

# MANUFACTURING | DISTRIBUTION BUILDING FOR LEASE

**4607 Wyland Drive**  
Elkhart, Indiana



## PROPERTY DETAILS

19,882 square-foot facility in Elkhart Industrial Park. Great building in excellent condition. 20' eave height. 16' tall doors. 480-volt power. Breakroom. Municipal water and sanitary sewer. Renovated in 2022.



## HIGHLIGHTS

Building Size:	19,882 SF (Includes 1,000 SF Office Area)
Land:	1.72 Acres
Year Built:	1996
Restrooms:	1 – Office; 2 - Plant
Doors:	1 – 14' Tall Grade Level; 2 – 16' Tall Grade Level
Docks:	2 Recessed Truck Docks with Levelers & Dock Shelters
Dimensions:	100' x 200' @20' Eave
Lighting:	LED
Power:	400 Amp/480-Volt/3-Phase
HVAC:	Gas Radiant Tube
Utilities:	Gas – NIPSCO; Electric – AEP; Water & Sewer – Municipal
Annual Taxes:	\$22,290.00 (2024 Pay 2025)
Lease Rate:	Rent subject to use, term & credit of tenant
Lease Terms:	Triple Net; 5-Year Term Preferred

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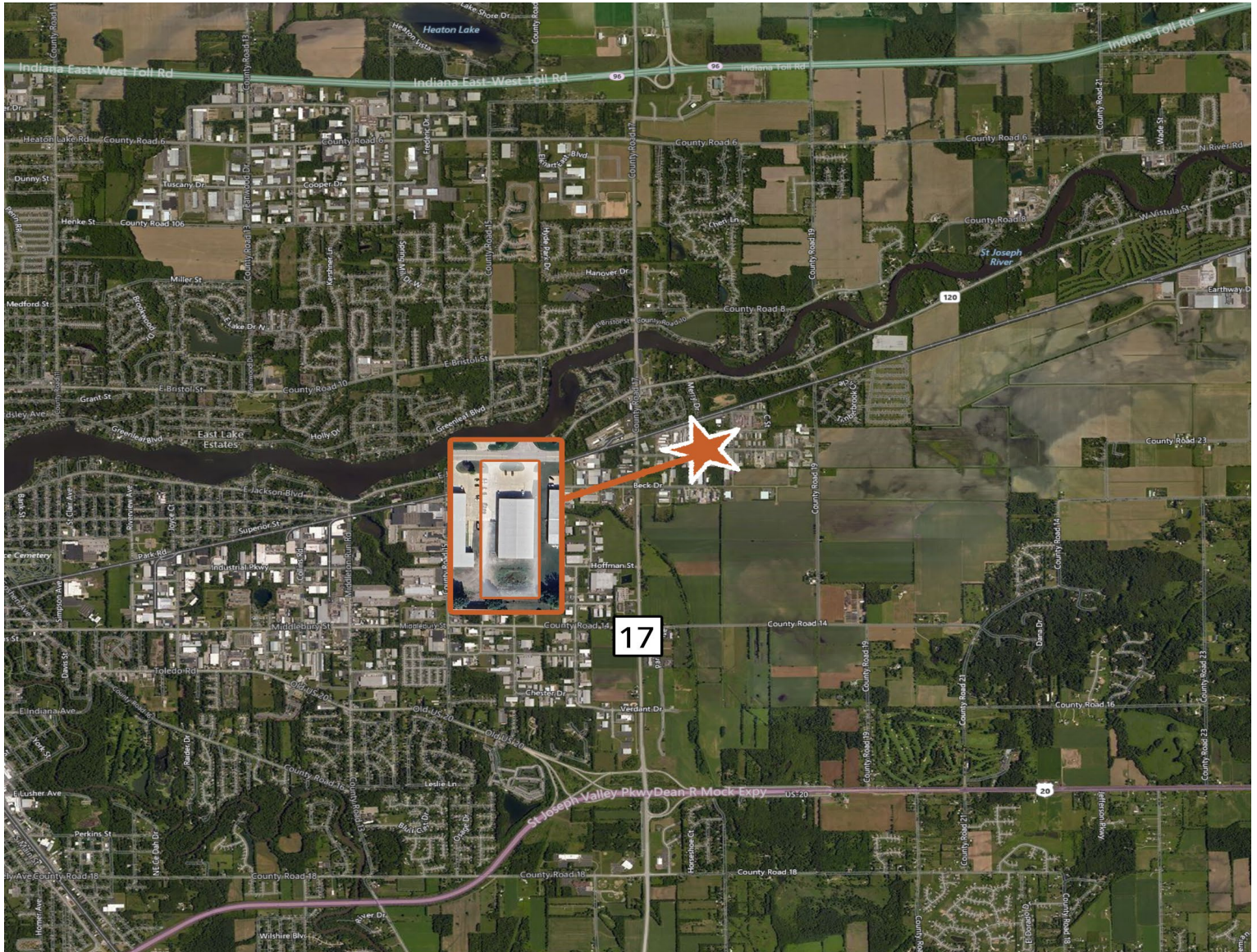
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## PROPERTY LOCATION

The property is located in the Elkhart Industrial Park just west of County Road 17 – a main thoroughfare between the I-80/90 Toll Road to the north and the US 20 ByPass to the south. Excellent location and easy access to your commercial customers.



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