



# 1120 N. Main St.

Elkhart, IN 46514

## Property Highlights

- 27,000 ± SF Warehouse Space Available May 2025
- 50,000 ± SF Office Space Available

Lease Rate:	\$7.00 SF/yr (NNN)
Lot Size:	13.4 ± Acres
Available SF:	27,000 ± SF of Warehouse Space

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## Location Information

Street Address	1120 N. Main St.
City, State, Zip	Elkhart, IN 46514
County	Elkhart County

## Building Information

Building Size	± 281,434 SF
Available Square Footage	± 27,000 SF
Office Square Footage:	± 50,000 SF
Lot Size	± 13.4 Acres
Year Built	1915
Building Class	C
Parking	± 320
Ceiling Height	25' - 28'
Minimum Ceiling Height	14'
Number of Docks	11
Grade Level Doors	5
Power	480 V, 4000 Amps, 3 Phase

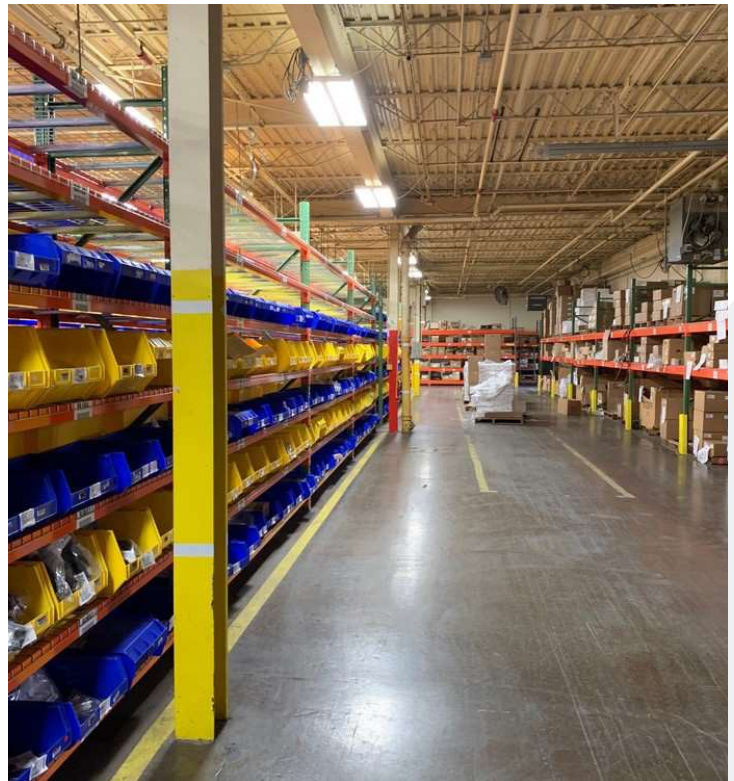
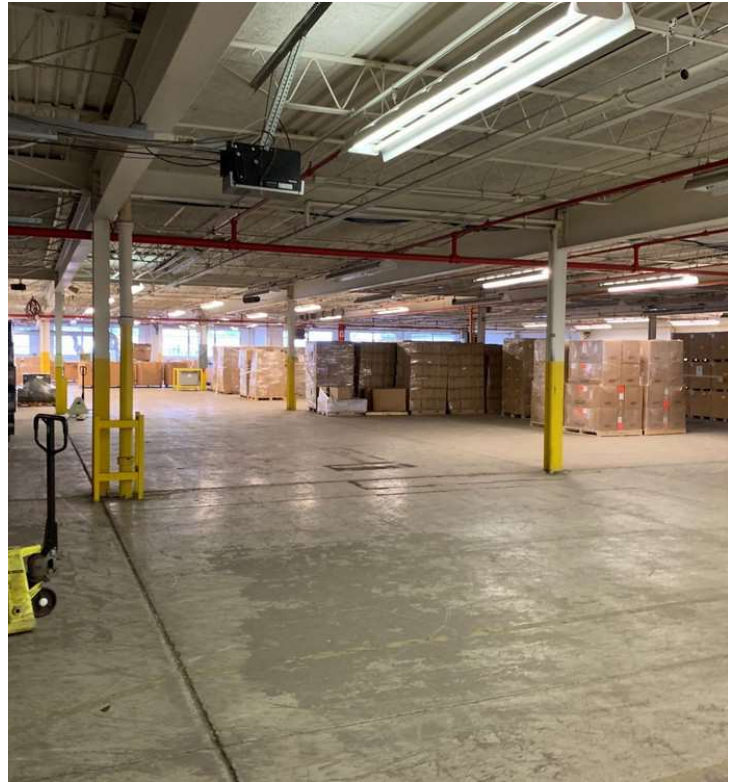


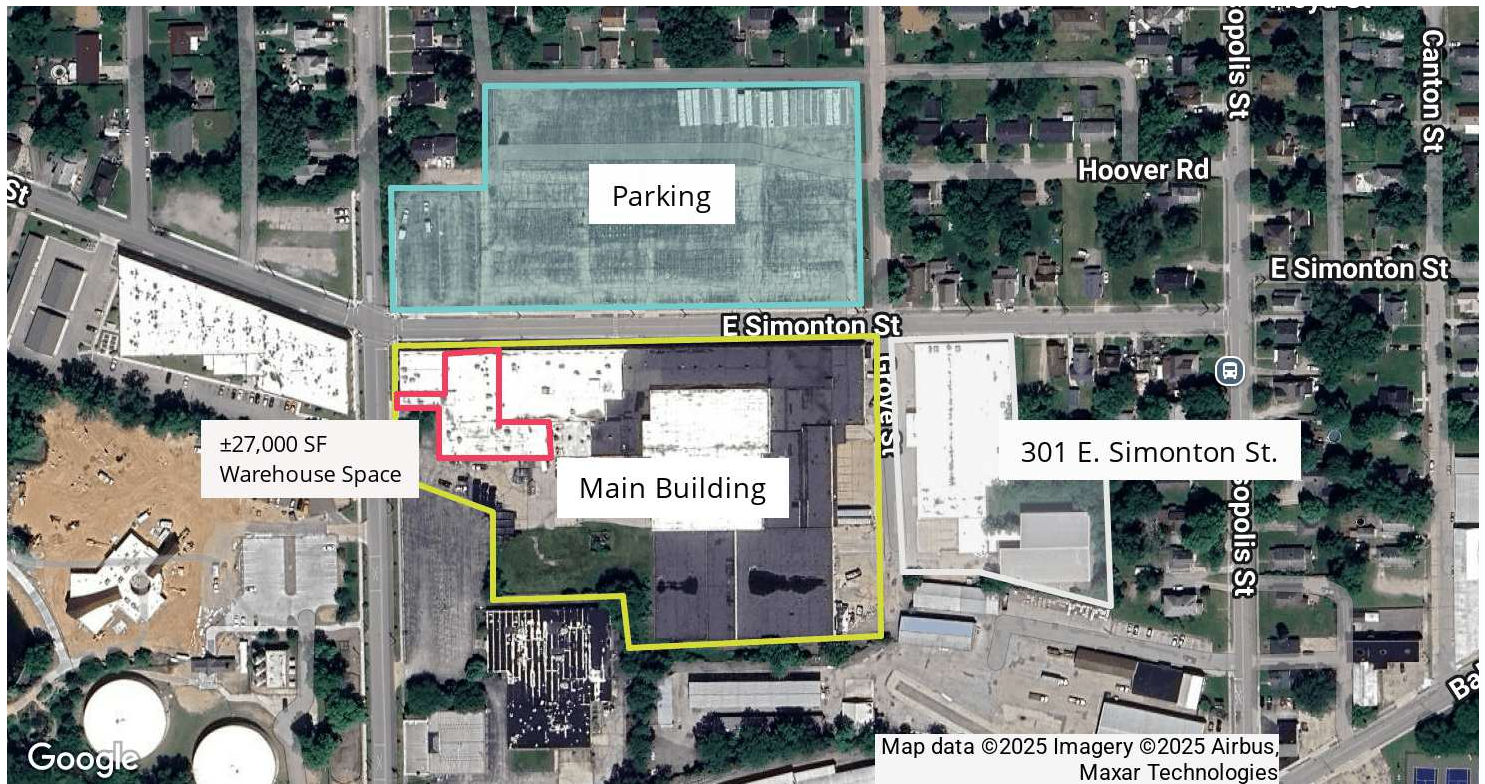




## INDIANA TRANSPORTATION, DISTRIBUTION & LOGISTICS OVERVIEW

- Indiana is a global logistics leader and offers a strong, competitive advantage when it comes to reaching North American markets.
- Known as the "Crossroads of America," Indiana is home to the second-largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks second in the nation for highway access.
- Indiana has the fourth-lowest cost of living in the country.
- With 16 Interstate highways and a deep water port, Indiana is a global logistics leader.
- Despite being ranked #1 in Infrastructure by CNBC, Indiana's Next Level Roads project will pump an Additional \$1.2B per year into new road and bridge construction by 2024.
- Indiana ranks sixth in infrastructure and global access and tied with Georgia and Texas for third, in Distribution and Supply Chain Hub.
- Indiana ranks #1 in the Midwest and #5 Nationally (Chief Executive Best & Worst States 2019).

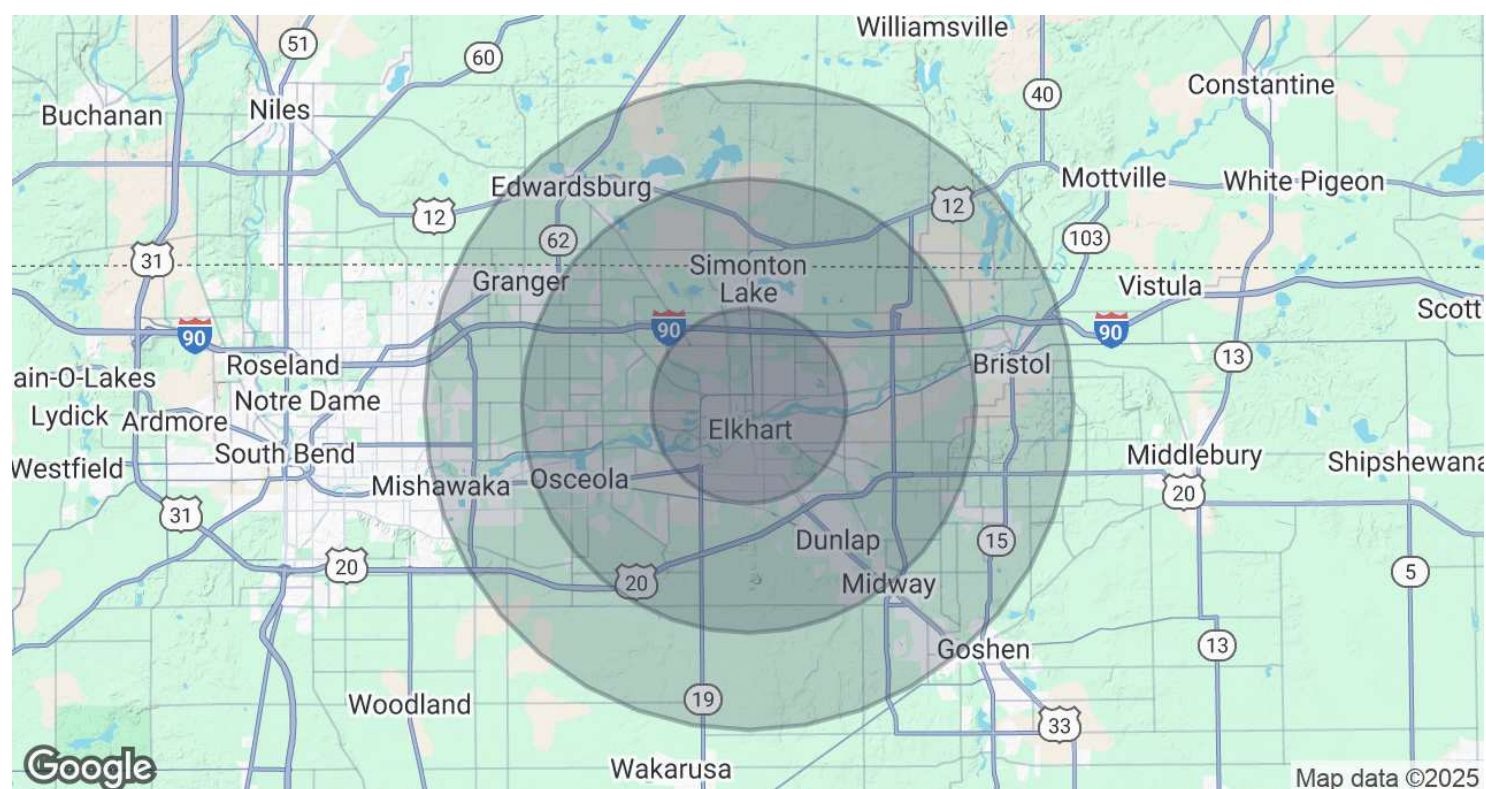




## AVAILABLE SPACES

Suite	Tenant	Size (SF)	Lease Type	Asking Rate
Warehouse	Available	± 27,000	NNN	\$6.00 SF/yr





Population	3 Miles	7 Miles	10 Miles
Total Population	60,602	134,436	201,739
Average Age	34.9	37.6	37.4
Average Age (Male)	32.7	34.4	35.0
Average Age (Female)	34.0	36.3	36.7

Households & Income	3 Miles	7 Miles	10 Miles
Total Households	22,399	49,073	73,031
# of Persons per HH	2.67	2.70	2.73
Average HH Income	\$61,482	\$74,185	\$76,041
Average House Value	\$118,602	\$146,558	\$154,620

2020 American Community Survey (ACS)

