

**\$5.95 / SF NNN****1000 Sako Court**
Elkhart, IN 46516

Manufacturing / Distribution Facility

Industrial sub-lease opportunity in the heart of Elkhart's east side industrial park, just west of CR 17 and north of US 20 between Middlebury St and Toledo Rd.

This clean facility features quality bay spacing, high ceilings 20'+, heavy power (2 bus bars and 1,200 AMPS of 480V 3 Phase), multiple loading docks, clean offices with open cubicles and 9 individual offices, and 50 parking spaces.

Additional features include airlines in the original section, large industrial fan, ESFR sprinkler system with multiple risers, R&D room, and large secured tool crib.

SUB-LEASE RATE

\$5.95 / SF NNN**5.21 Acres****83,400 Total Square Feet****4 Docks, 4 Overhead Doors****9 Offices****50 Parking Spaces**

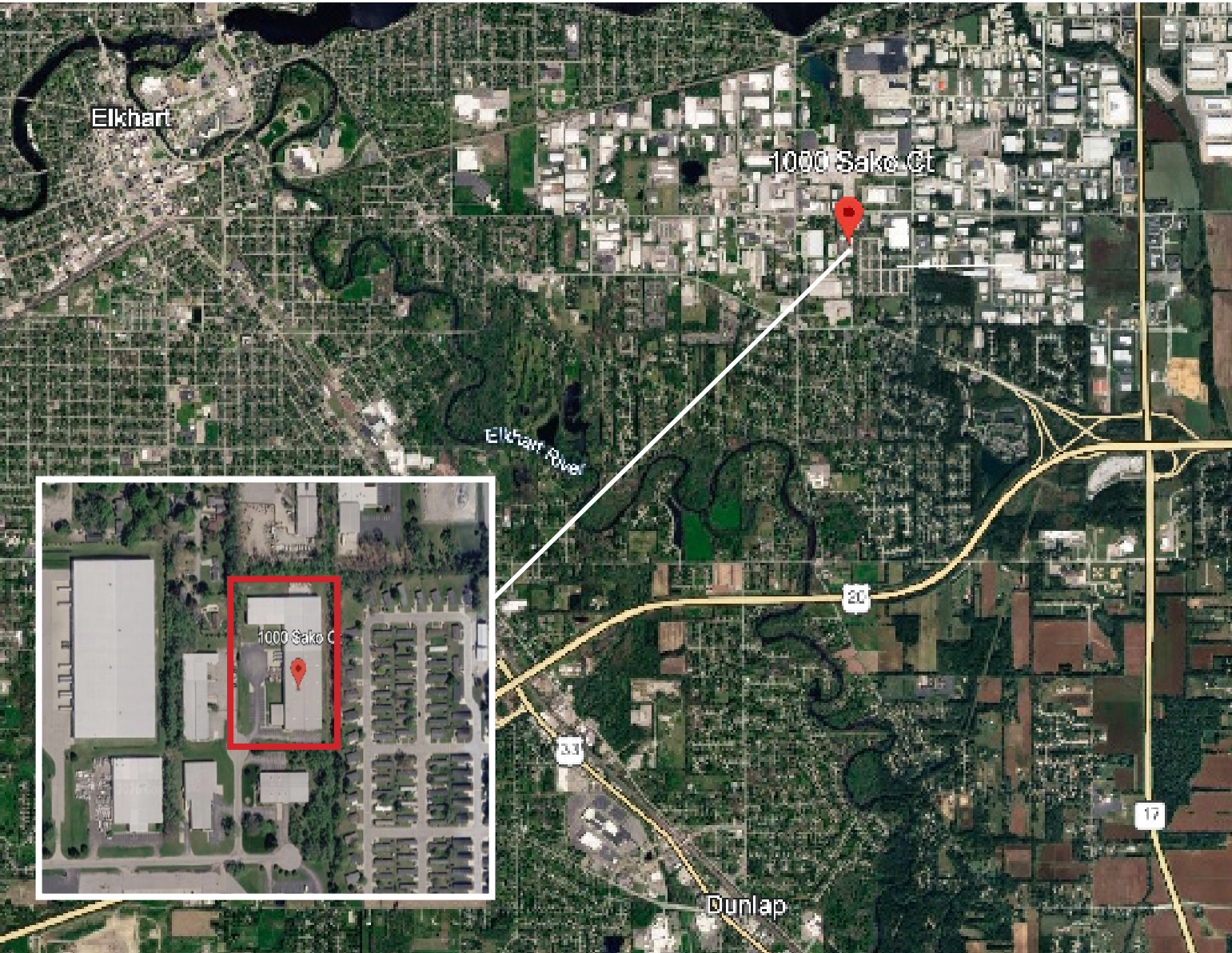
Andrew Myers

Managing Broker

Email: amyers@myerstrust.com

Office: 574.875.5149

Cell: 574.320.1214

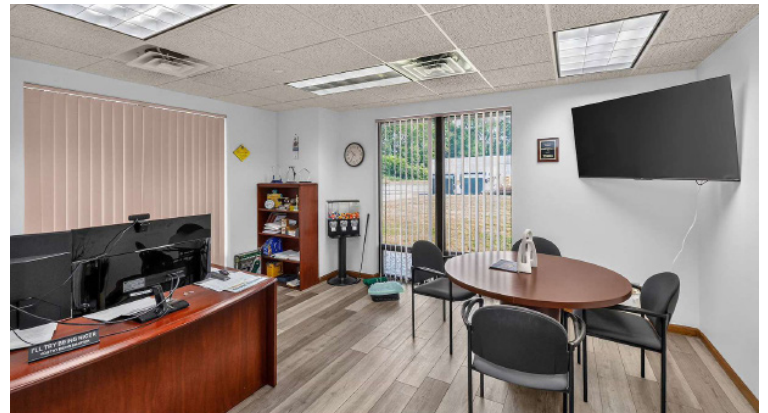
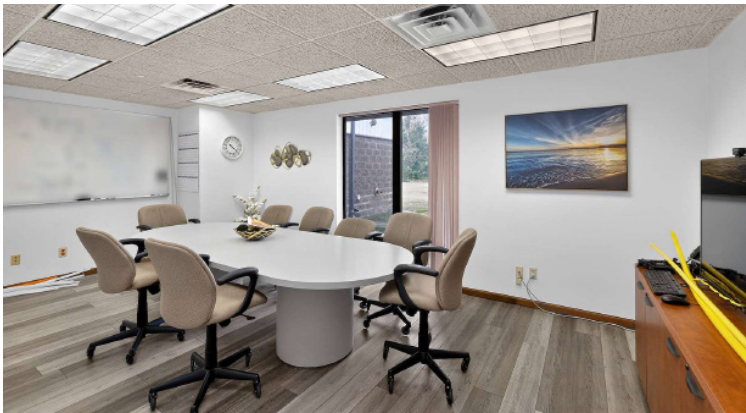


Property lines in drawing are approximate and not guaranteed. Buyer's agent to verify. Data from Elkhart County EDC.

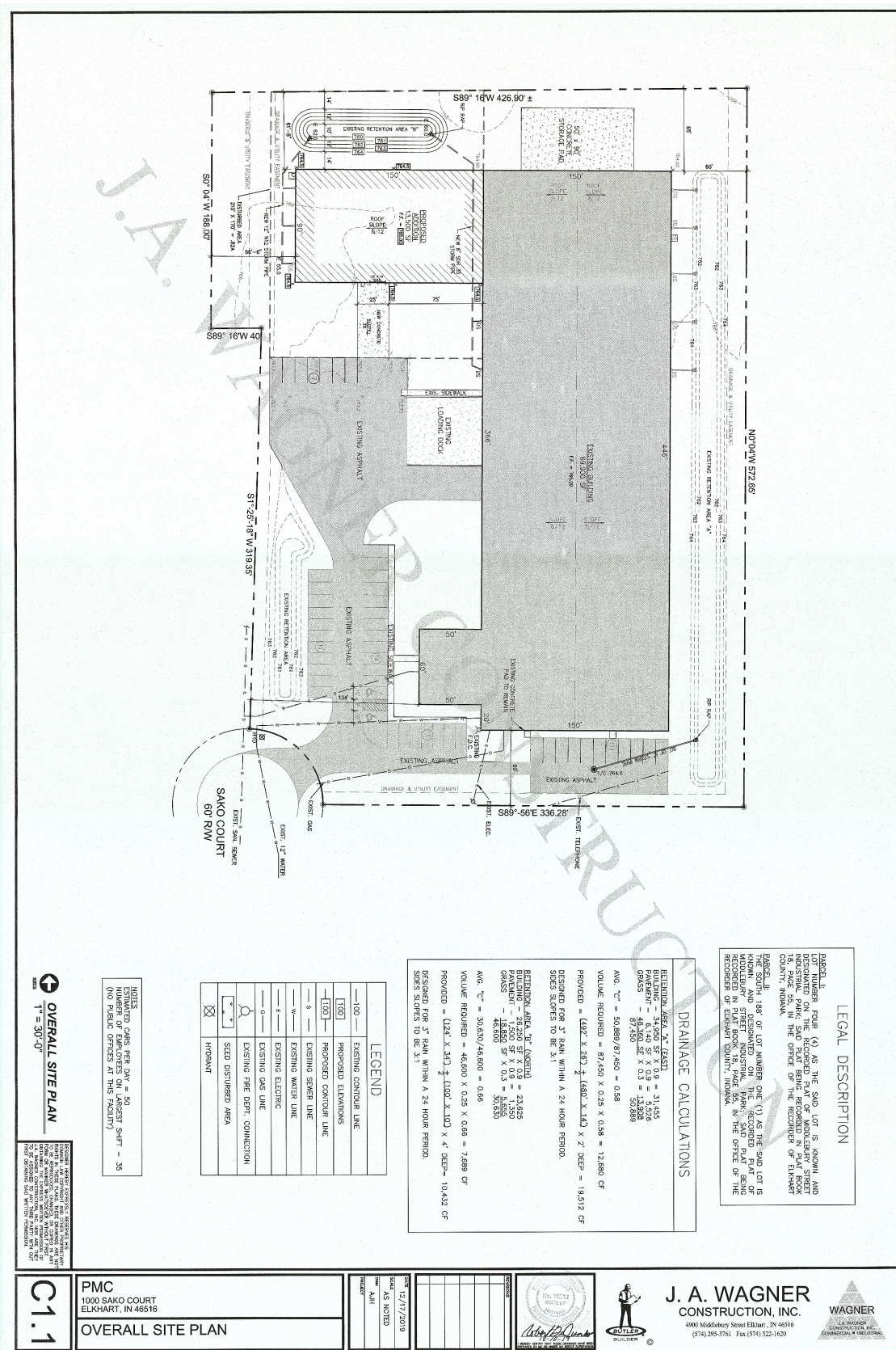
Employment Data for Elkhart County

# Employees	117,554
# Employees in Manufacturing	43,454
Median Household Income	\$67,148

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BUILDING INFO

Address	1000 Sako Court
City, State, Zip	Elkhart, IN 46516
County	Elkhart
Township	Concord
Zoning (City of Elkhart)	M1 - PUD
Parcel Number	20-06-11-202-015.000-011
Square Feet	83,400 Total / 79,072 (Warehouse) / 4,328 (Office)
Land Area	5.21 Acres
Offices	9
Restrooms	4
Parking Spaces	50
Taxes (2025 Pay 2026)	\$57,060.02
Year Built	1992 2016 Addition 2020 Addition

UTILITIES & STRUCTURE

Gas	NIPSCO
Electric	AEP / I&M
Water	City of Elkhart
Sewer	City of Elkhart
Data	Comcast (Coax)

Roof	Metal Standing Seam
Structure	Steel
Power	1200 amp, 480 volt, 3-phase
HVAC (Warehouse)	Air Rotation
HVAC (Office)	Gas Forced Air + AC

Andrew Myers
 Managing Broker
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BUILDING INFO

Overhead Recessed Dock Doors	4 Total (All 9' x 9')
Overhead Grade Level	4 Total -- 12'x14' (2) 10'x12' (1) 8'x8' (1)
Power Distribution	Multiple Bus Bars
Ceiling Heights	1992 Building: 21'2" - 23'3" Clear
	2016 Addition: 20'11" - 24'2" Clear
	2020 Addition: 17' - 20' Clear
Column Spacing	Main (47'10" x 29'7")
	New Addition (47'2" x 28'9")
Fire Suppression	ESFR - 2 Risers
Notes	Airlines Throughout Original Structure (Not Addition)
	Large Tool Crib / R&D Room / Outdoor Storage
	1 Large Industrial Fan