

FOR SALE

INDUSTRIAL FACILITY | Built 2024

SOARING RAIL

203 Stonemont Drive, Bristol, IN

500,000 SF | PRICE: \$46,333,405.70 | CAP RATE: 7% | NOI: \$3,243,338.40 | 100% Occupied



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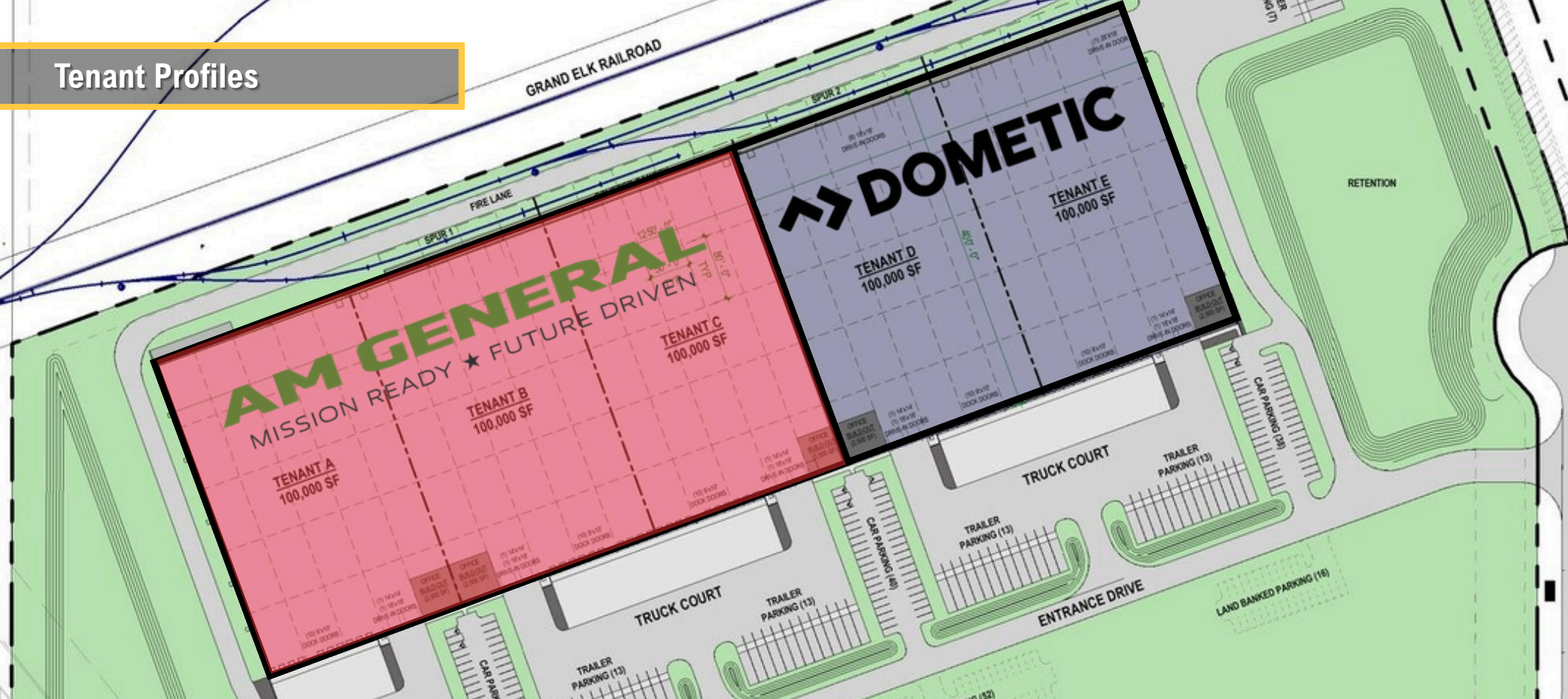
Pinnacle
Properties

PROPERTY SPECIFICATIONS

- 500,000 SF fully leased, steel constructed industrial facility built in 2024, offering newer construction, modern infrastructure, and reduced capital needs.
- 49.29 Acres
- Rail served by Watco.
- Easily divisible to 100,000 SF suites.
- 50 Docks (10 Docks/suite)
- 13, 14'-18' Grade Level Doors
- 8 Rail Doors
- 42' Eave Height, 38' Clear Height, making it one of the tallest buildings in Elkhart County.
- 8" Reinforced Floors
- 80' x 50' Bay Spacing
- Zoned M2 - Heavy Manufacturing
- LED Lighting Throughout



Tenant Profiles



AM GENERAL

<https://www.kpsfund.com/investments/active-investments/am-general>

AM General (AMG) focuses on military-grade tactical vehicles like the Humvee, while managing potential supply chain and production challenges for its primary U.S. Army contracts. In 2023 AMG secured a 10-year contract worth over \$8 billion to produce the Joint Light Tactical Vehicles (JLTV), indicating significant revenue potential, by late 2025. The company has been privately owned by KPS Capital Partners since 2020. Although AMG does not publicly share their financial info, the KPS portfolio companies generate approximately \$21.2 billion in aggregate annual revenue.

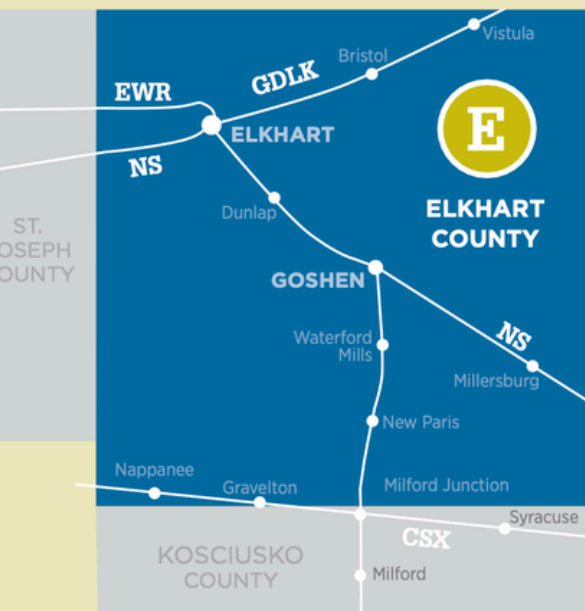
DOMETIC

<https://www.dometicgroup.com/en-us/investors/financial-reports#block8d4870>

Dometic is a global outdoor tech company on a mission to make mobile living easy. Leveraging core expertise in cooling, heating, power & electronics, mobility, and space optimization, they empower more people to connect with nature and the outdoors. Millions of people around the world use their products while camping with their cars, RVs, or boats. In 2025, Dometic Group reported a challenging, yet resilient, financial year with gross margins improving to 29.2% despite a 3.97% decline in annual revenue to approximately \$2.23 billion USD.



Logistics – Railways



Norfolk Southern Corporation (NS)

Serving Elkhart, Goshen, Millersburg, New Paris
www.nscorp.com

CSX Transportation (CSX)

Serving Nappanee
www.csx.com

Elkhart & Western (EWR)

Serving Elkhart
www.pioneer-railcorp.com

Grand Elk Railroad (GDLK)

Serving Bristol, Elkhart
www.watcocompanies.com

A true rail-advantaged industrial asset with an active on-site spur serviced by Grand Elk Railroad (Watco), offering strong regional and national reach through direct connections to Norfolk Southern, CSX, and CN. Four of the five suites are equipped with dedicated rail spurs, two rail doors per suite, and covered staging areas—providing operational flexibility, accommodating railcars of any size, and supporting high-volume distribution and manufacturing users.

Demographics | Elkhart County

1 mile



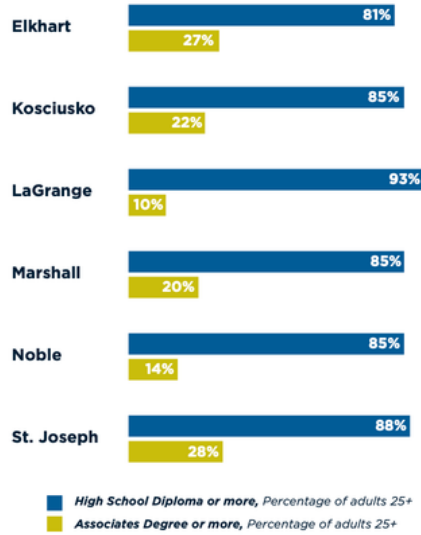
3 mile



5 mile

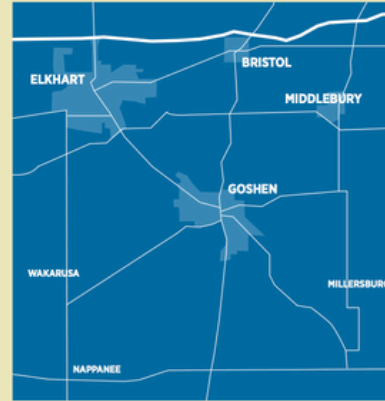


Education Level – Elkhart & Surrounding Counties



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

Population – Cities & Towns



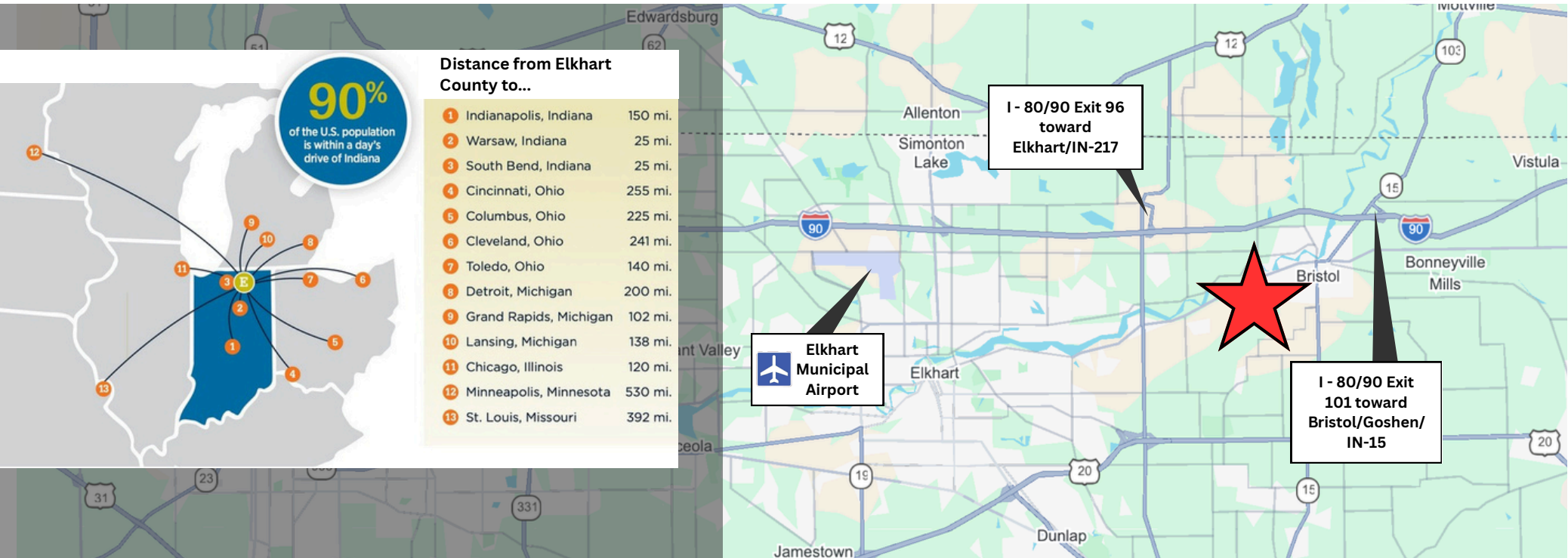
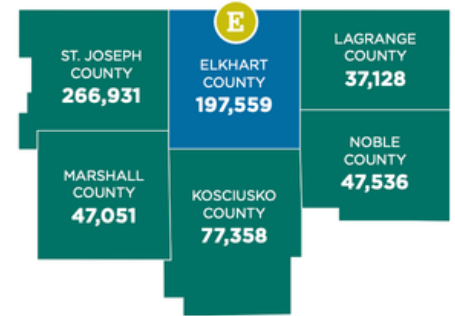
| City or Town | Population |
|------------------|------------|
| Elkhart City | 52,485 |
| Goshen City | 33,327 |
| Nappanee City | 6,910 |
| Bristol Town | 1,695 |
| Middlebury Town | 3,633 |
| Millersburg Town | 939 |
| Wakarusa Town | 1,861 |

Population – 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 |

Population Total – Elkhart & Surrounding Counties





*Due to government contracts and NDAs, current interior photos cannot be shown.
Any images depicting vacant space reflect areas that are now fully occupied.*



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EXCLUSIVELY PRESENTED BY:



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**Pinnacle
Properties**



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