

## **3505 Cooper Dr**

3505 Cooper Dr, Elkhart, IN 46514



**Stephen Bottom**  
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# 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....

- 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

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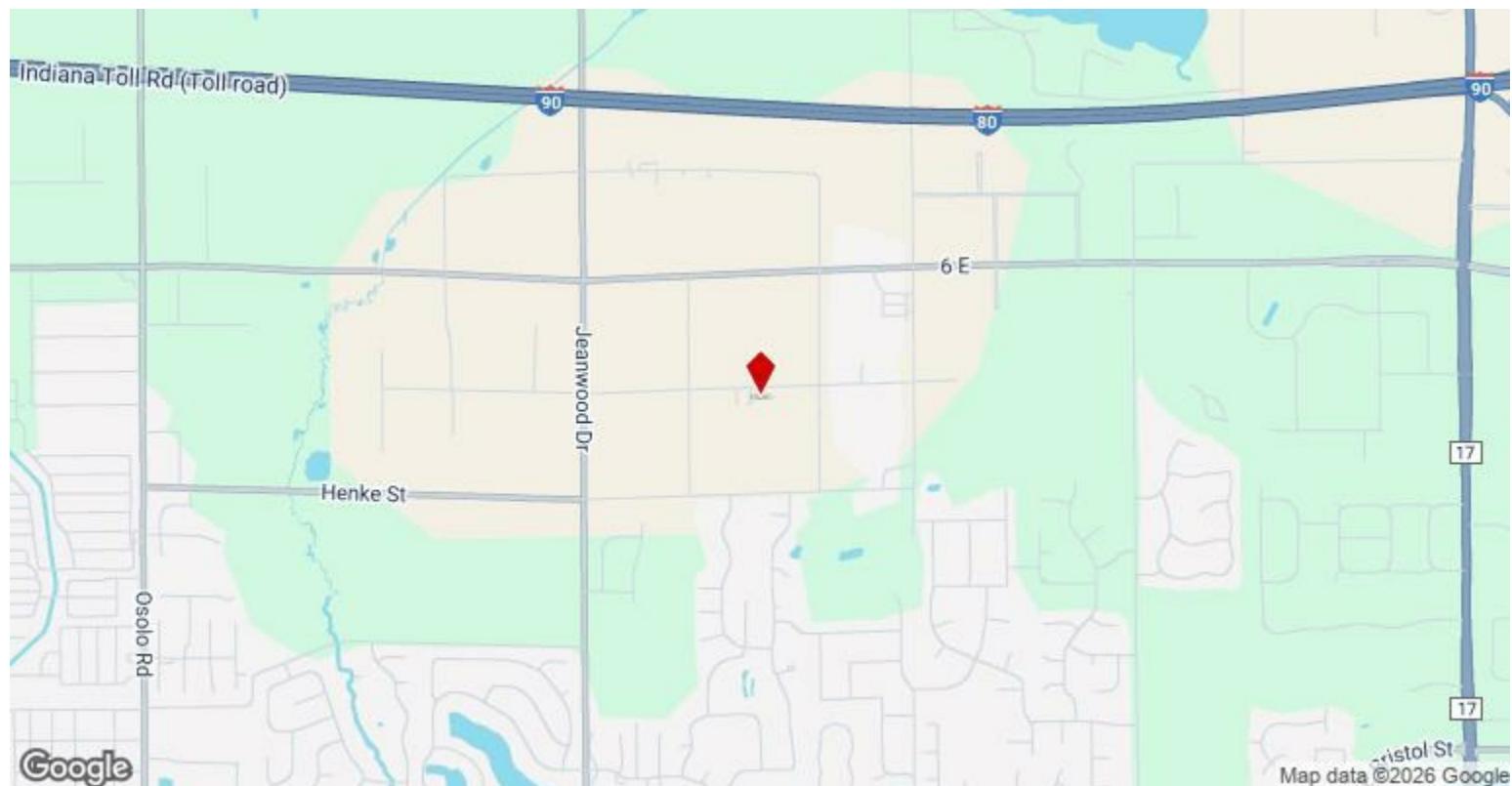
**Tenant**

William Langford

**SF Occupied**

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**Lease Expired**

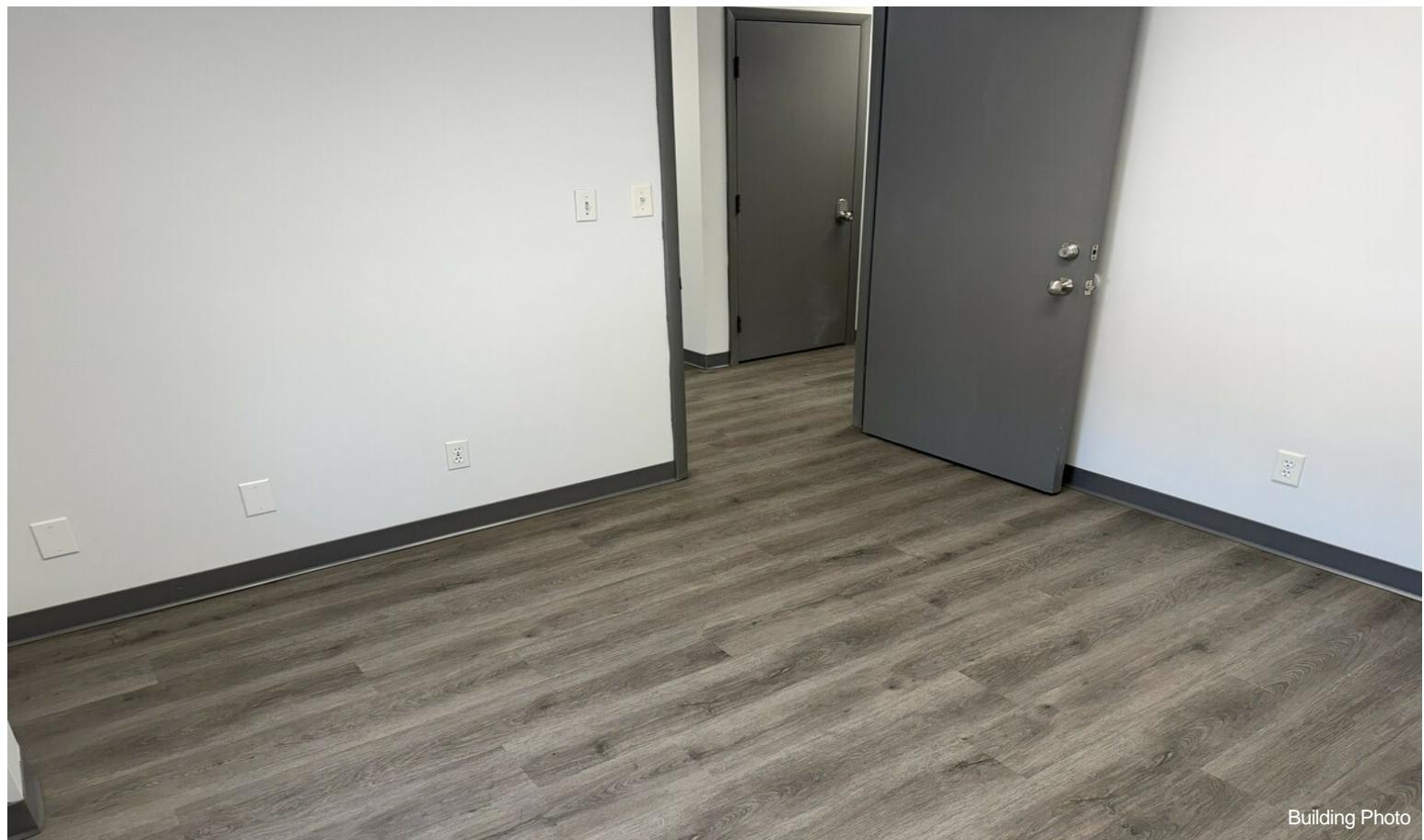


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## Property Photos

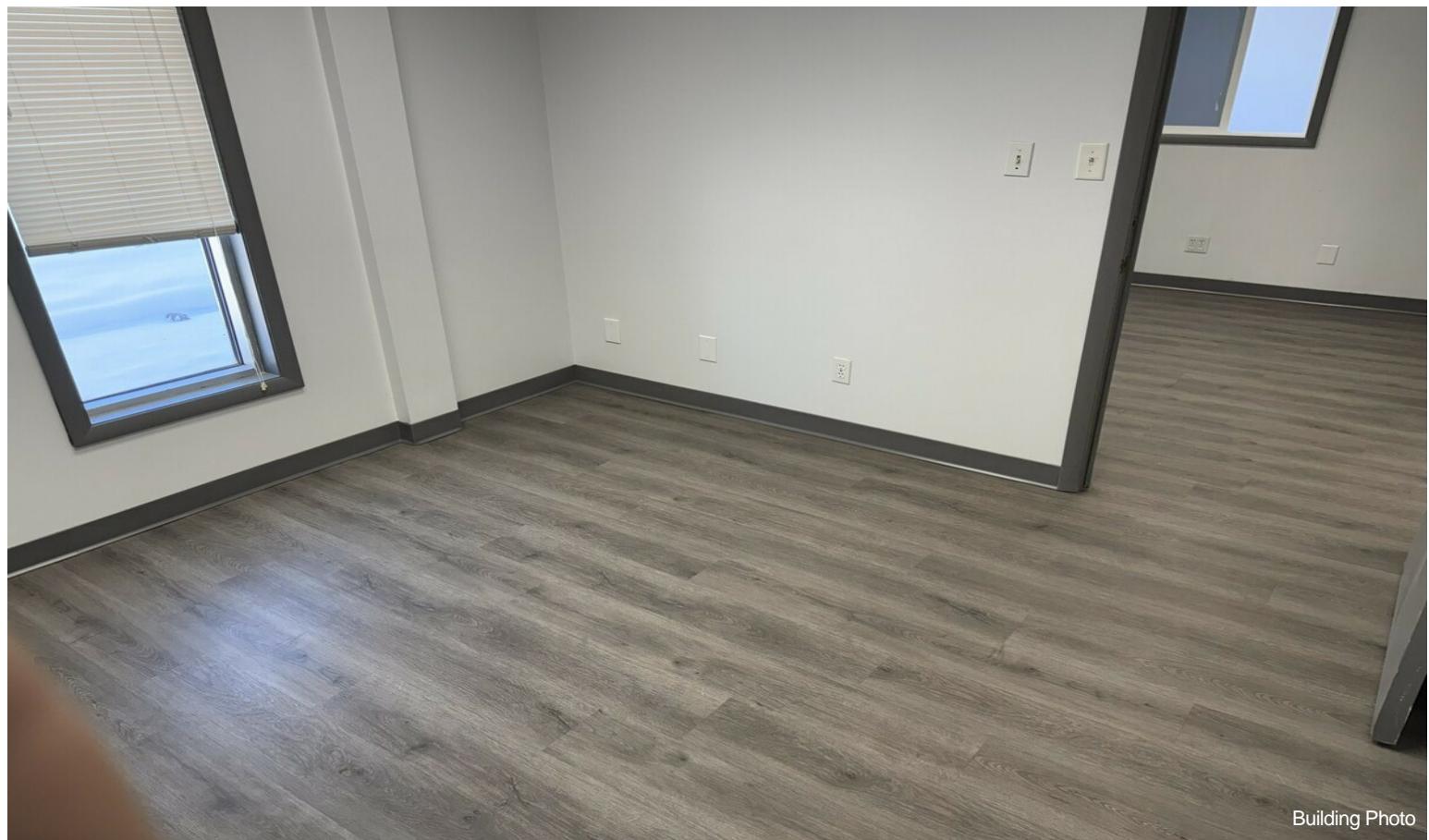


Building Photo

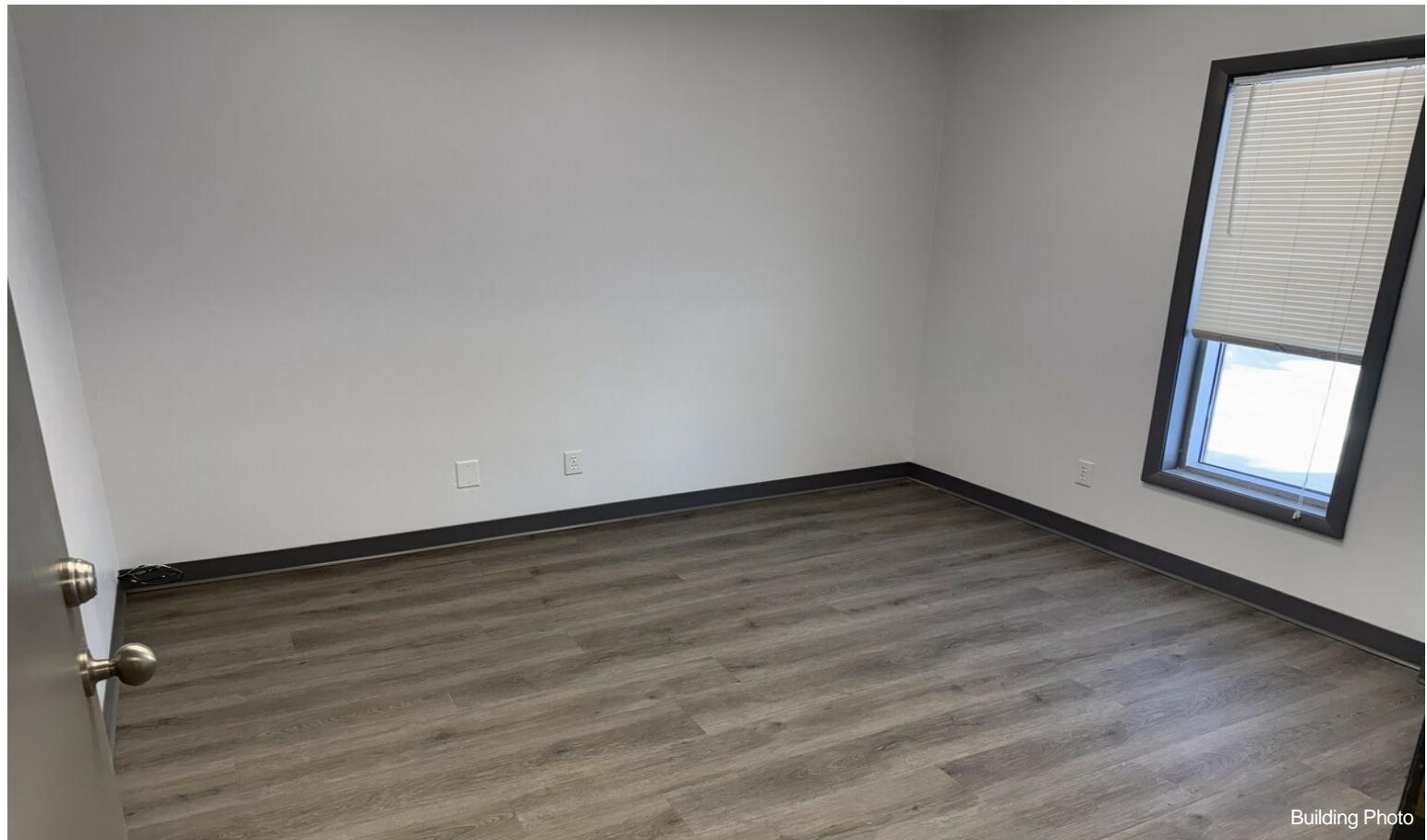


Building Photo

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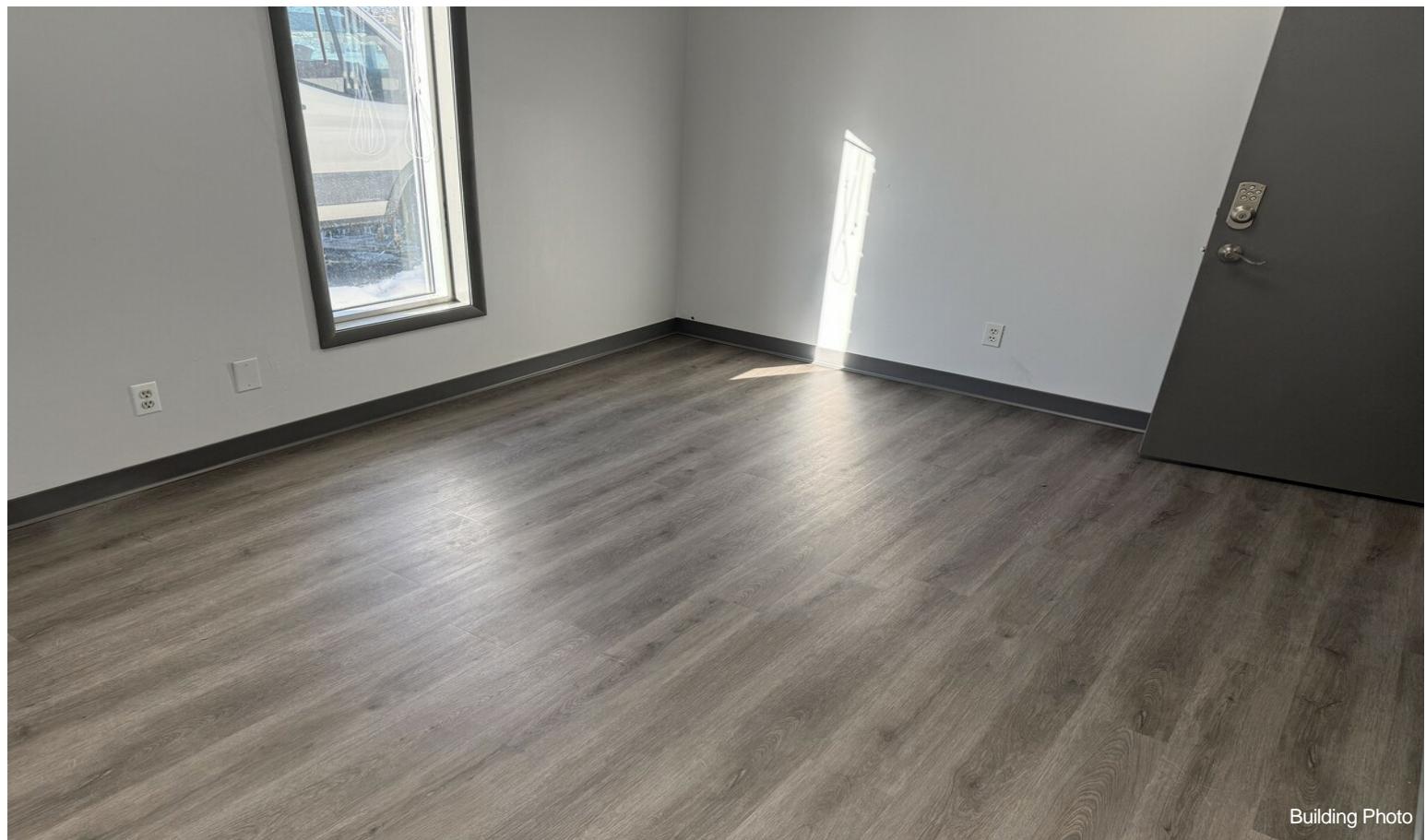


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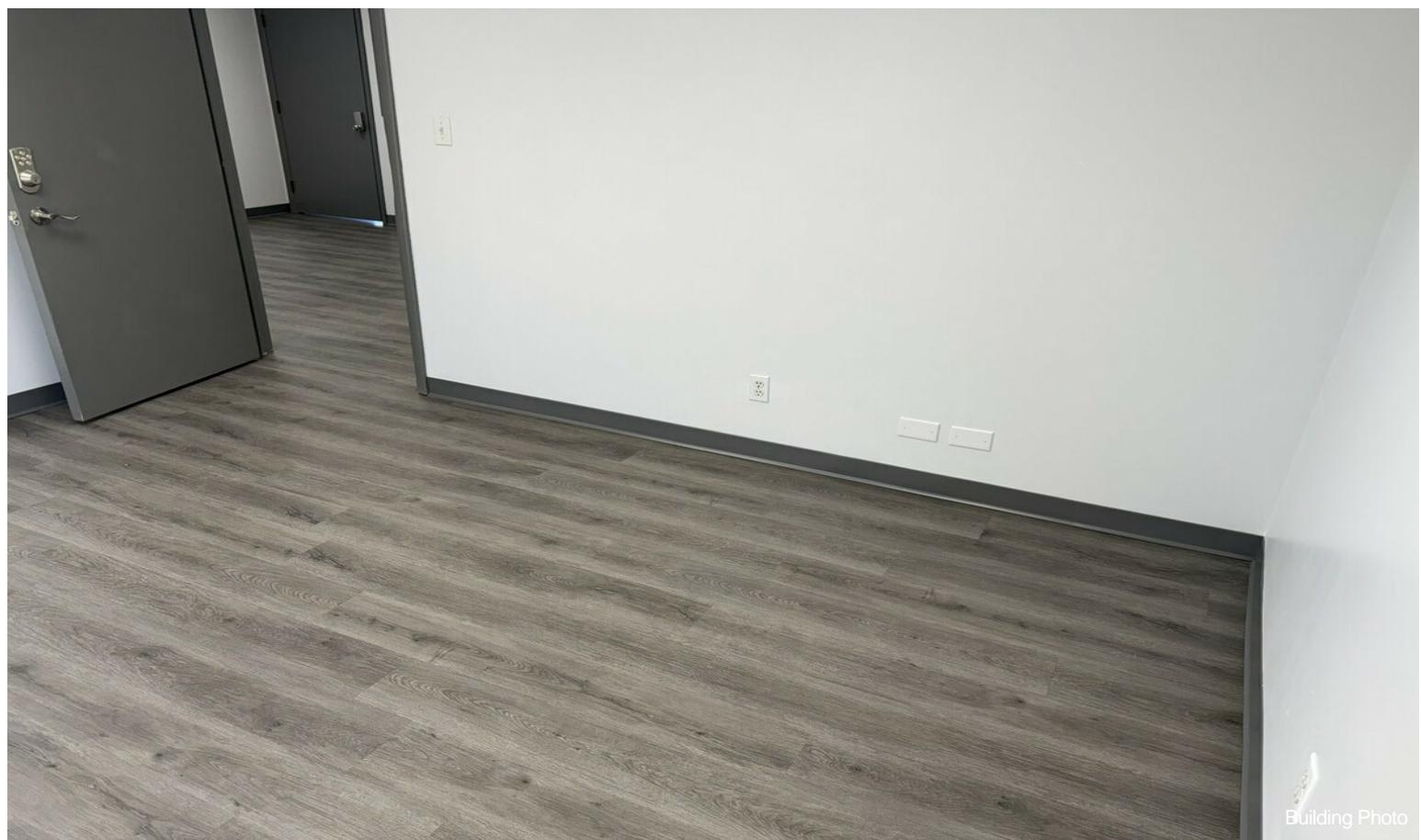


Building Photo

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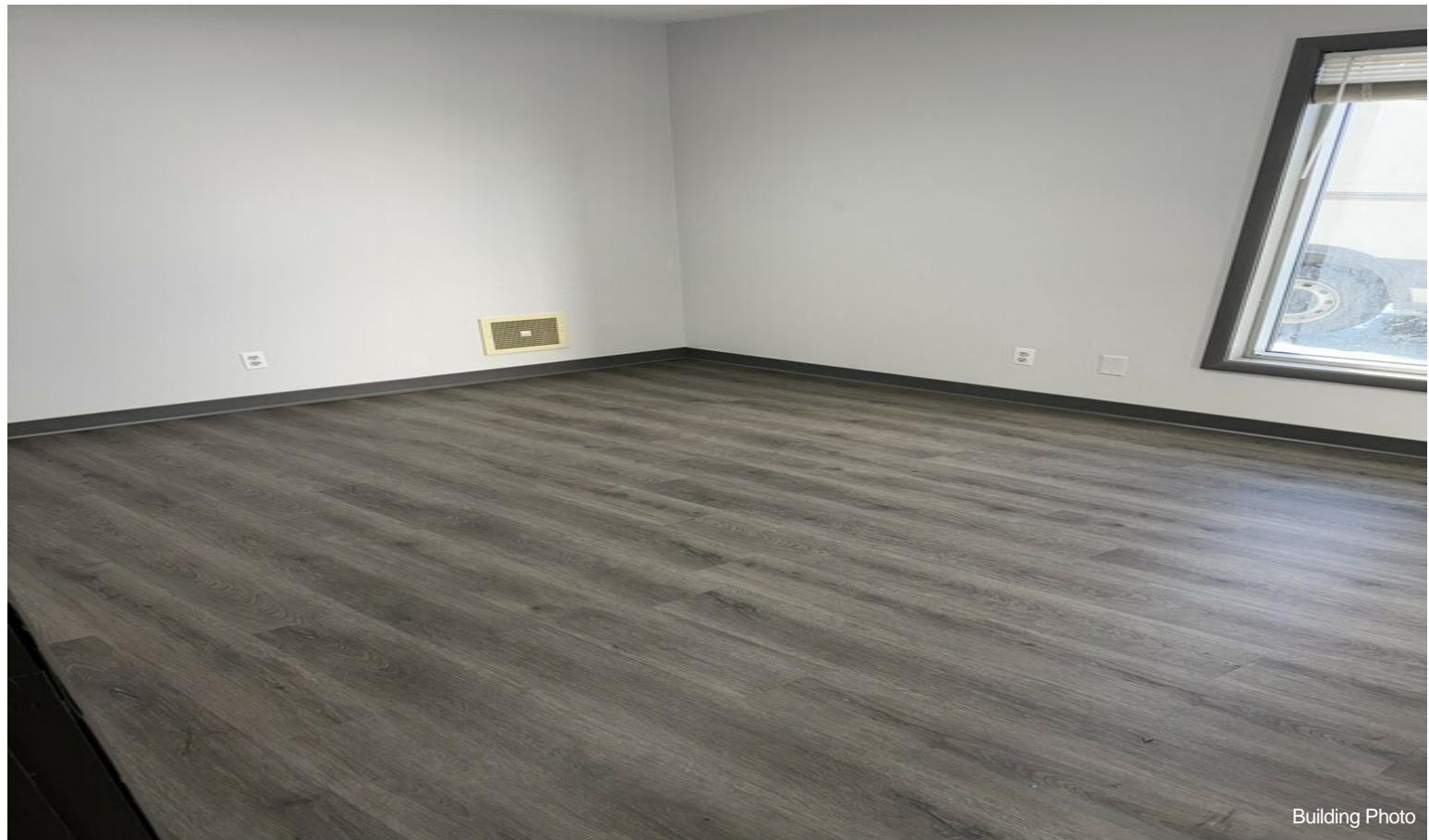


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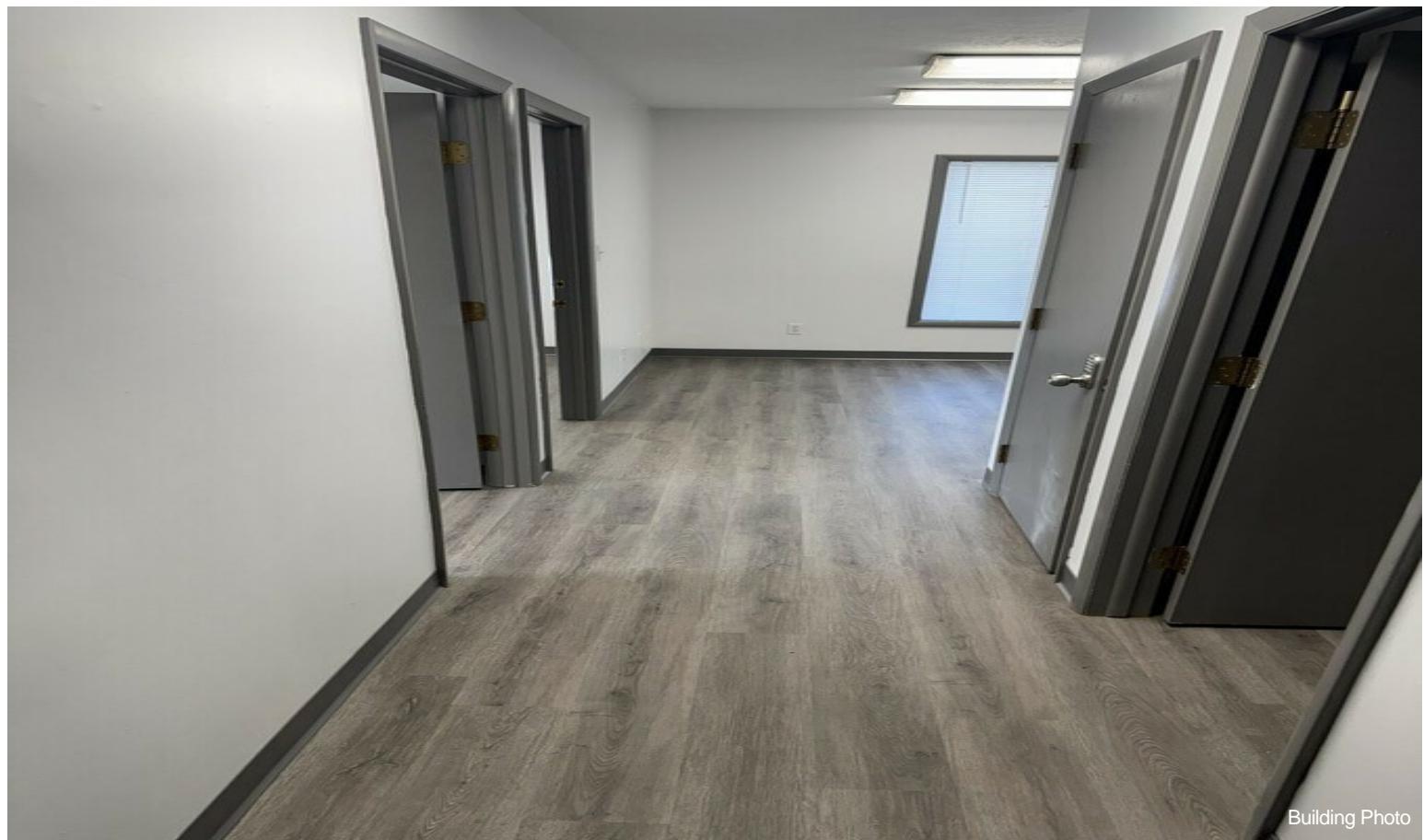


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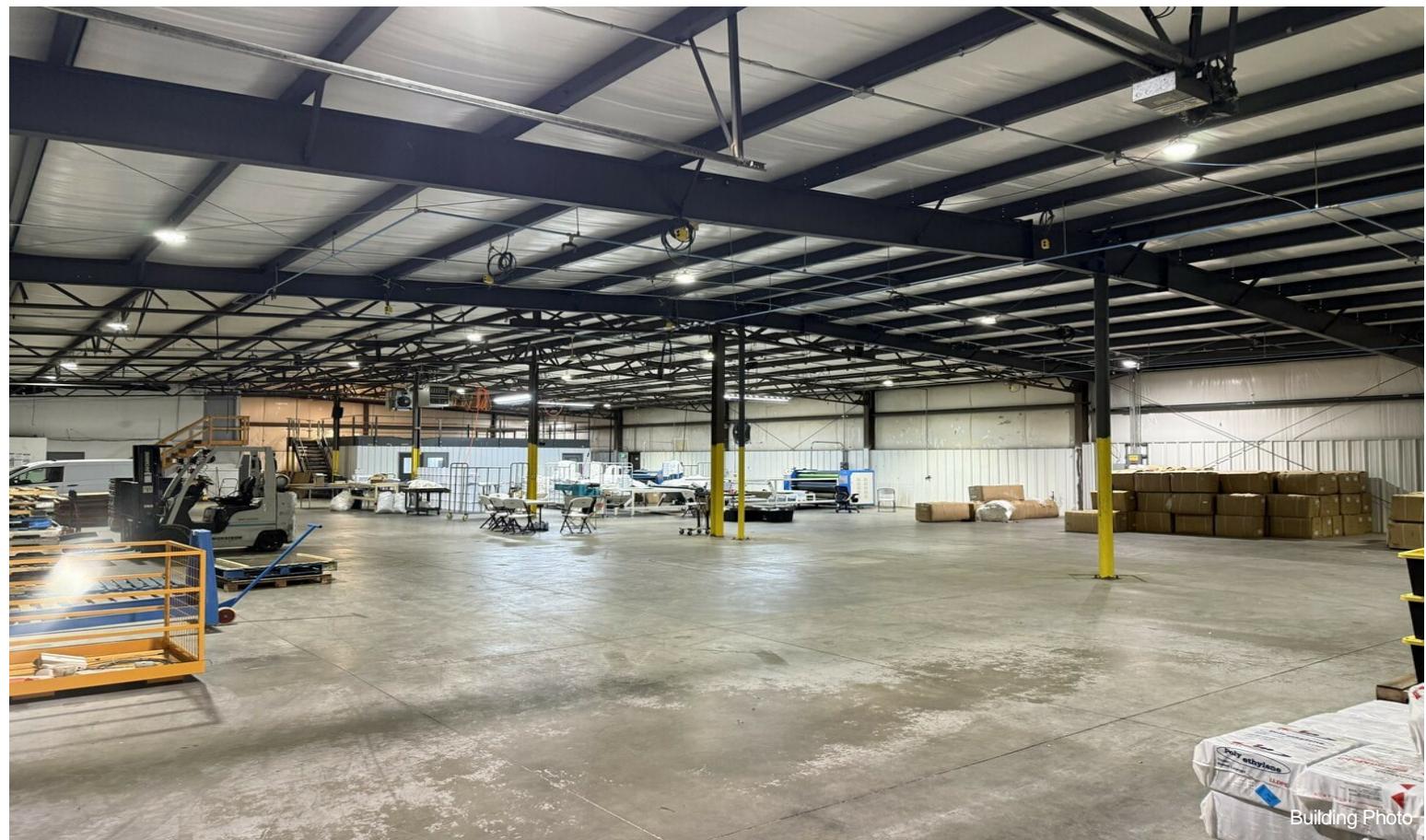


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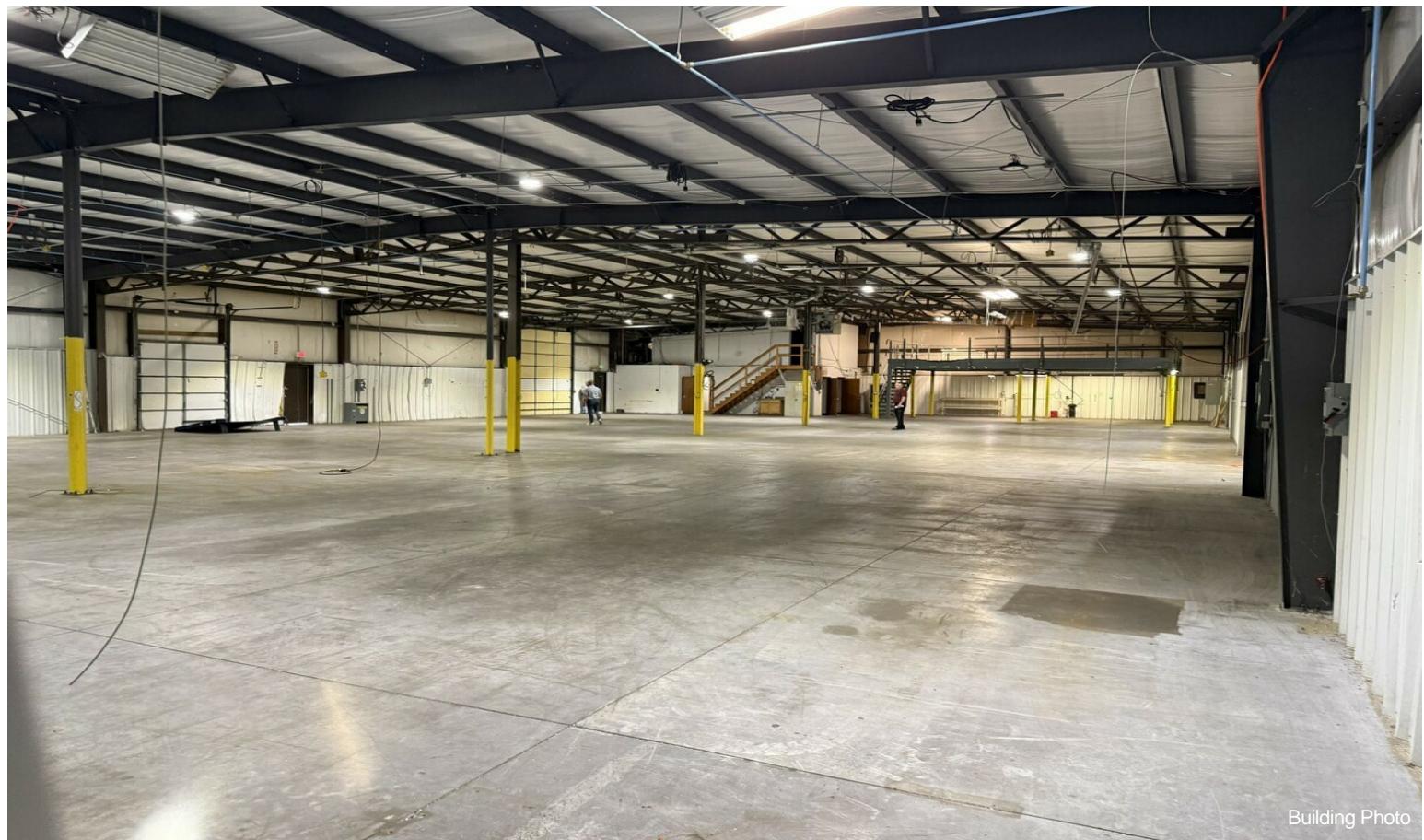
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