

# For Sale or Lease



## 3075 CR 6 W

3075 County Road 6 W Elkhart, IN 46514

PRICE REDUCED! This New Construction manufacturing or distribution building with great natural light and high visibility to County Road 6. Approximately 4 miles to interstate 80/90 and conveniently located on the West side of Elkhart with a strong workforce population between Elkhart and St Joseph County. The building sits on a little over 25 acres however the amount to be included with the building is negotiable as the developer is currently planning a second building.

**Lease Rate: ~~\$6.45/SF~~ \$5.95/SF NNN**

**Sale Price: Negotiable**

**Contact: Andrew Myers**  
**Cell: 574-320-1214**  
**Email: amyers@myerstrust.com**



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No guarantee is made for the accuracy of this information. Recipient is responsible for verification. Subject to availability.

# Details:

## General Information

**Total Buildings SF:** 144,000 divisible to 72,000 SF

**Office Space:** 3,480 Single Story

**Year Built:** 2023

**Lot Size:** TBD total site is 25.369 Acres

**Ceiling Height:** 25' clear

**Column Spacing:** 60' x 60'

**Floor:** 6" Reinforced

**Dock Doors:** 12 with levelers (8' x 9') with potential for 4 additional

**OH Doors:** 4 (14' x 14')

**Lighting:** LED

**Power:** 1200 AMP 480v 3 Phase and 800 AMP 480v 3 Phase

**Heating:** Cambridge Air Rotation

**Fire Suppression:** ESFR

**Exterior:** Metal

**Roof:** Standing Seam Metal

**Parking Spaces:** 123 planned spaces

**Zoning:** M-1 (City of Elkhart)

**Property Taxes:** \$44,845.70 (2023 pay 2024)

**Utilities:** Gas - NIPSCO  
Electric - AEP/I&M  
Water – City of Elkhart  
Sewer – City of Elkhart  
Fiber - Surf

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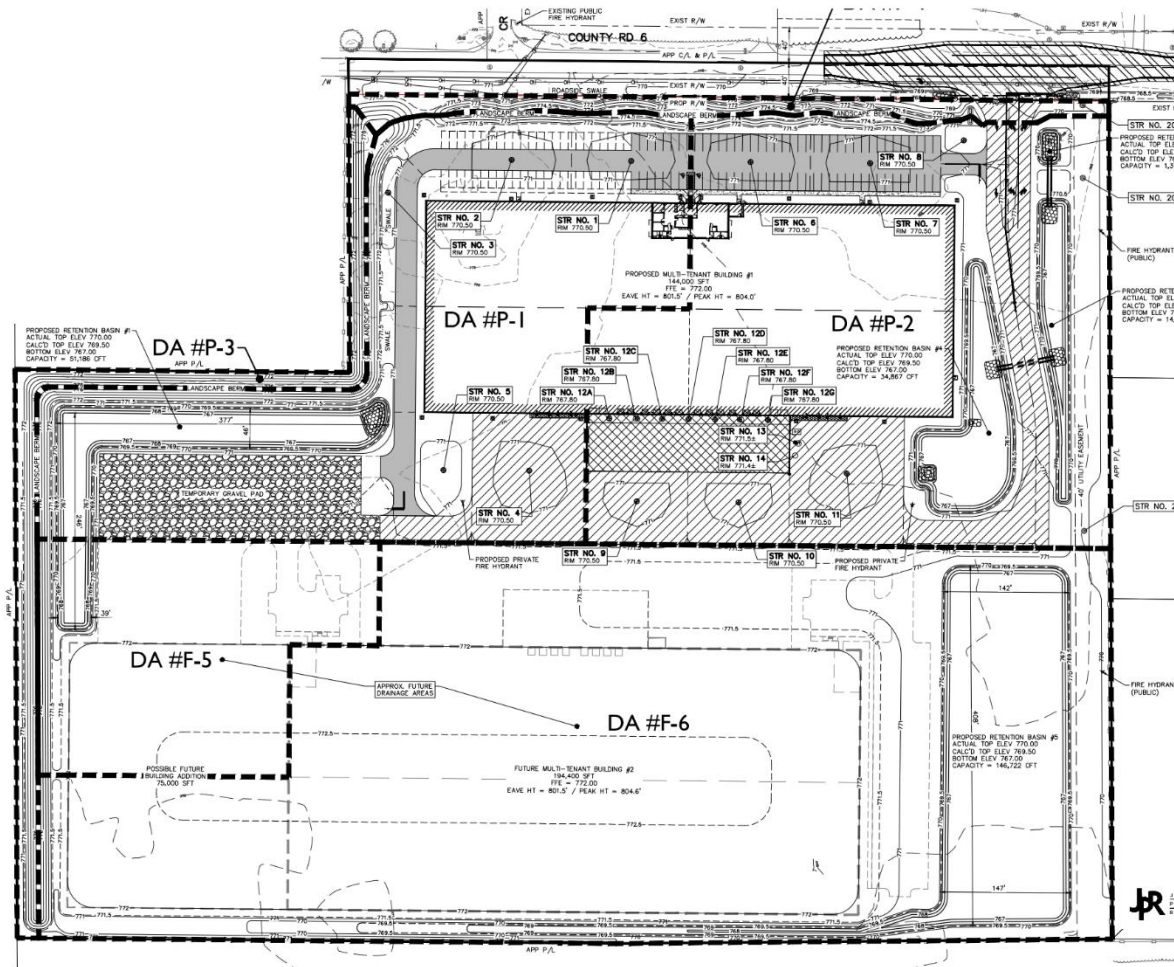


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# Site Plan:



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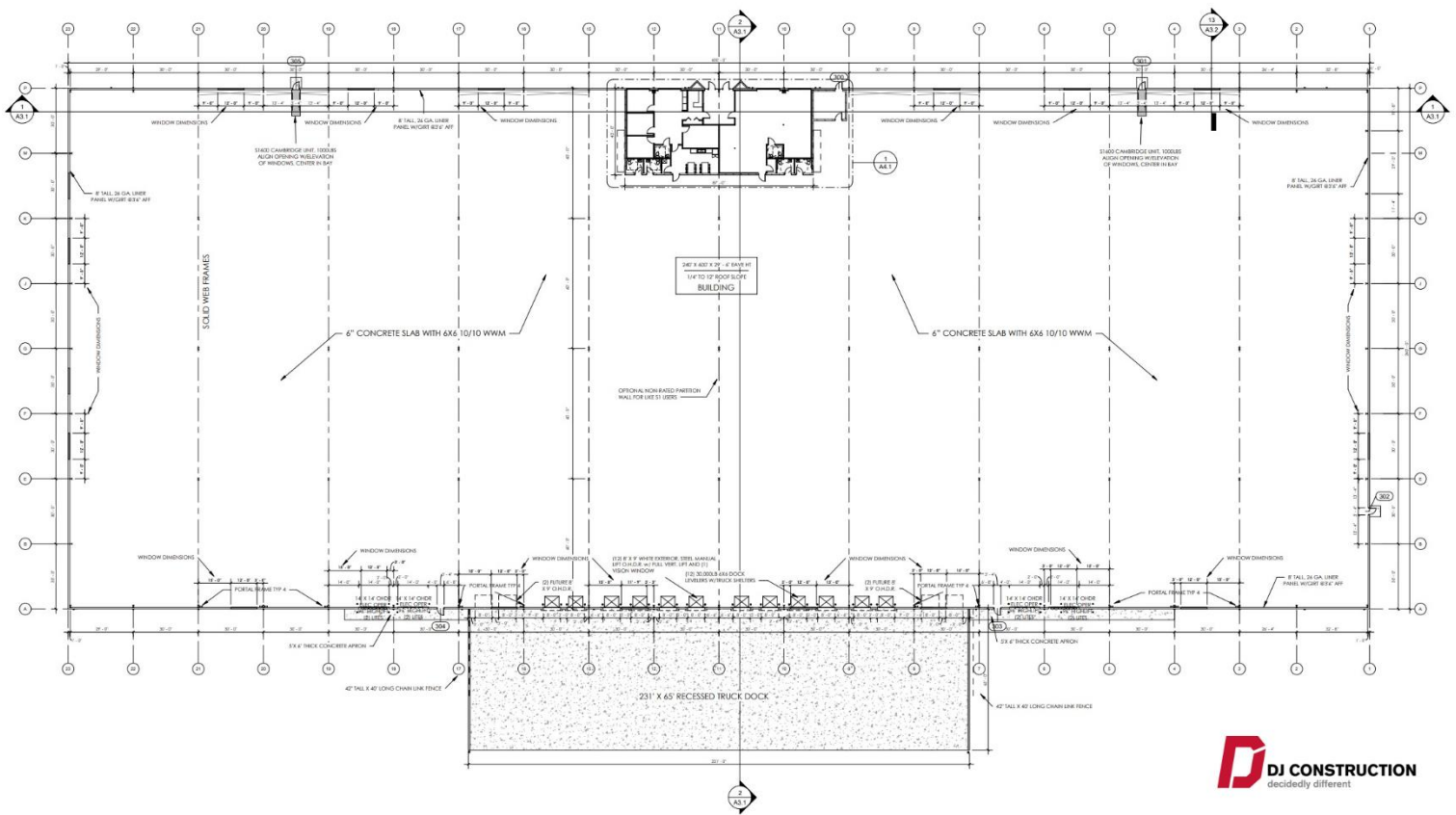


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# Building Floorplan:



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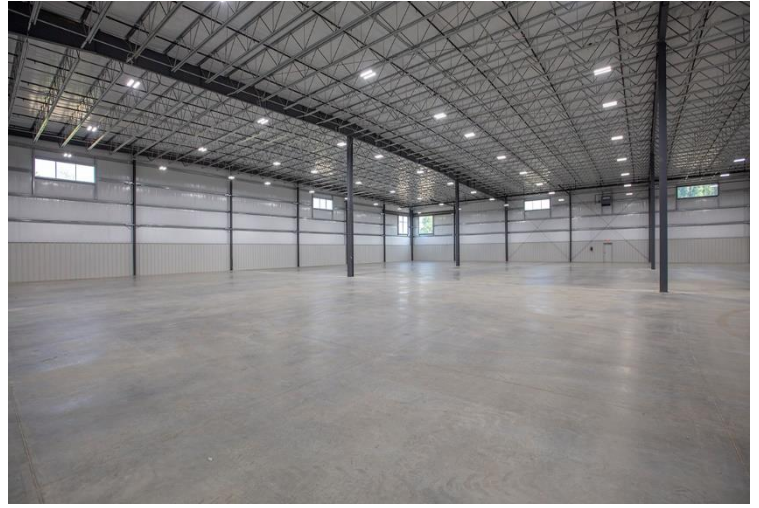


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# Additional Photos:



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