

WAREHOUSE / DISTRIBUTION FACILITY FOR LEASE

3603 COUNTY ROAD 6 | BUILDING A

Elkhart, Indiana



PROPERTY DETAILS

Clear span 38,250 square foot warehouse | distribution facility for lease. 2,839 square feet of offices. M-1 zoning. Side-loaded building with lots of truck maneuverability with 4 recessed truck loading docks and 14' tall doors. Excellent exposure on CR 6 between Jeanwood Drive & Decio Drive.



HIGHLIGHTS

Building Size:	38,250 SF (Total) Includes 2,389 SF Office
Land:	3.5 Acres Approx.
Year Built:	1978
Zoned:	M-1 (Limited Manufacturing)
Parking:	40,000 SF Asphalt
OH Doors:	3—14' Tall Overhead Door
Docks:	4 – Recessed Truck Docks
Eave Height:	20'
Dimensions:	90' x 425' Clear Span
Restrooms:	2 (Office); 2 (In Warehouse)
Utilities:	NIPSCO Gas; AEP Electric; Elkhart Public Utilities Water & Sewer
Lighting:	LED
Power:	3-Phase
HVAC:	Gas With Central Air (Office); Gas Radiant Tube (Warehouse)
Annual Taxes:	\$25,089.86 (2022 Pay 2023)
Lease Rate:	Negotiable Depending On Lease Term, Use & Credit

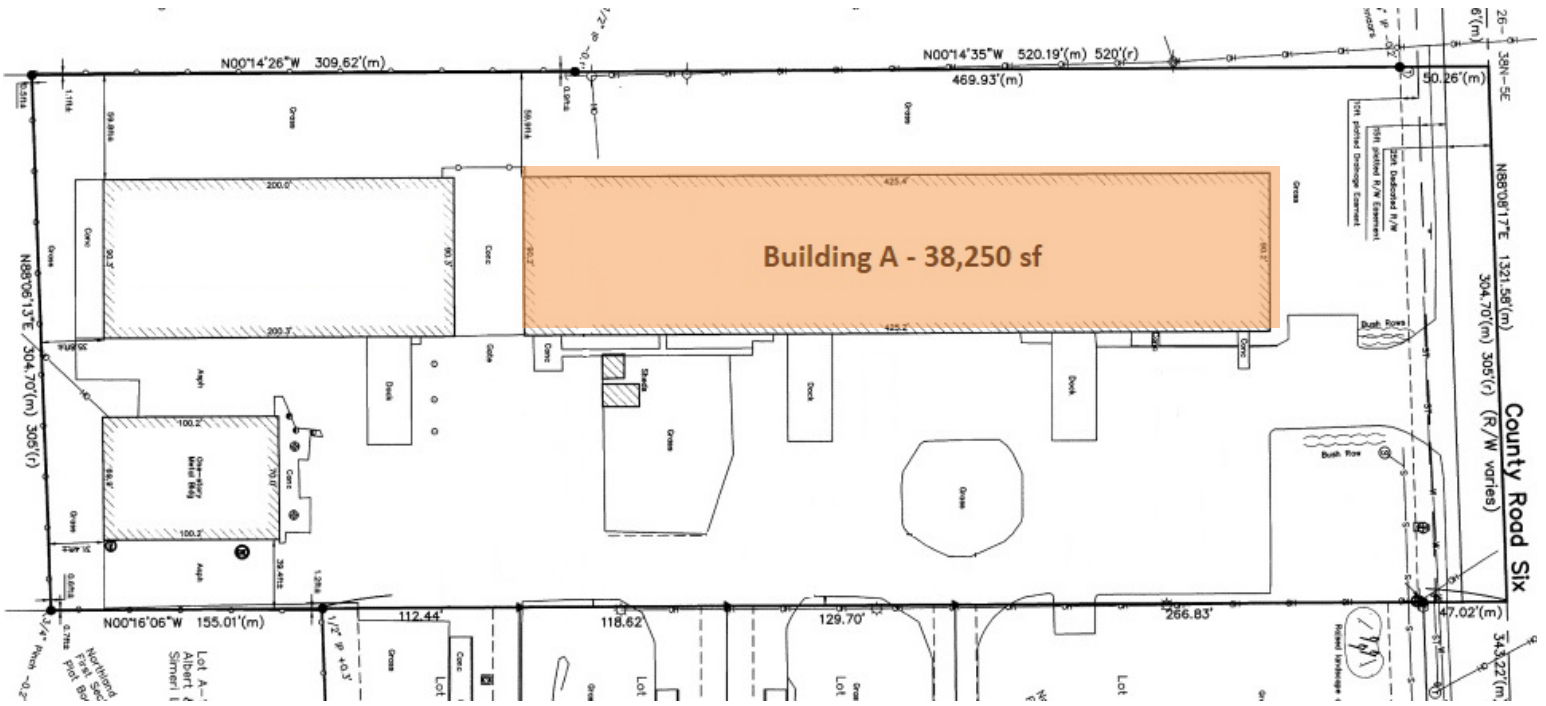
Robert James Inc.
COMMERCIAL REAL ESTATE
Sales • Leasing • Investment • Development

JAMES C. SKILLEN

Principle Broker/Property Manager
574.276.6848
james.skillen@robertjamesinc.com

www.robertjamesinc.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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



PROPERTY LOCATION

The property is located on the south side of County Road 6 between Decio Drive and Jeanwood Drive in the 6 East industrial park. Excellent high traffic location and easy access to your commercial customers.



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