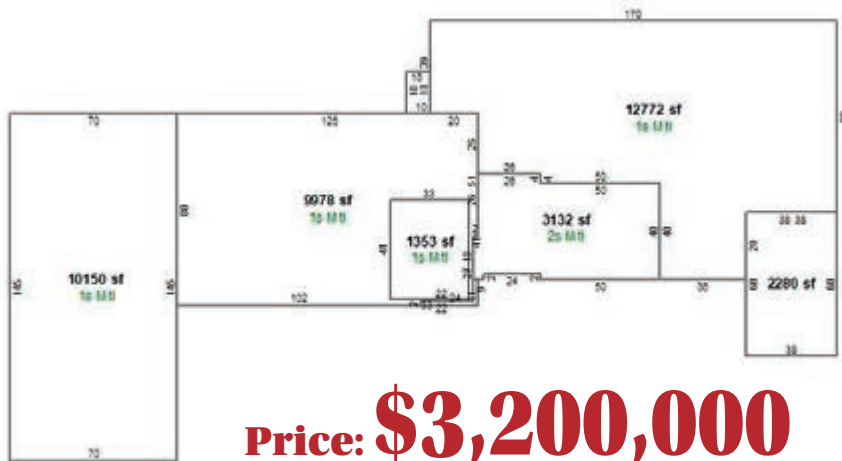


# Commercial Property For Sale



**2108 Eisenhower Dr. • Goshen, IN 46526**



**Price: \$3,200,000**

- » 2.28 Acres
- » 41,870 total sq. ft.
  - Mfg. Floor: 32,900
  - Office: 8,970 on two floors
- » (4) Recessed truck docks
- » 3ph – 480v Electric with 800 amp entrance
- » 15'-22' ceiling height
- » Zoned Industrial

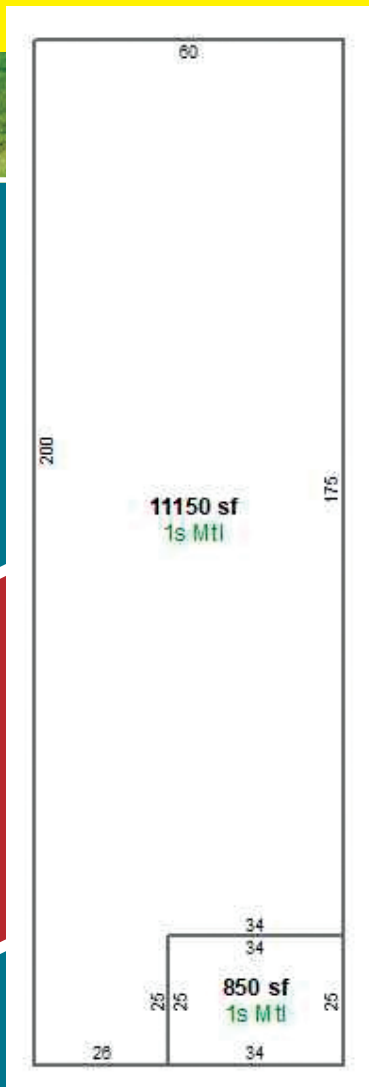
**Phil Hahn & Associates • Jason Hahn (574) 536-7682**

# Commercial Property For Sale



**PARCEL #2**

**2228 Dierdorff Rd. • Goshen, IN 46526**



- » Lot size: 1.33 Acres
- » Total SF: 12,000
  - Office: 1,700 on two floors
  - Mfg.: 10,300 w/16' ceilings
- » 480v 3ph

- » City water and private septic
- » Building is leased through May 2026 for \$5.71/ft. NNN

**Price: \$900,000**

**Phil Hahn & Associates • Jason Hahn (574) 536-7682**