

BUILDING FOR SALE AND LEASE

2135 Industrial Parkway | Elkhart, IN 46514



Warehouse/Manufacturing Property for Sale and Lease

Building Size:	78,084 SF (Warehouse - 73,084 SF, Office - 4,710 SF)
Land:	4.48 Acre
Zoning:	M-1
Parking:	65 Car Parking Spaces
Power:	2,000 Amp/480 Volt/3-Phase
Grade Level Doors:	5 Grade Level Doors
Docks:	7 Recessed Loading Docks
Lease Rate:	\$4.75 - \$5.25 PSF / YR NNN
List Price:	\$3,700,000

[VIEW PROPERTY ONLINE](#)

Details:

For Sale/Lease - 78,084 square foot industrial building including 4,710 square feet of office space in a well located industrial park on 4.48 acres. The property features M-1 zoning, 2000 Amp/480 Volt/3 Phase power, a wet sprinkler system, LED lighting, and radiant tube and gas unit heat. The warehouse offers 13' to 19'4" ceiling heights, 25' x 50' column spacing, seven recessed loading docks, and five grade level overhead doors, with two sets of restrooms for plant staff.

The office area includes 11 private offices, a reception and waiting area, two large bullpen areas, a conference room, break room, and three restrooms. The site provides 65 parking spaces and is served by municipal water and sewer. This property offers efficient space, strong utility infrastructure, and excellent access for a wide range of industrial users.



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

EXTERIOR PHOTOS

BUILDING FOR SALE AND LEASE

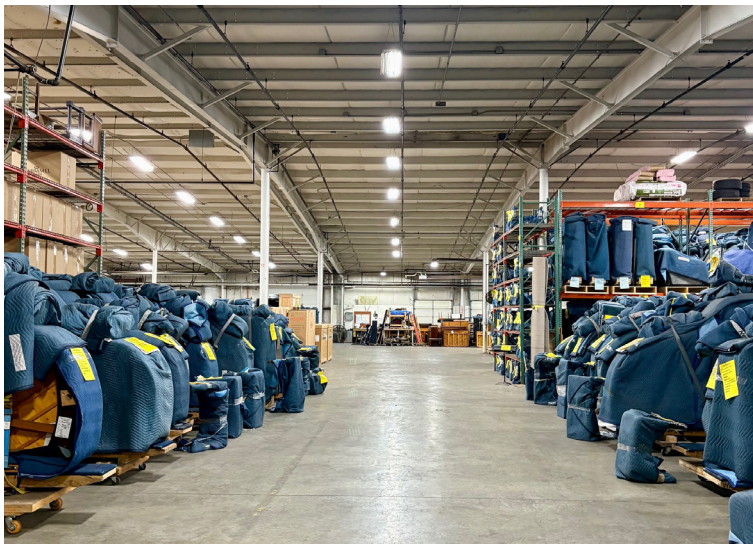
2135 Industrial Parkway | Elkhart, IN 46514



INTERIOR/PLANT PHOTOS

BUILDING FOR SALE AND LEASE

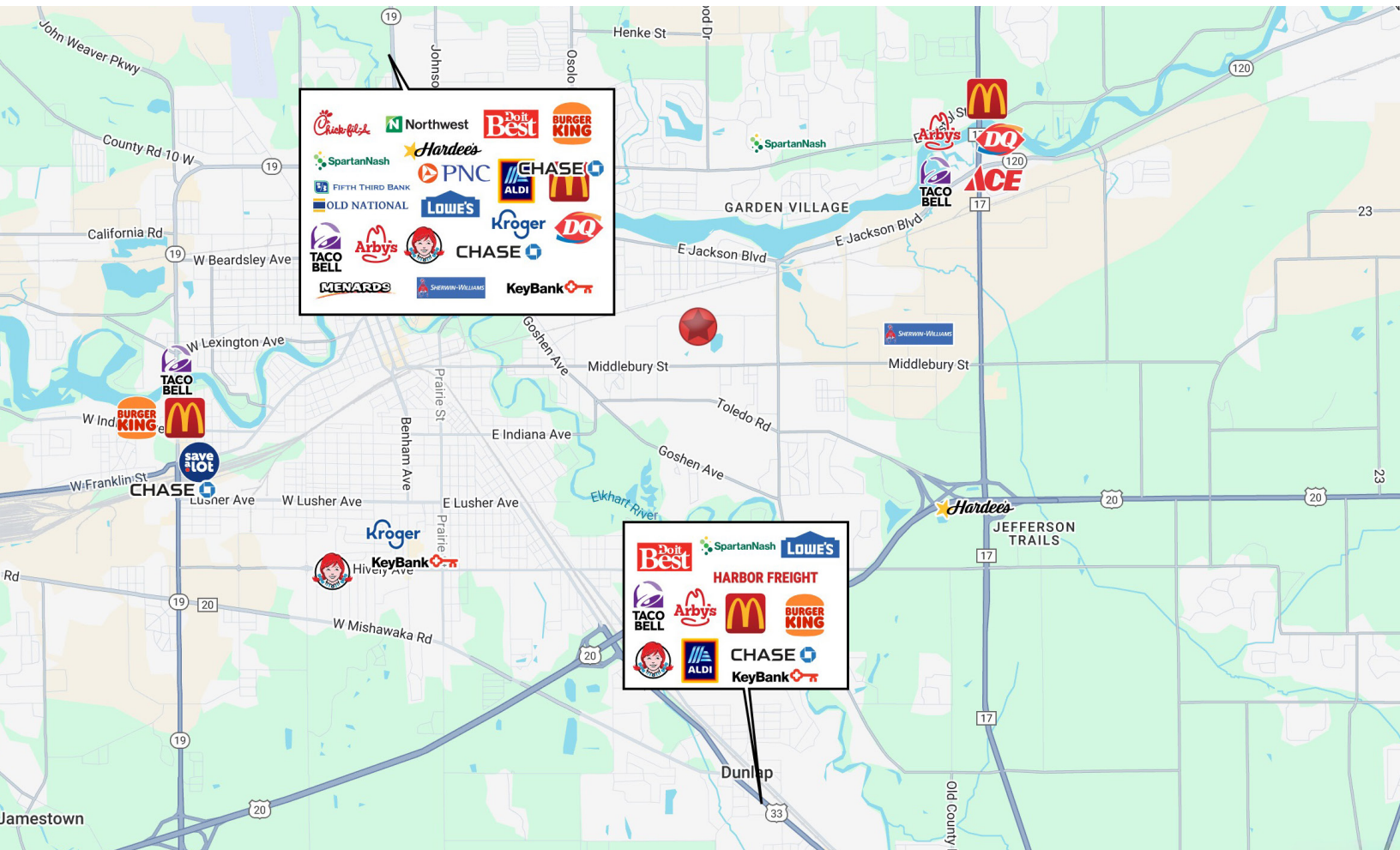
2135 Industrial Parkway | Elkhart, IN 46514



LOCATION OVERVIEW

BUILDING FOR SALE AND LEASE

2135 Industrial Parkway | Elkhart, IN 46514



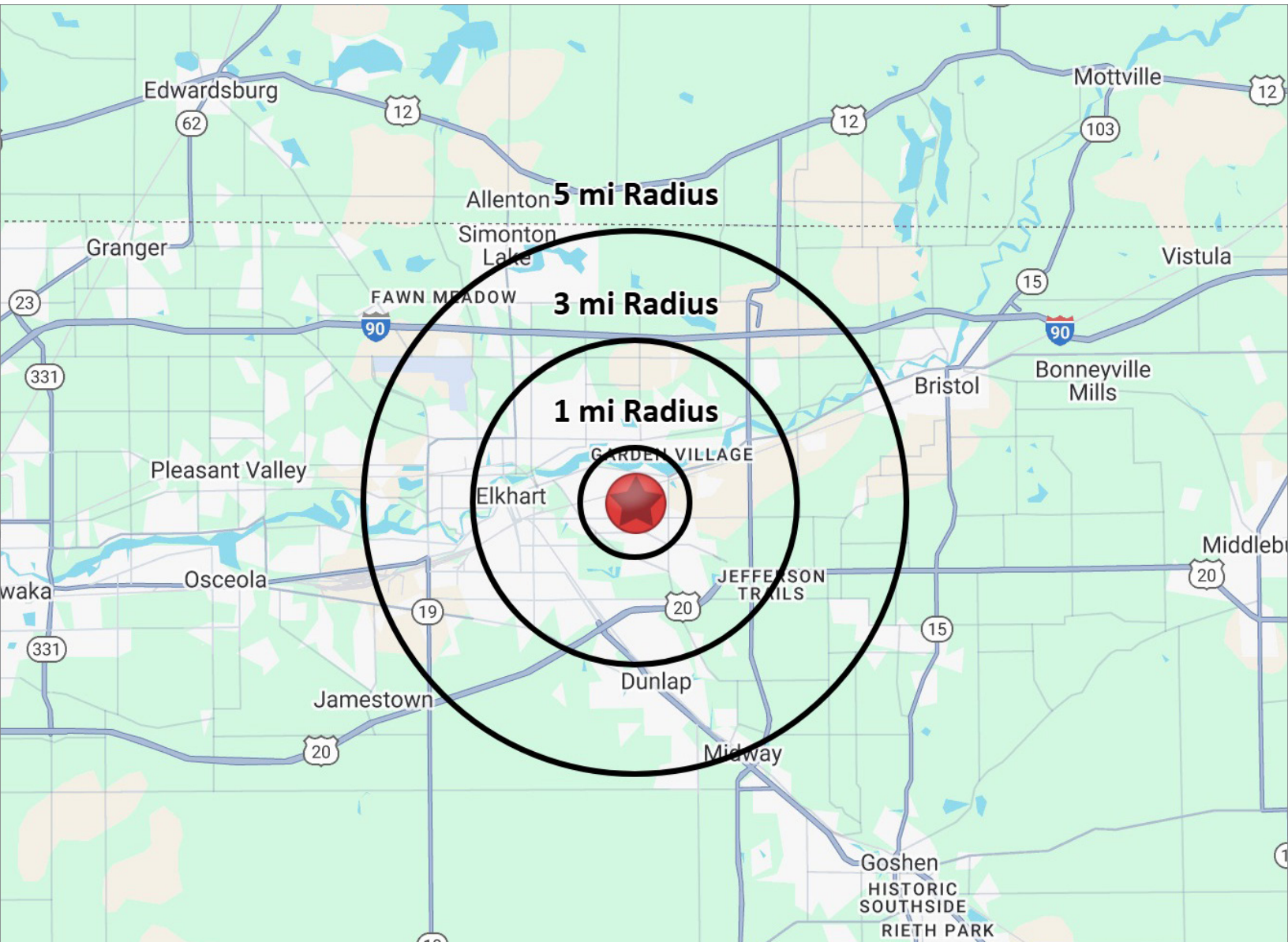
Located on the east side of Elkhart
2 miles from County Rd 17, 2 miles
from the US-20 Bypass, and 4 miles
from the 80/90 Toll Road.



2025 DEMOGRAPHICS

BUILDING FOR SALE AND LEASE

2135 Industrial Parkway | Elkhart, IN 46514



POPULATION

1 MILE	4,700
3 MILE	54,657
5 MILE	93,761



NUMBER OF HOUSEHOLDS

1 MILE	1,335
3 MILE	12,013
5 MILE	21,584



AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,847
3 MILE	\$79,966
5 MILE	\$82,023



MEDIAN HOME VALUE

1 MILE	\$169,558
3 MILE	\$178,504
5 MILE	\$188,946



is the Global Brokerage Division
of Cressy Commercial Real Estate.

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com