



BRINCO

**51650 CR-133
Bristol, IN**

FOR SALE OR LEASE

Price Negotiable

346,628 SF

6 - 75' Wide Crane Bays

7 MW Transformer

14 MW Transformer

Ryan White, CCIM
Managing Broker
574.315.9615
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Pinnacle
Properties



CRANES

6 - 75' Wide Crane Bays

6 - 10 Ton Bridges (22' Under Hook)

2 - 25 Ton Bridges (22' Under Hook)



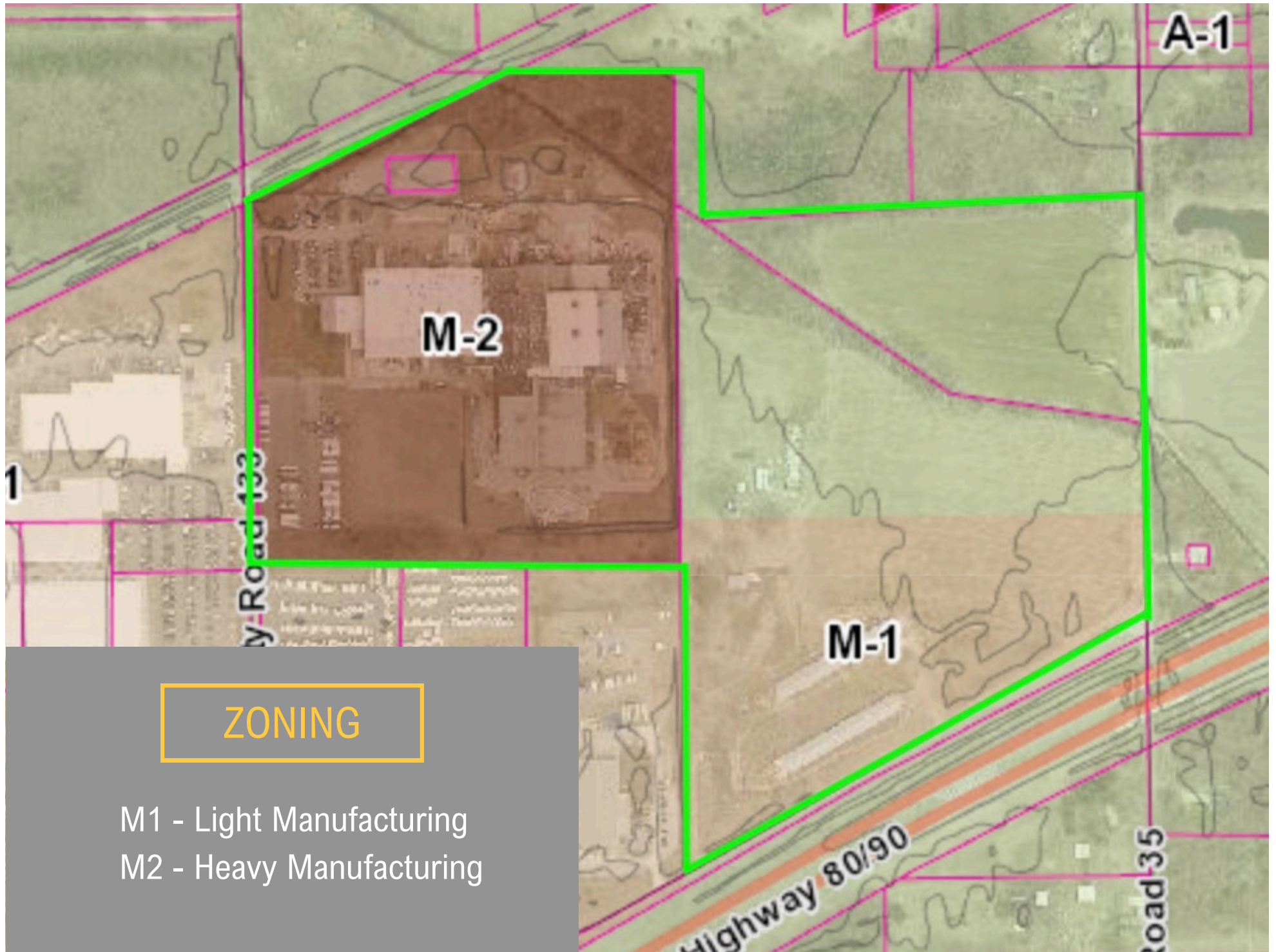
HEAVY POWER

7 MW Transformer (with property)
14 MW Transformer (NIPSCO)
20 - 800 Amp | 480 Volt Services

COOLING TOWERS

750 Ton Open Loop Cooling Tower
250 Ton Open Loop Cooling Tower





ZONING

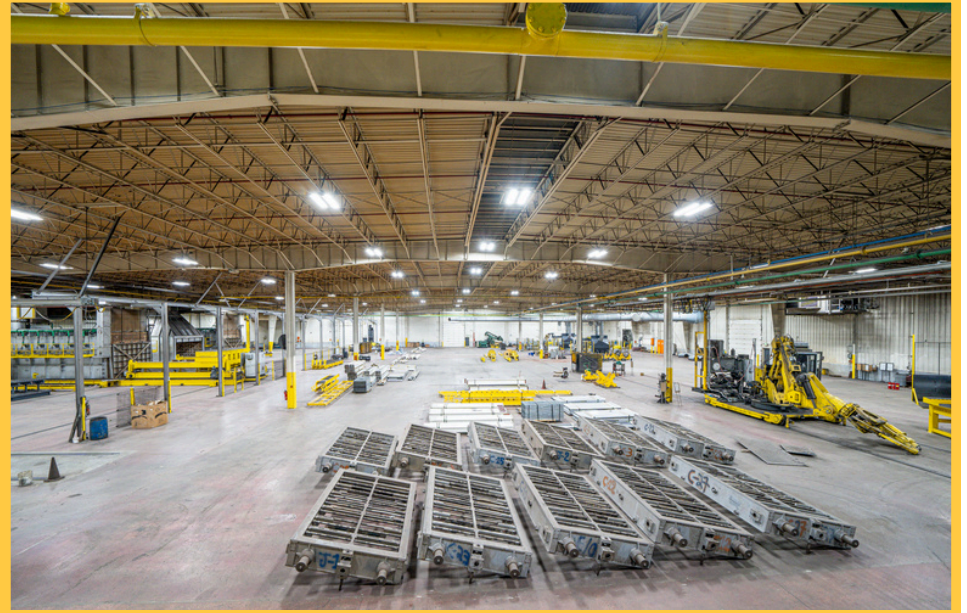
- M1 - Light Manufacturing
- M2 - Heavy Manufacturing



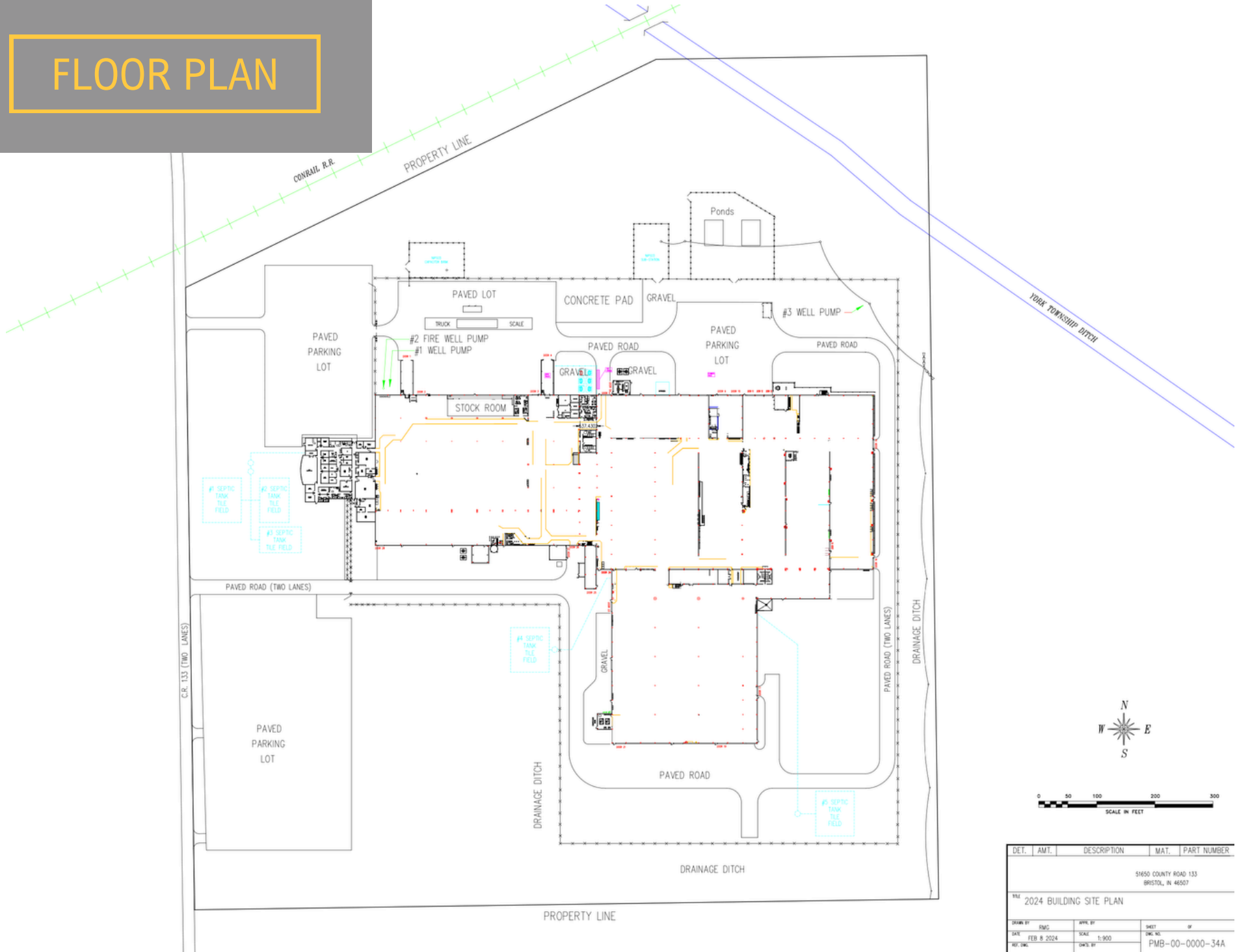
OTHER PROPERTY FEATURES

- 346,628 SF
- 89.9 Acres
- 27 - 16 X 16 Grade Level Doors
- 8 Docks with Levelers
- 48' Eave Height
- LED Lighting Throughout
- 23 - Air Make-Up Heating Units
- 4 - 200 HP Air Compressors with Dryers
- Fenced with Gate and Guard Shack
- Adjacent to Rail for Possible Spur
- Taxes '23 Pay '24: \$219,291.38

PHOTOS



FLOOR PLAN



DET.	AMT.	DESCRIPTION	MAT.	PART NUMBER
		51650 COUNTY ROAD 133 BRISTOL, IN 46507		
TILE 2024 BUILDING SITE PLAN				
DRAWN BY	ESMC	APPR BY		
DATE	FEB 8 2024	SCALE	1:300	SHEET NO.
REV. DATE		DATE BY		PMB-00-0000-34A

DEMOGRAPHICS

1 mile



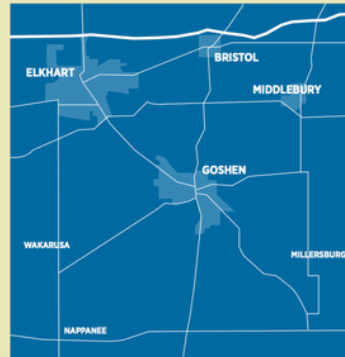
3 mile



5 mile

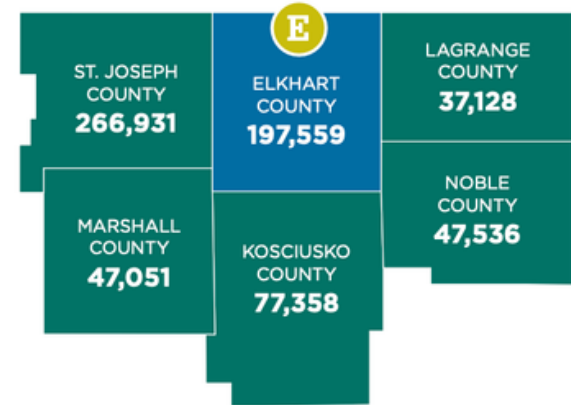


Population – Cities & Towns

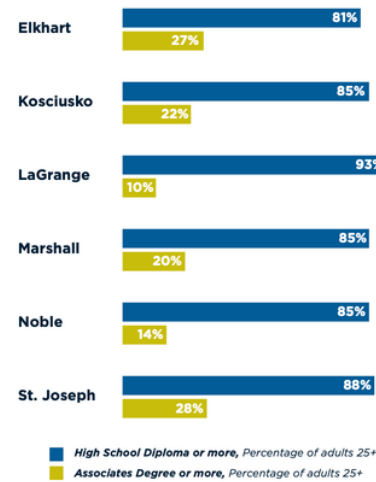


City or Town	Population
Elkhart City	52,485
Goshen City	33,327
Nappanee City	6,910
Bristol Town	1,695
Middlebury Town	3,633
Millersburg Town	939
Wakarusa Town	1,861

Population Total – Elkhart & Surrounding Counties



Education Level – Elkhart & Surrounding Counties



Source: STATsIndiana. Median age calculated by the IBRC, US Census Bureau, 2015 ACS 5-year est. 2015, 2016.

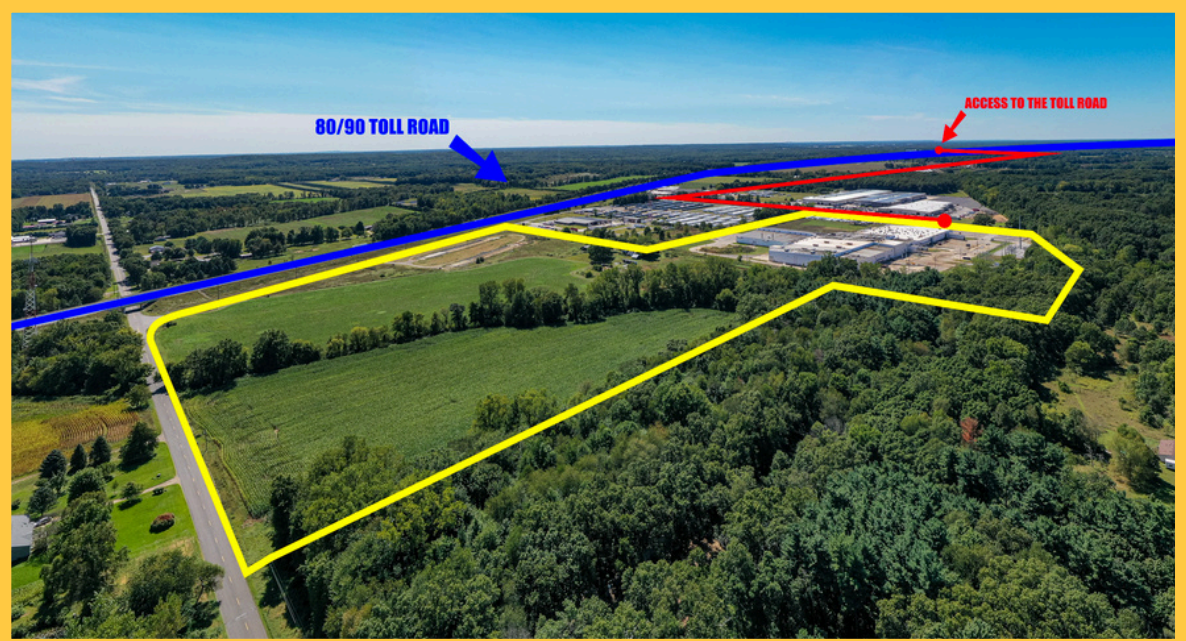
Population – By Age

Elkhart County

Preschool (0 to 4)	15,441
School Age (5 to 17)	41,124
College Age (18 to 24)	18,287
Young Adult (25 to 44)	51,119
Older Adult(45 to 64)	49,307
Older (65 plus)	30,282
Total	205,560
Median Age	35.7



AREA
DETAILS





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