

# INDUSTRIAL BUILDING FOR SUBLEASE

54900 CR 17 | Elkhart, IN 46516



## Well Maintained on a Highly Visible Corner

<b>Building Size:</b>	19,500 SF Total
<b>Land:</b>	4.40 Acres
<b>Year Built:</b>	1985; Addition 1993
<b>Zoning:</b>	M2 - Heavy Manufacturing
<b>OH Doors / Docks:</b>	1 (14') / 2
<b>Ceiling Height:</b>	17' to 19' Clear
<b>Bay Spacing:</b>	50' x 25'
<b>Sprinkled:</b>	100% Fire Protected
<b>Lighting:</b>	T-12
<b>Power:</b>	400 Amp / 240/120 Volt / 3-Phase
<b>Sublease Rate:</b>	\$5.75 PSF NNN

### Details:

Exceptional 19,500 SF industrial building available for sublease. This well-maintained building includes 3,486 SF of office space featuring a reception area, private offices, conference room, break room and restrooms. The warehouse area consists of 16,014 SF with a shipping/receiving office area, 18' to 20' ceiling height (estimated 17' to 19' clear), two recessed loading docks, and one 14' tall grade level overhead door. T-12 lighting, 400 Amp/240/120 Volt/3-phase electric service, radiant heat in warehouse and gas-forced air heat and central air conditioning in office area. The property is served by city water and private septic, sprinkler fire protection system, and is zoned M-2 Heavy Manufacturing.

[VIEW PROPERTY ONLINE](#)



P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US!      
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



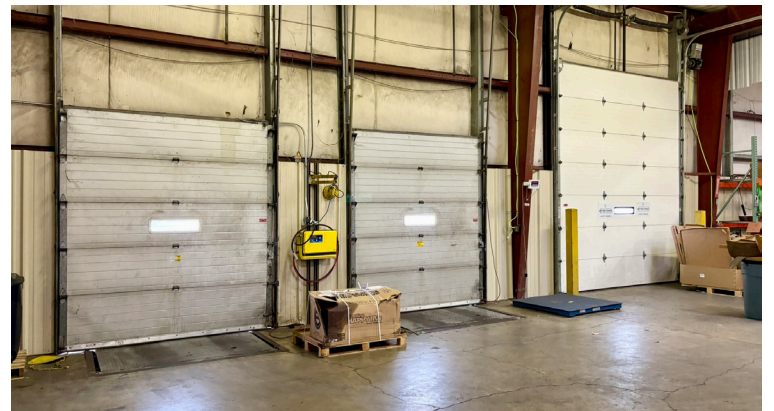
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Ryan Gableman, CCIM/SIOR**  
Senior Broker, Principal  
D 574.485.1502 | C 574.215.0336  
[rgableman@cressy.com](mailto:rgableman@cressy.com)

# PROPERTY PHOTOS

# INDUSTRIAL BUILDING FOR SUBLEASE

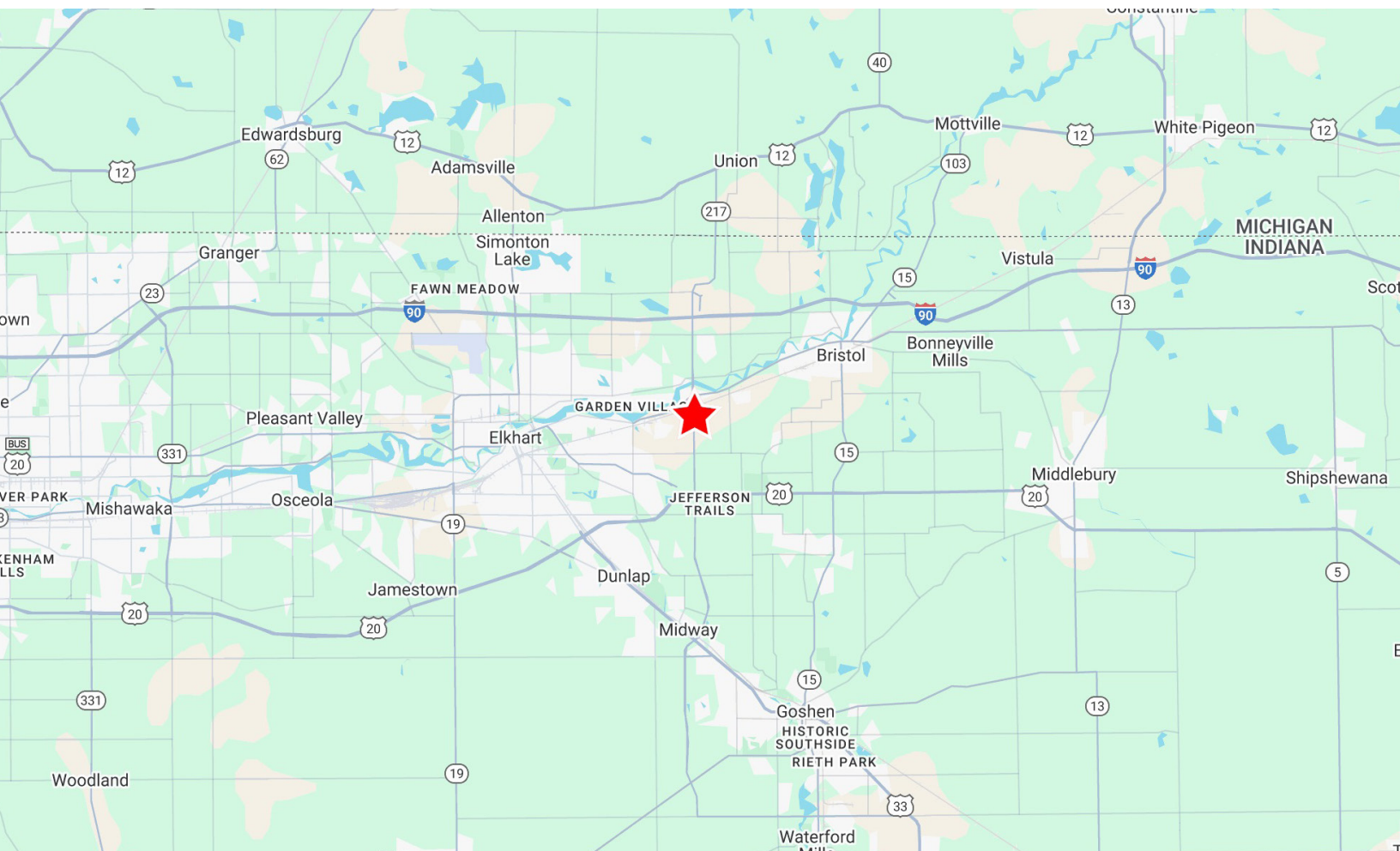
54900 CR 17 | Elkhart, IN 46516



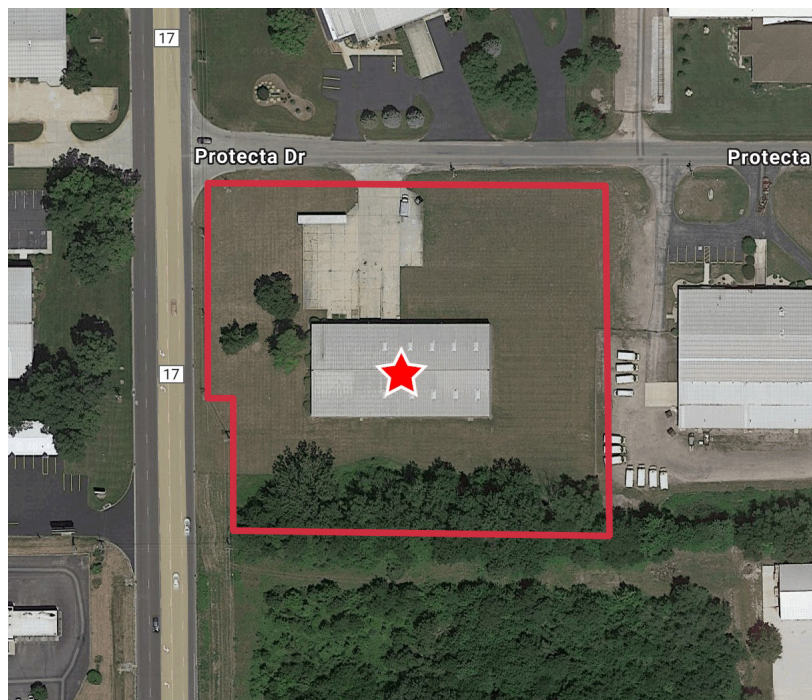
# LOCATION OVERVIEW

## INDUSTRIAL BUILDING FOR SUBLEASE

54900 CR 17 | Elkhart, IN 46516

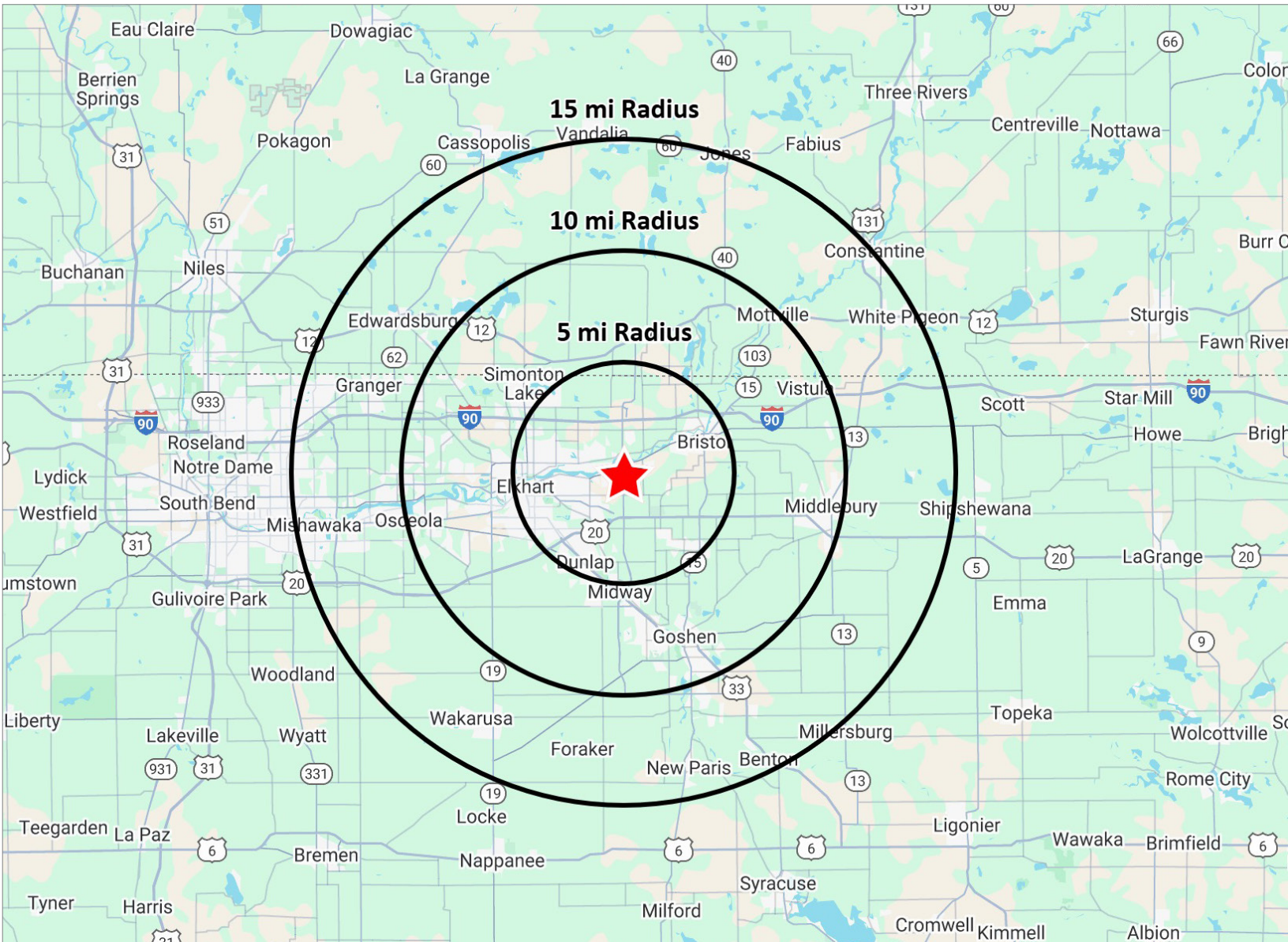


Located on the corner of CR 17 and Protecta Drive in an established industrial park on the east side of Elkhart. The property is minutes away from the US 20/31 Bypass and the I-80/90 Toll Road, and is positioned well for logistical access to the local market and entire region.



**NAICressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

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



## POPULATION



## NUMBER OF HOUSEHOLDS



## AVERAGE HOUSEHOLD INCOME



## MEDIAN HOME VALUE

5 MILE	1,553
10 MILE	22,103
15 MILE	69,720

5 MILE	566
10 MILE	8,835
15 MILE	26,701

5 MILE	\$91,557
10 MILE	\$100,217
15 MILE	\$86,512

5 MILE	\$235,724
10 MILE	\$220,816
15 MILE	\$199,455