



606 Legion St.

Bristol, IN 46507

Property Highlights - Buildings 5-6

- The buildings are located in a prime industrial park in Elkhart County near transportation and logistics.
- Adjacent rail access with rail spur
- Good access to the 80/90 Indiana Toll Road (3.5 miles) and US 20 bypass (3.7 miles)
- 600 amp electrical service 3 phase 480 volt power on site
- Well maintained buildings with large open bay areas in the warehouse/manufacturing spaces that provide good clear heights, multiple overhead doors and docks, and power to support a variety of potential manufacturing and distribution users
- Renovation/capital improvements made in 2016 to both the office and warehouse/manufacturing spaces

SALE PRICE

\$2,750,000

LEASE RATE

\$4.95 SF/YR (NNN)

Available SF: ±52,681 SF

Lot Size: ±1.77 Acres

Building Size: ±52,681 SF

Available Adjacent Buildings:

200 Legion St. - ±50,728 Available for Sale/Lease

705 Maple St. - ±104,392 SF Available for Sale/Lease

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Location Information

Street Address	606 Legion St.
City, State, Zip	Bristol, IN 46507
County	Elkhart

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M2
Lot Size	± 1.77 Acres
APN #	20-03-27-328-005.000-031
Year Built	1992
Renovated	2016
Eave Heights	18'-20'
Doors	6 OHD
Building SF	$\pm 52,681$ SF
Office SF	$\pm 1,856$ SF
Power	800 amp electrical service 3 phase 480 volt power on site
HVAC	(1) Cambridge Heating Unit; Radiant Heat in Warehouse; Full HVAC in office
Structural Frame	Pre-Engineered Metal Frame
Roof	Standing Seam Metal Panel







