

Industrial For Lease



301 E. Simonton St.

Elkhart, IN 46514

Property Overview

Discover the perfect industrial space for your business needs in Elkhart, IN, The RV Capital of the World. This expansive property offers a substantial 47,266+/- square feet of versatile space on a generous 2.12+/- acre lot, providing ample room for your operations. With 320+ parking spaces available, both employees and visitors will find convenience in accessing the facility.

Originally constructed in 1915 and thoughtfully updated in 1997, this historic building seamlessly blends character with modern functionality. The property features three loading docks and four grade level doors, ensuring efficient logistics for your business. Its strategic location offers quick access to major highways and transportation routes, connecting you to the region's thriving industrial hub.

Lease Rate	\$4.75/SF/YR (NNN)
Leasable	± 47,266 SF
Building Size (SF)	± 47,266 SF
Zoning	I - Industrial
Traffic Count	ADT 6,881 (Cassopolis St.)

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Property Details

301 E. Simonton St. Elkhart, IN 46514

Lease Rate \$4.75/SF/YR (NNN)

Location Information

Address 301 E Simonton St.

City, State, Zip Elkhart, IN 46514

County Elkhart

Building Information

Building Size ± 47,266 SF

Acreage ± 2.12 AC

Parking ± 320

Year Built 1915

Year Last Renovated 1997

Power 480V; 3-Phase; 400 amps

Number of Docks 3

Grade Level Doors 4

Property Information

Property Type Industrial

Property Subtype Warehouse/Distribution

Zoning I-Industrial

Lot Size 2.12 Acres

APN # 20-02-32-456-020.000-027

Assessed Value

Land \$84,800

Improvements \$486,900

Total \$571,700

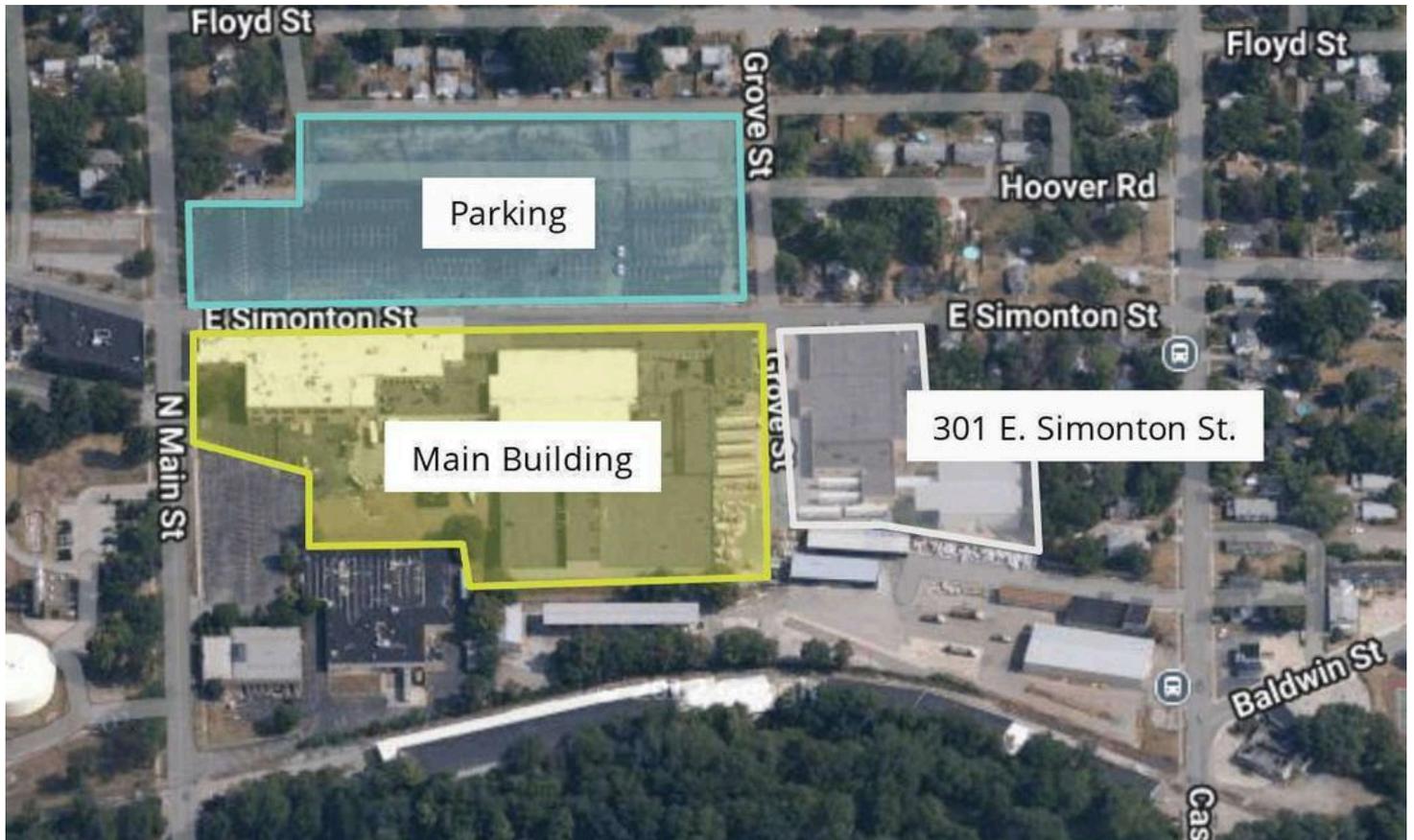
Taxes

\$8,794.77 (\$0.19/SF)



Lease Spaces

301 E. Simonton St. Elkhart, IN 46514



Spaces	Lease Rate	Space Size	Lease Type	CAM
301 E. Simonton St.	\$4.75/SF/Year	± 47,266 SF	NNN	\$1.00/SF

Additional Photos

301 E. Simonton St. Elkhart, IN 46514

