

RV ENGINEERING | DESIGN | R&D TESTING CAMPUS FOR SALE

58640 State Road 15
Goshen, Indiana



PROPERTY DETAILS

Four buildings on a beautiful campus setting totaling 22,035 square feet on 3.22 acres of land.

- 3,194 square-foot office building with beautiful stone exterior. Large walk-in safe. Open concept floor plan. Full basement with breakroom and concrete long term storage file room.
- 13,916 square-foot main compliance / safety / testing facility complete with nice two-story office spaces, comfortable meeting room areas, testing lab with a specialty environmental chamber with 16' exterior door.
- 2,578 square-foot freestanding test lab building with a temperature and humidity control chamber last used for off gassing testing.
- 1,980 square-foot clear span dry unheated storage building with 14' eave height. `

Long history of RV compliance testing and product development.



HIGHLIGHTS

Building Size:	22,035 SF Total in 4 Separate Buildings
Land:	3.22 Acres
Year Built:	1977 – 2017
Doors:	7', 12', 14' & 16' Tall Grade Level
Power:	480 Volt/3-Phase; 240 Volt/3-Phase; 120 Volt/Single-Phase
HVAC:	Warehouse – Gas Radiant Tube
Utilities:	Gas & Electric – NIPSCO; Water – 3 Private Wells; Sewer – 3 Private Septic Systems
Annual Taxes:	\$14,478.98 (2024 Pay 2025)
Sale Price:	\$1,150,000

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HIGHLIGHTS

- Building Size: 3,194 SF (Total)
- Year Built: 1977
- Power: 200 Amp/480 Volt/3-Phase;
200 Amp/120 Volt/Single Phase
- HVAC: 2 – Gas Forced Air Furnaces with
Air Conditioning
- Utilities: Gas & Electric – NIPSCO;
Water – 3 Private Wells;
Sewer – 3 Private Septic Systems



PROPERTY DETAILS

Attractive former bank facility built with high quality / long lasting materials. Large walk in safe on the main level. Spacious open concept floor plan with double entry to control which controls entry access and weather conditions. Nice conference room with bar sink. Full basement with breakroom, two restrooms, mechanical / data room, and a nice 100% concrete long term storage file room with a concrete stress core ceiling. Water softener.



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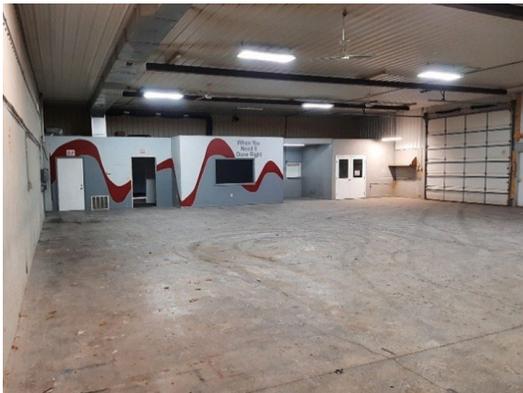
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HIGHLIGHTS

- Building Size: 13,916 SF (Total)
- Year Built: 1988
- Doors: 1 – 14' Tall Grade Level Door;
3 – 12' Tall Grade Level Door;
1 – 16' Tall Grade Level Door
- Power: 400 Amp/480 Volt/3-Phase;
200 Amp/480 Volt/3-Phase;
2 – 200 Amp/120 Volt/Single Phase
- HVAC: 5 – Gas Forced Air Furnaces most with Air Conditioning
- Utilities: Gas & Electric – NIPSCO;
Water – 3 Private Wells;
Sewer – 3 Private Septic Systems



PROPERTY DETAILS

Compliance / safety / testing facility complete with nice two-story office spaces containing approximately 4,000 square feet of comfortable meeting rooms, open cubicle and private office areas. 8,000 square-foot testing lab with technician office. 900 square-foot specialty hot / cold environmental chamber with 16' tall exterior door.

8" floor with double rebar. 1 – ton crane rails in testing rooms.



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HIGHLIGHTS

- Building Size:** 2,500 SF (Total)
- Year Built:** 2007 (Remodel)
- Doors:** 1 – 7' Tall Grade Level Door
- HVAC:** 1 – Mini Split System
- Water:** Process Water for Testing; Instant Water Heater
- Testing Booth:** 12' x 12' Environmental Chamber (Used for Temperature & Humidity Control. Last used for off gassing testing)
- Utilities:** Gas & Electric – NIPSCO; Water – 3 Private Wells; Sewer – 3 Private Septic Systems



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HIGHLIGHTS

Building Size:	1,980 SF
Year Built:	2017
Eave Height:	14'
Doors:	1 – 12' Tall Grade Level Door
Power:	480 Volt Feed Dropped Down to 100 Amps of 120 Volt
HVAC:	Unheated Dry Storage
Utilities:	Electric – NIPSCO



Building Size:	367 SF
Year Built:	2017

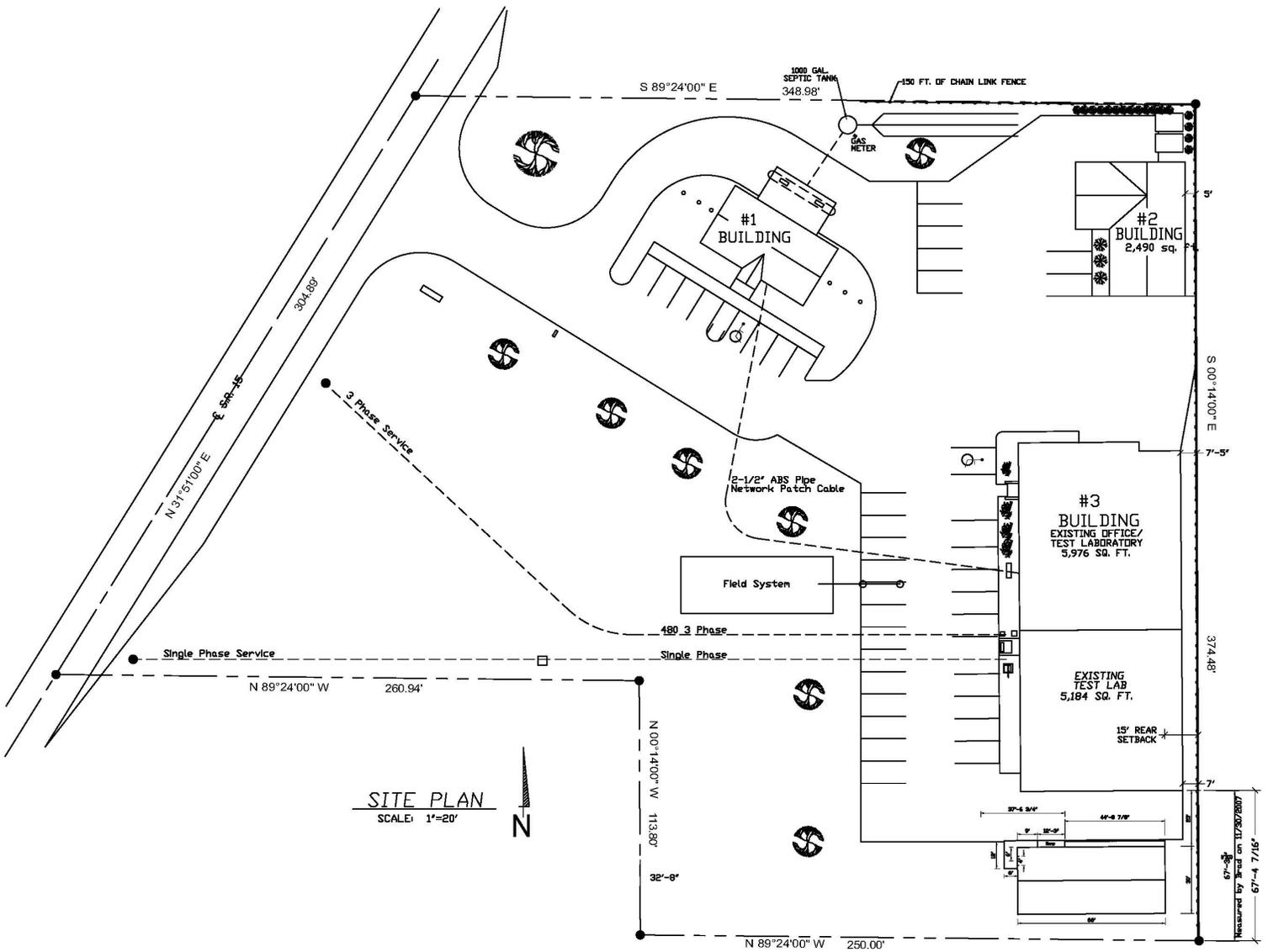


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SITE PLAN
SCALE: 1"=20'

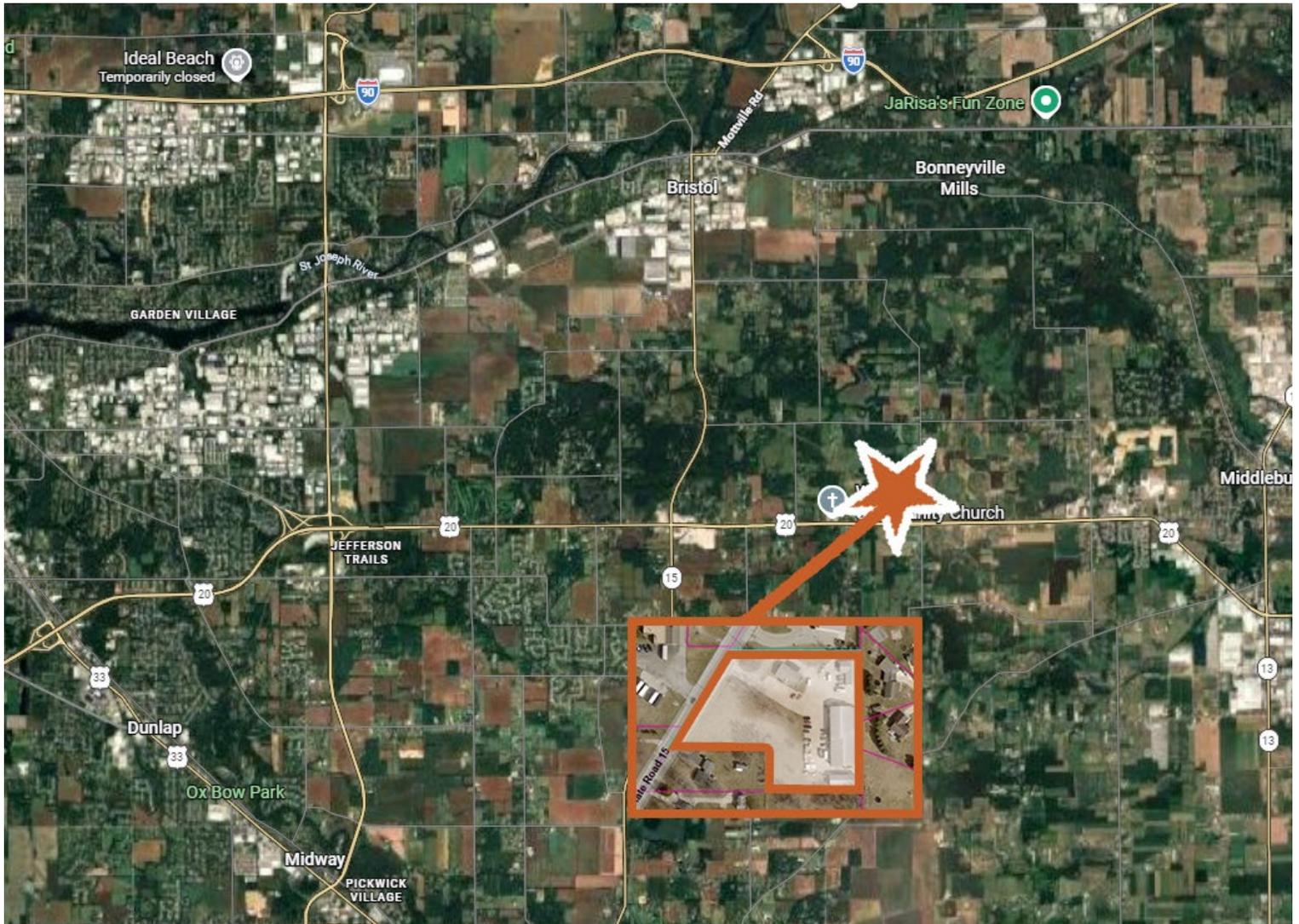


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PROPERTY LOCATION

The property is located approximately 2 miles south of the US 20 ByPass – a main east/west thoroughfare with easy access to Elkhart and the surrounding area. The I-80/90 Toll Road is located 10 minutes north with direct access at Indiana Toll Road Bristol Plaza 101.



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