

WAREHOUSE FOR LEASE

28680 Holiday Place | Elkhart, IN 46517



Two Docks and Three Grade Level Doors

- Building Size:** 28,125 SF
(Warehouse - 28,000 SF, Office - 125 SF)
- Land:** 2.0 Acre
- Zoning:** M
- Built:** 1994
- OH Doors:** 3 Grade Level Overhead Doors
- Docks:** 2 Loading Dock
- Lease Rate:** \$5.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

Details:

This property offers approximately 28,125 SF of excess space for lease, ideal for a variety of industrial or commercial needs. The facility includes two truck docks and three overhead doors, providing convenient access for loading and unloading. Situated in a well-established industrial park in Elkhart, the location offers easy connectivity to major transportation routes, making it a strategic choice for businesses looking to expand or relocate. With ample space and functional features, this property is well-suited to accommodate diverse operations, from warehousing to manufacturing.



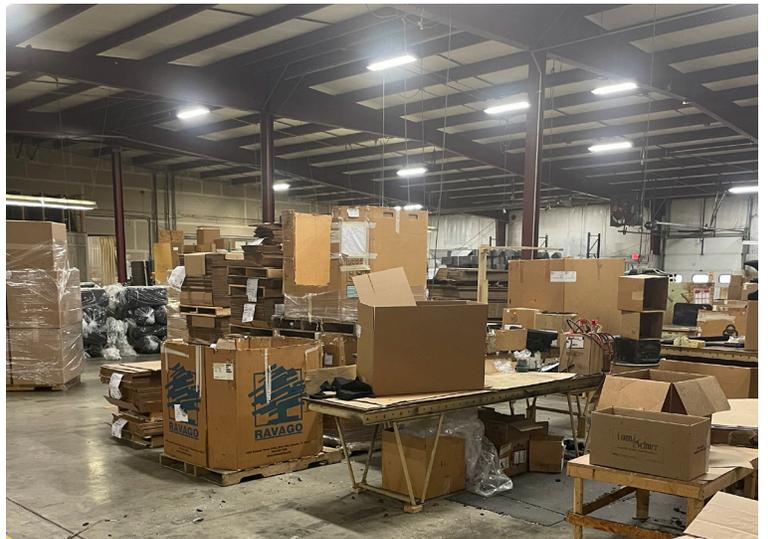
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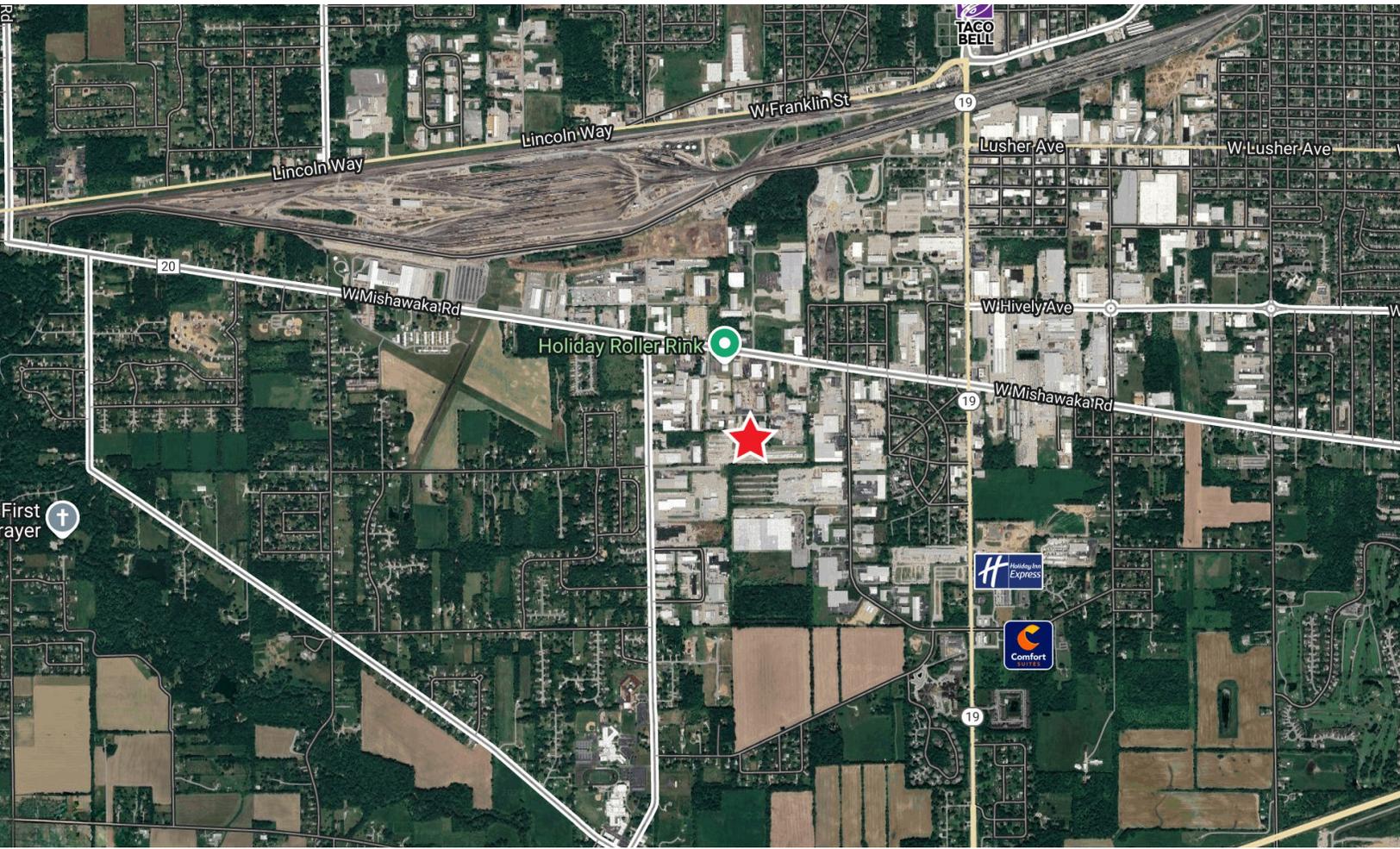
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LOCATION OVERVIEW

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Located in the city of Elkhart, Indiana, is a hub of manufacturing and industrial activity. Known for its strong presence in the RV, boat, and transportation industries, Elkhart boasts a diverse and robust economic base. The city is home to a wide range of businesses, from small manufacturing firms to large global corporations. The industrial sector plays a key role in the local economy, with thousands of jobs in manufacturing, assembly, and logistics. Elkhart's industrial business landscape is further supported by its strategic location near major highways and access to key transportation routes, which facilitates the efficient movement of goods across the country. With a high concentration of skilled labor and a focus on innovation, Elkhart continues to thrive as a significant industrial hub in the Midwest.



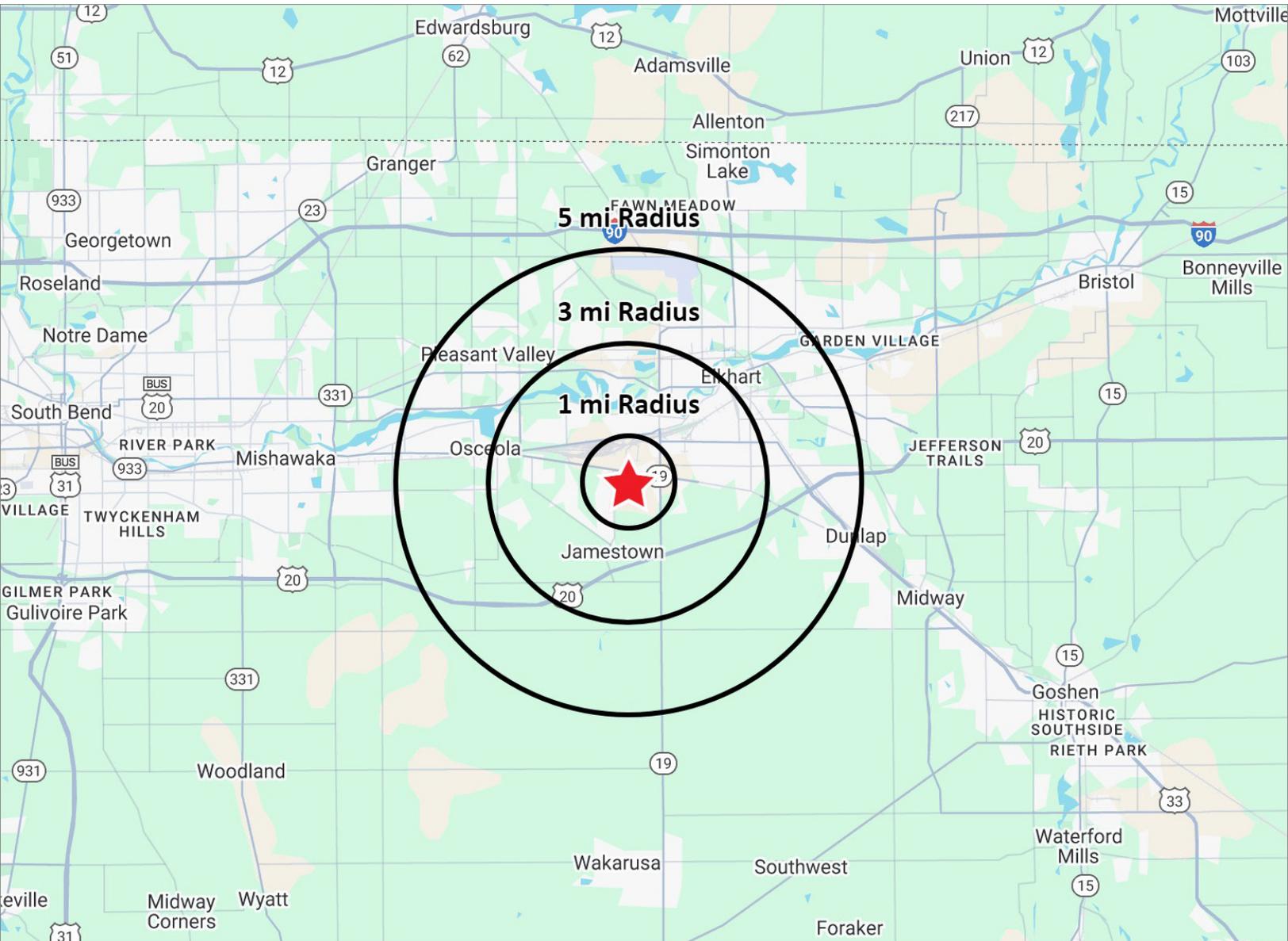
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2024 DEMOGRAPHICS

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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	1,996
3 MILE	35,517
5 MILE	86,322

1 MILE	624
3 MILE	7,956
5 MILE	20,460

1 MILE	\$78,231
3 MILE	\$69,292
5 MILE	\$77,565

1 MILE	\$217,110
3 MILE	\$173,154
5 MILE	\$182,277