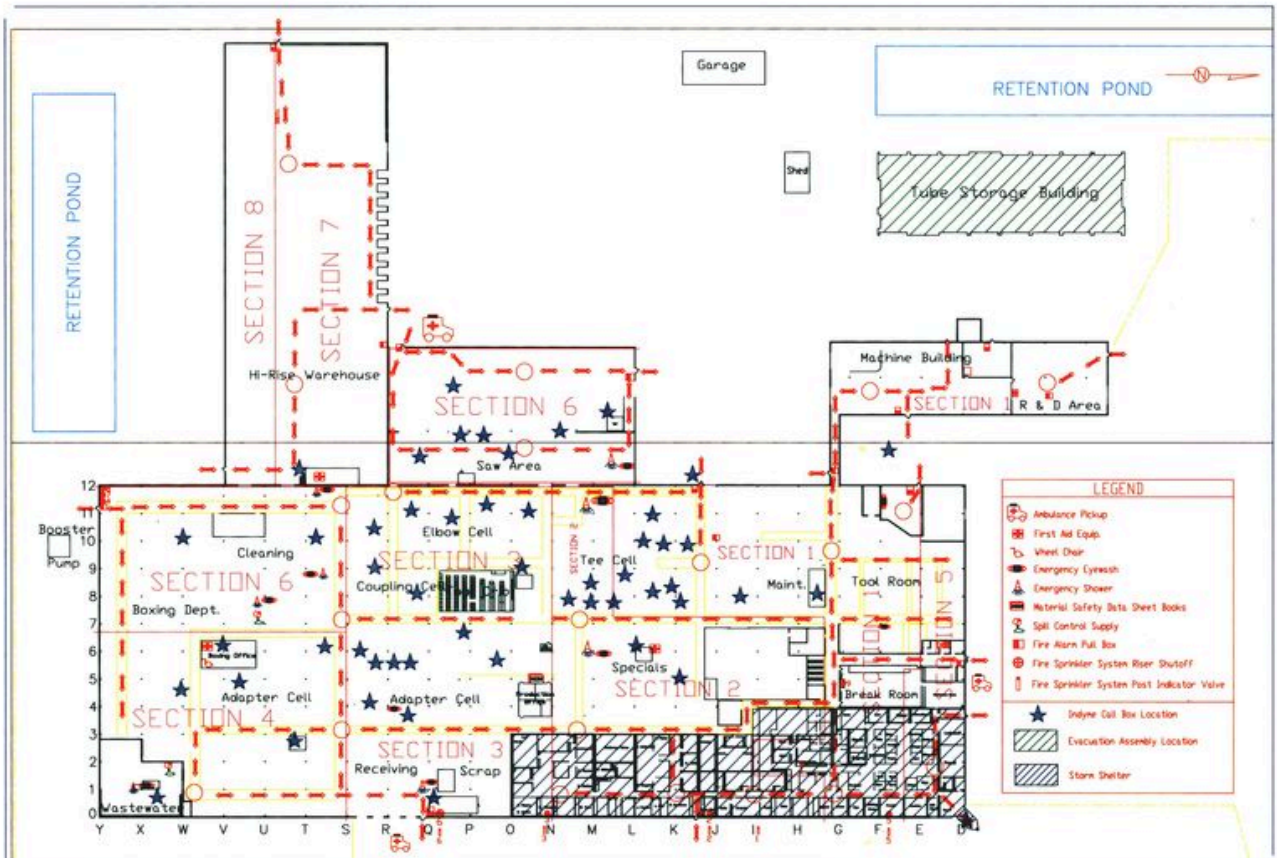
Sprinkler Wet system

HVAC Boiler heat; thermocycler units, heat & A/C in office

Misc Air compression lines, bus ducts, floor drains, 1-2 ton cranes, 2-140 ton cooling towers

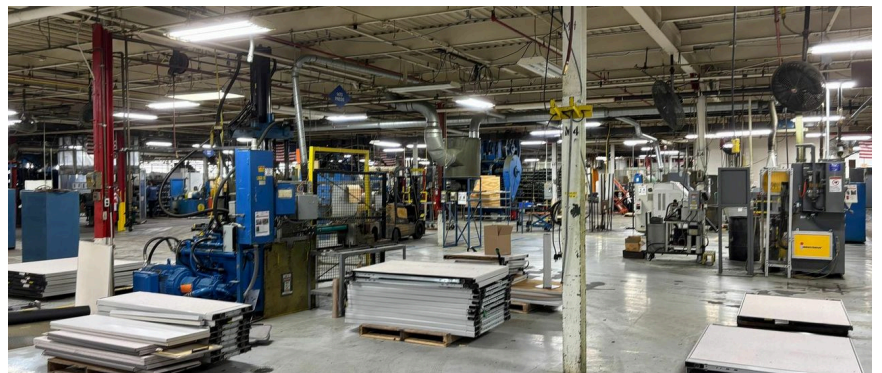
Floor Plan

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Parcel Overview

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