

BUILDING FOR SALE

3308 Charlotte Ave. | Elkhart, IN 46517



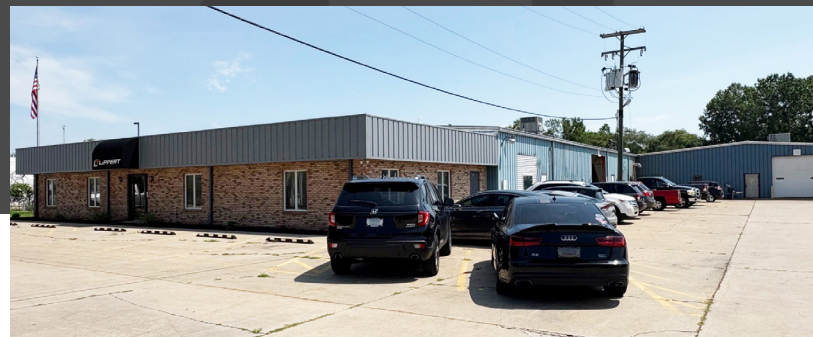
Heavy Manufacturing Facility for Sale

Building Size: 144,375 SF
Land: 7.81 Acre
Zoning: M-2
Parking: 200 Paved Parking Spaces
Clearance: 14'-23'
OH Doors: 5 Grade Level Overhead Doors
Docks: 7 Dock Doors
List Price: \$4,475,000

[VIEW PROPERTY ONLINE](#)

Details:

This 144,375 SF industrial facility sits on 7.87 acres and offers 4,232 SF of modern office space. The building features 14'-23' ceiling heights, seven (7) dock doors, five (5) overhead doors, and three cranes (3-ton, 5-ton, and 7.5-ton). Power is abundant with four separate electric services: 3000A/480V, 800A/480V, 1200A/240V, and 1200A/208V. Zoned M-2 Manufacturing, the property includes paved parking for 200+ vehicles. Restrooms are conveniently located in both the office and plant areas. Inside, the layout provides 4,232 SF of front office space, a quality control lab with two offices, two shipping/receiving offices, a mezzanine plant office, and a large break room.



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

PROPERTY PHOTOS

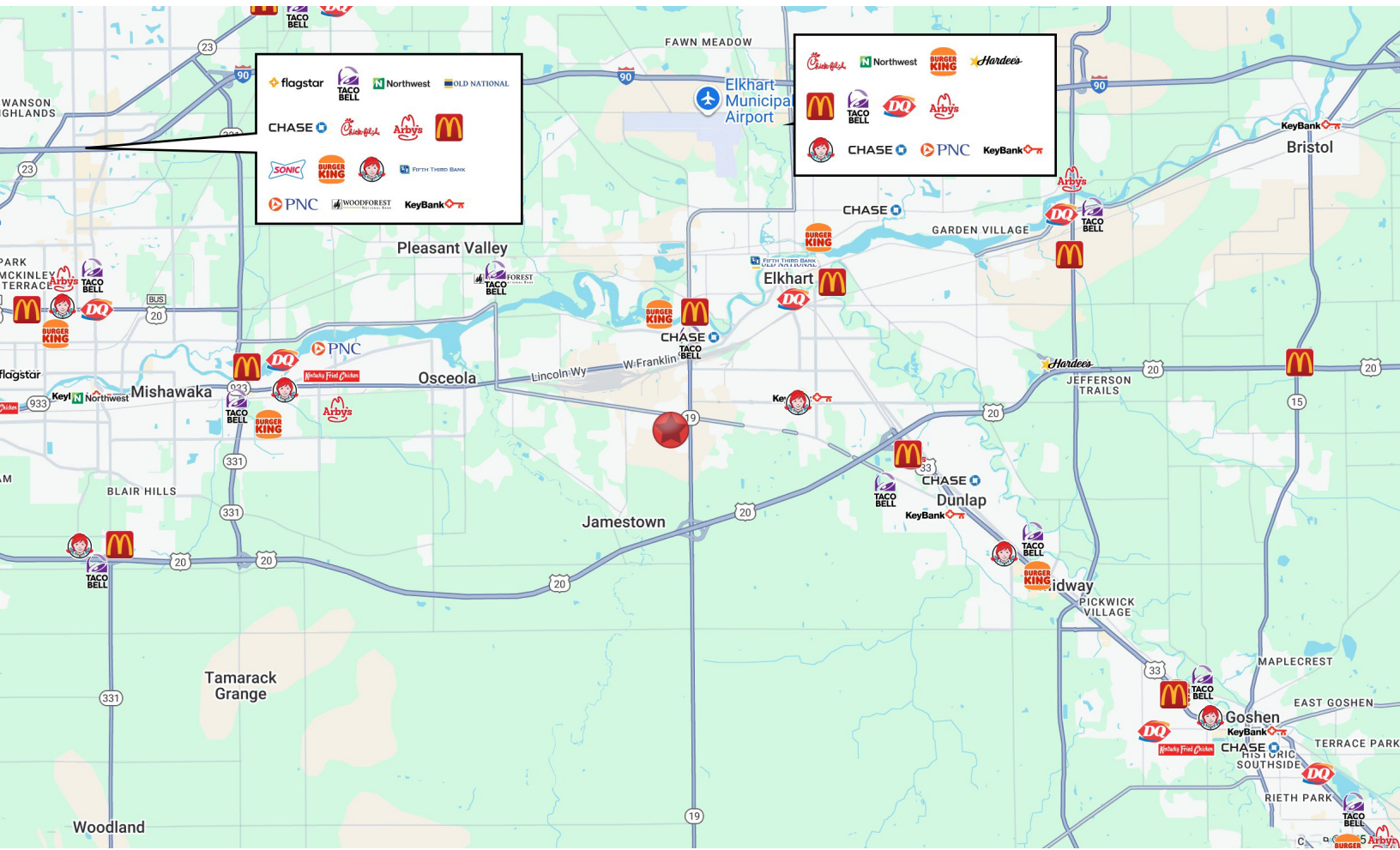
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LOCATION OVERVIEW

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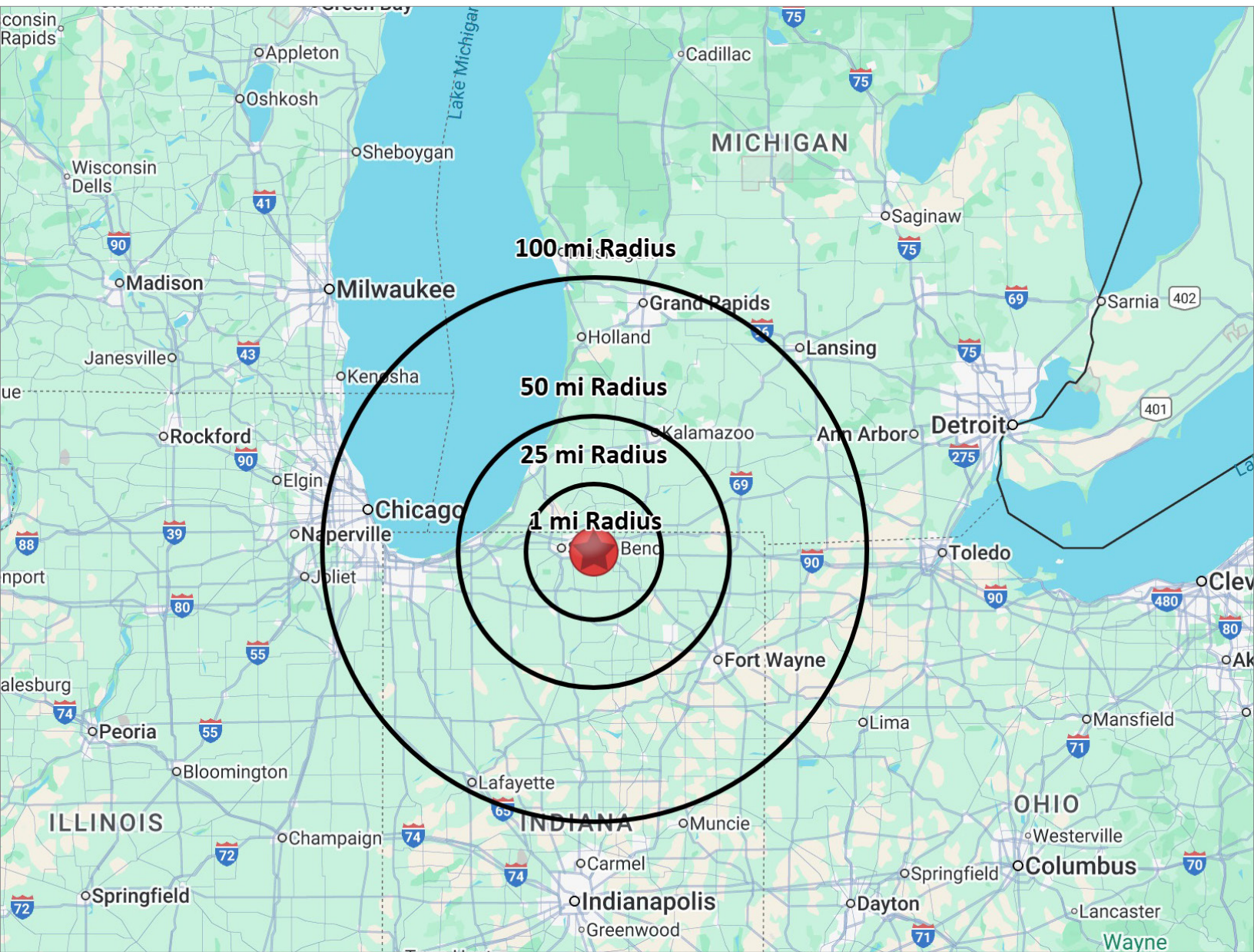


Located on the south side of Elkhart in the Green Haven Industrial Park one mile from US 20 Bypass. Near SR 19 which is a major north/south commercial artery that connects to the I-80/90 Indiana Toll Road and the US 20/31 ByPass. The property is centrally located to surrounding communities including, South Bend, Mishawaka, Osceola, Granger, Goshen, Wakarusa, Bristol and Middlebury. Elkhart County offers a pro-growth environment, skilled workforce, and targeted business incentives to companies from across the country and around the world. Elkhart also provides the business environment needed to branch out and the industry-designed initiatives designed to stimulate growth, innovation and profits.



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DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	18 MILES	TOLEDO, OH	146 MILES
FORT WAYNE, IN	71 MILES	DETROIT, MI	199 MILES
GRAND RAPIDS, MI	108 MILES	MILWAUKEE, WI	204 MILES
CHICAGO, IL	114 MILES	PITTSBURGH, PA	379 MILES
INDIANAPOLIS, IN	157 MILES	NASHVILLE, TN	441 MILES