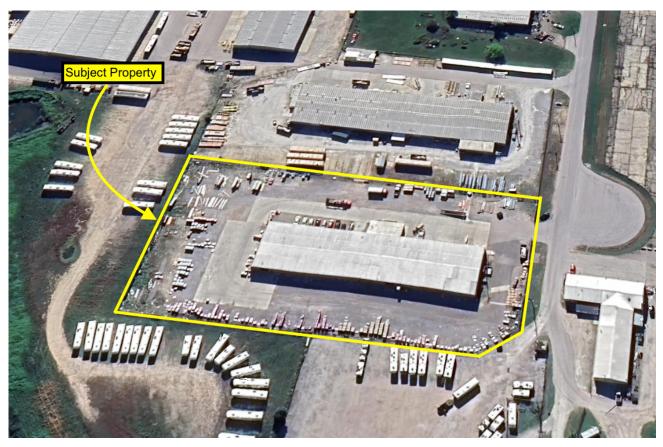
Clear-span 25,200 SqFt Warehouse w/ Fenced Yard and Office 2440 Supreme Ct. Goshen, IN 46528 For Lease NNN



Property Details:

Well-maintained ±25,200 SqFt industrial warehouse space situated in a prime location with excellent access to US-33, offering excellent connectivity to major transportation corridors and regional markets. The property features ±24,000 SqFt of clear-span warehouse space, (5) Ground-level roll-up door, wet sprinklered, large fenced yard for outdoor storage or equipment, Ample onsite laydown space, 480 volt/3 phase/4 wire electric service, ±1,200 SqFt office/showroom area, making it ideal for contractors, logistics, storage, or light manufacturing.

For Lease \$10,600 / Month Base Rent (All CAM is self-directed)

- Clear-span warehouse space
- (5) Ground-level roll-up door
- Clear Height of 16'
- · Wet sprinklered
- Large fenced yard for outdoor storage or equipment
- Ample onsite laydown space
- 480 volt/3 phase/4 wire electric service
- Adjacent to US-33

View the full listing here: https://www.crexi.com/lease/properties/1046313/indiana-clear-span-25200-sqft-warehouse-w-fenced-yard-and-office or https://www.loopnet.com/Listing/2440-Supreme-Ct-Goshen-IN/38201508/

Contact:

AOK Capital, LLC 650-845-7965 contact@aokcapital.com

Listing Type: Direct **Lease Type:** NNN

Rental Rate: \$10,600 / Month **Taxes 2024/25:** \$19,035.66 /YR **EST. Insurance:** \$6,000 - \$7,000 /YR

Parking: No designated parking

Lease term: Negotiable Rentable SF: ±25,200 SqFt Property Type: Industrial

Subtype: Industrial Warehousing,

Storage, Distribution **Tenancy:** Single

Total Building SQFT: ±25,200 SqFt

Land Acres: ±3.11

Lot Size (SF): 135,471.6 SqFt

Year Built: 1973 Buildings: 1 Stories: 1

Zoning: M-1 (Industrial District Light Industrial)

APN: 20-11-24-376-027.000-015

County: Elkhart County





