



3505 Cooper Dr

3505 Cooper Dr, Elkhart, IN 46514



Stephen Bottom

Realty Group Resources
215 Prairie St, Elkhart, IN 46516
rgrstevebottom@gmail.com
(574) 903-6004



3505 Cooper Dr

\$850,000

Excellent Industrial/Warehouse opportunity in Elkhart. Currently being used for some light manufacturing. Easy access to the toll road or the bypass. New LED Lights, New Fire Extinguishers & New Lighted Exit Signs. The entire office space has been remodeled with new flooring and fresh paint throughout. 480 Volt 3 Phase Power and a loading dock! Large, 2.66 acre lot with room to expand operations if desired....

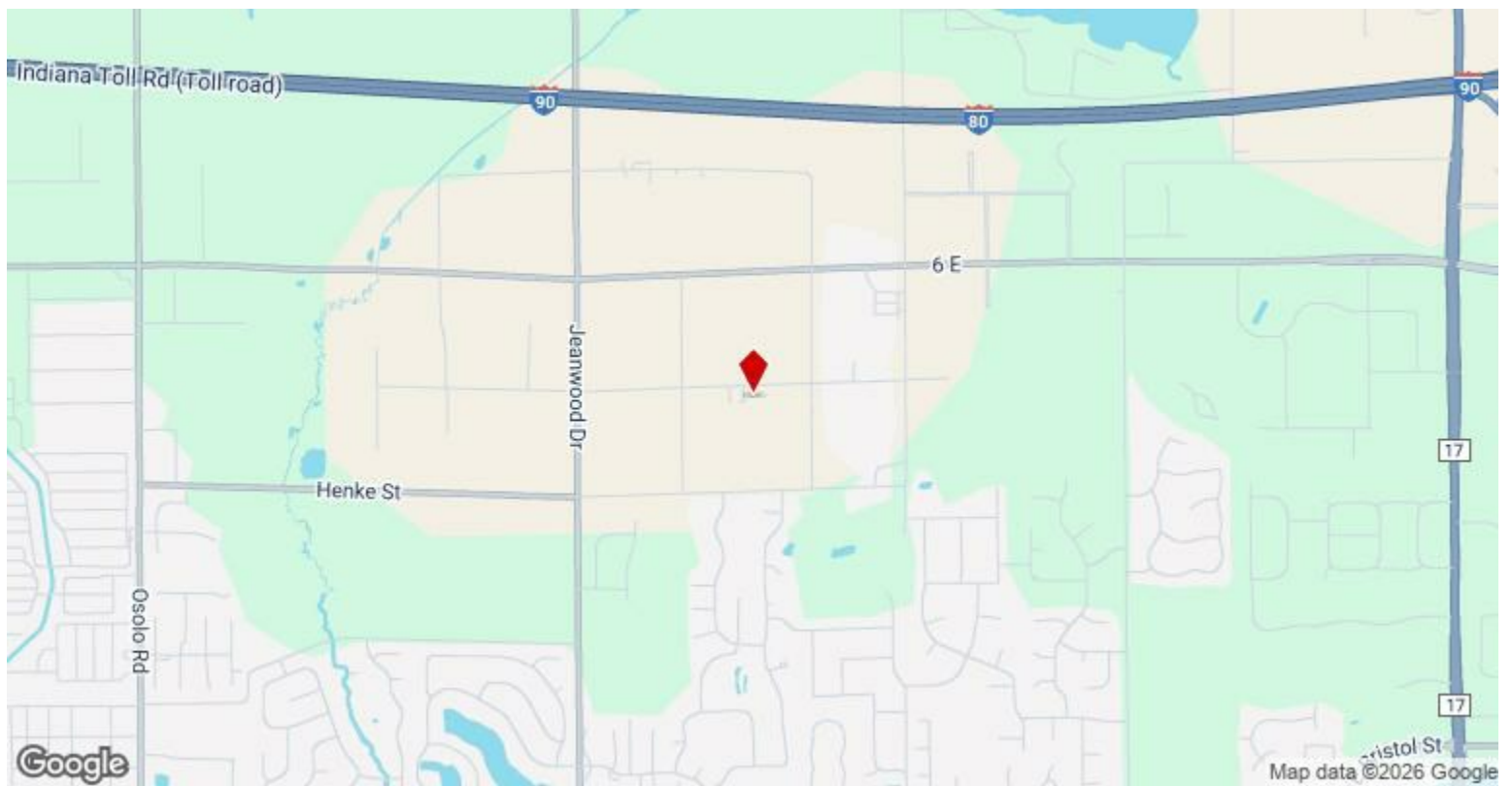
- Excellent Industrial/Warehouse opportunity in Elkhart.
- 480 Volt 3 Phase Power and a loading dock
- Remodeled office space with new flooring and fresh paint throughout



Price:	\$850,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	2.66 AC
Gross Building Area:	12,366 SF
Rentable Building Area:	
No. Stories:	1
Year Built:	1983
Tenancy:	Single
Parking Ratio:	2/1,000 SF
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	2
Zoning Description:	IL

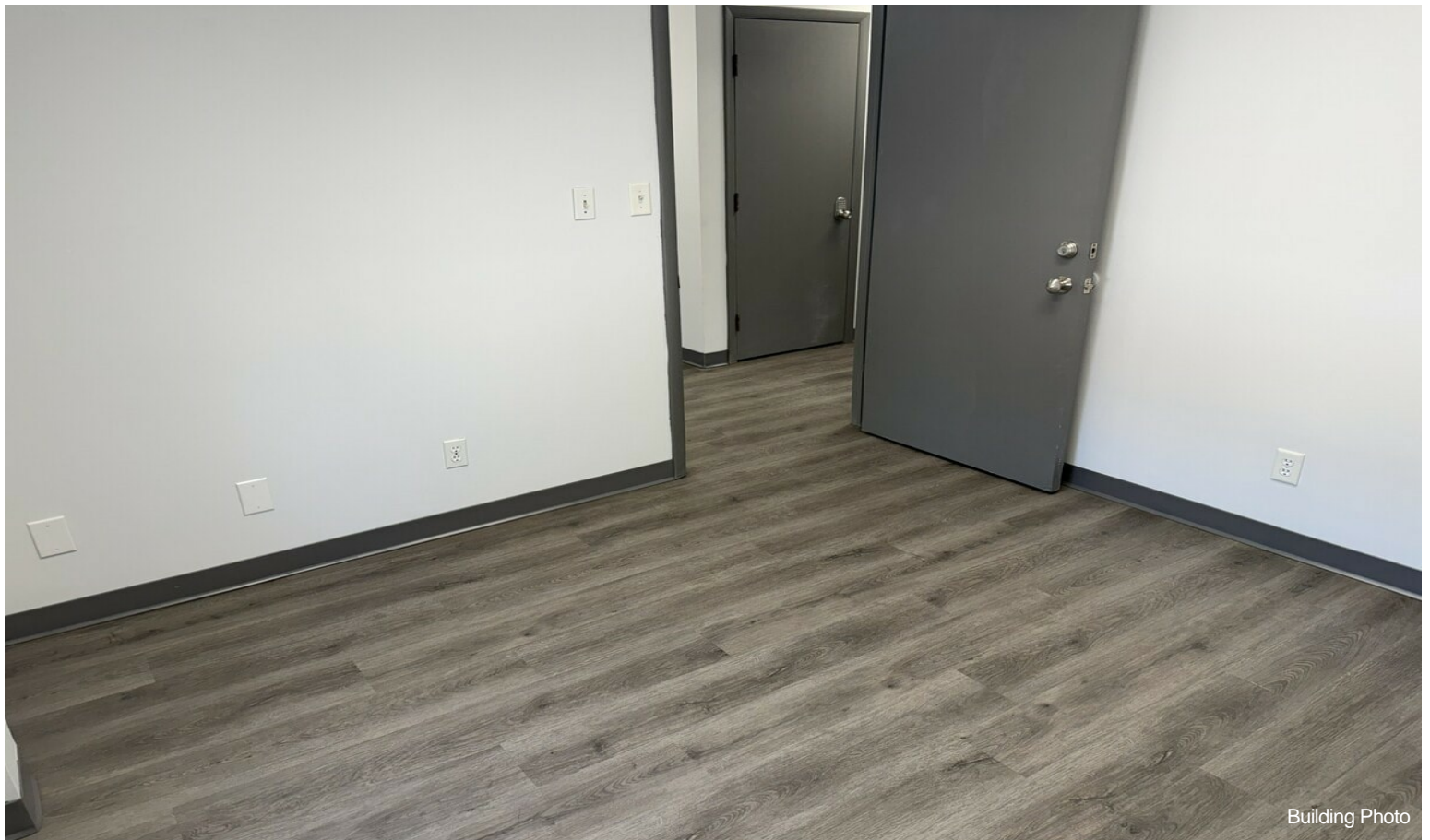
Major Tenant Information

Tenant	SF Occupied	Lease Expired
William Langford	-	



3505 Cooper Dr, Elkhart, IN 46514

Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo