

# INDUSTRIAL FOR LEASE

1827 CR-6 East  
Elkhart, IN 46514



16,728 SF Total Space

Lease Rate: \$7.95/SF (NNN)



Truly “level-up” your business and operations at this breathtaking workspace in the heart of Elkhart’s industrial beltway! Built new in 2023, this modern and visionary property offers all the amenities, and then some more. You and your employees will want for nothing knowing that your work home is one of the premier locations in the entire Elkhart County area. Don’t think, just do, because this “For Lease” only listing won’t be available for long.

## Property Features:

- 16,728 SF Total Space
- 1.35 Acres
- Office – 1,956 SF
  - 21<sup>st</sup> Century Office Buildout: Lobby, conference room, client hospitality room, breakroom/kitchenette; four second-floor offices.
  - On-site gym with full shower & locker room, plus private mini-sauna.
  - Central air with mini-splits and furnace.
- Warehouse – 14,772 SF
  - Cambridge heating systems
  - 16’-18’ clear heights
  - 2x Dock Doors with levelers
  - 1x 14’ Grade Level Door
  - 1x 10’ Door
  - Standard fire suppression system intact
  - LED lights; modern windows provide abundant natural light throughout
  - Steel beam construction offering a near-100% free span
- Power: 480 Volts/3-Phase
- 2024 Taxes, Payable 2025: \$34,994



## Greg Carroll

Broker

574.360.9381

GCarroll@PinnProp.Com

## Ryan White

Managing Broker

574.315.9615

RWhite@PinnProp.Com

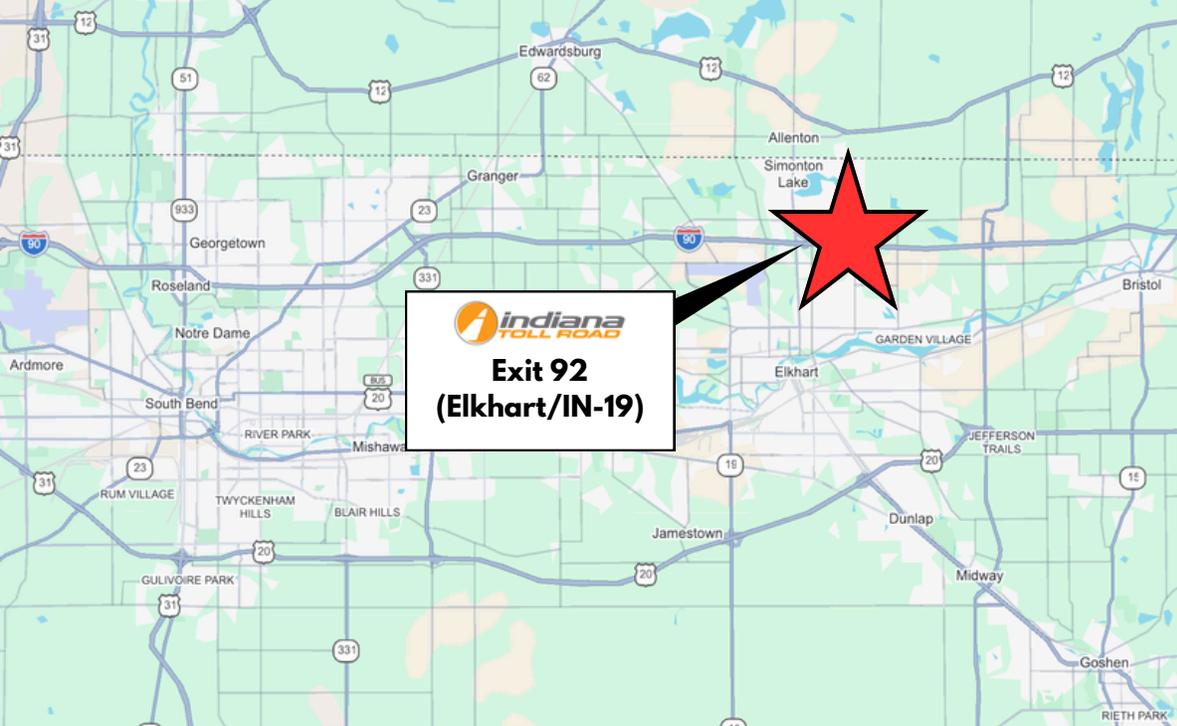
Pinnacle Properties

418 S. Main Street

Elkhart, IN 46514



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.



**Indiana**  
**TOLL ROAD**  
**Exit 92**  
**(Elkhart/IN-19)**

**LOCATION**

Situated 2 miles from the I80/90 toll road entrance and 1 mile from the high-traffic intersection of CR-6 and Cassopolis Street with more than 44,000 ADT



