

BUILDING FOR SUBLEASE

1701 Conant Street | Elkhart, IN 46516



Quality Manufacturing/ Warehouse Building

Building Size: 50,261 SF (Office 3,234 SF)
Land: 5.0 Acre
Zoning: M-1
Clearance: 15'2" - 21'9"
OH Doors: 3 Grade Level Overhead Doors
Docks: 4 Dock-high Doors
Parking: 50 Paved Spaces
Sublease Rate: \$5.50 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

Details:

50,261 square foot industrial building available for sublease. Located on a five-acre parcel, the property includes 3,234 square feet of two-story office space. The building offers four dock-high doors and four 14' tall grade-level overhead doors, with clear ceiling heights ranging from 15'2" to 21'9". It is powered by 3,000 amp, 480 volt, 3-phase electric service and includes LED lighting and an air rotation heat system. A rail spur is located on-site but is not currently in use. The front office area includes a lobby and reception, 6 private offices, and 2 conference rooms. Office and plant restrooms are separated, with plant restrooms located off a large break room. This is a well-maintained facility ideal for both manufacturing and warehousing operations.



NAI Cressy

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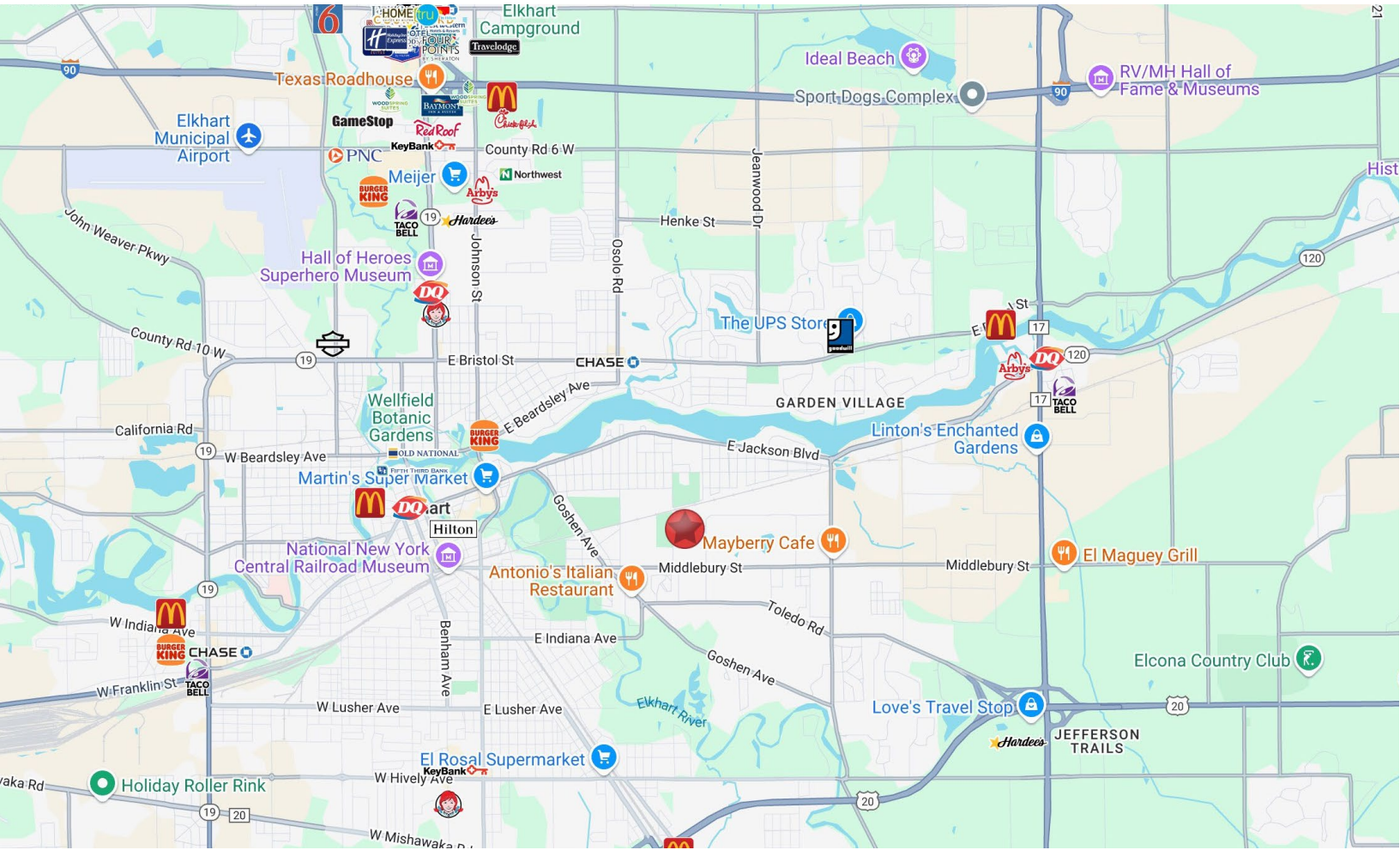




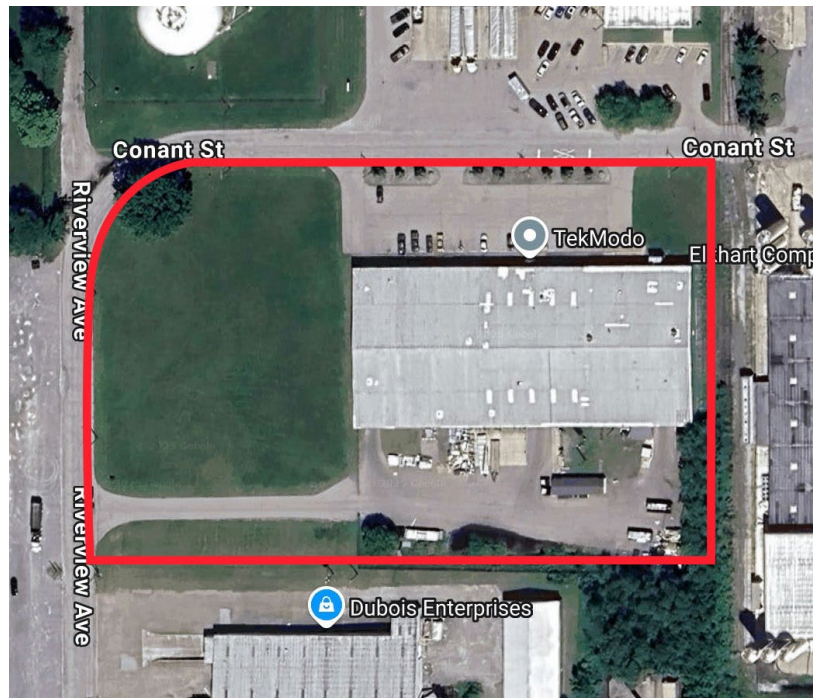
LOCATION OVERVIEW

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Located just minutes from U.S. 20, State Road 19, and the Indiana Toll Road (I-80/90), providing direct access to key regional and national trucking routes.



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