

INDUSTRIAL SPACE FOR LEASE

3308 Charlotte Ave. | Elkhart, IN 46517



±84,000 SF of Heavy Manufacturing Space for Lease

Building Size:	144,375 SF
Space Available:	±84,000 SF
Land:	7.81 Acre
Zoning:	M-2
Parking:	100 Paved Parking Spaces
Clearance:	14'–23'
OH Doors:	3 Grade Level Overhead Doors
Docks:	7 Dock Doors
Other:	Includes Existing E-Coat Line
Lease Rate:	\$4.50 / SF / YR NNN

Details:



This ±84,000 SF industrial opportunity is situated on 7.87 acres. The space features clear heights ranging from 14'–23', multiple loading docks, drive-in doors, and is serviced by cranes (3-ton, 5-ton, and 7.5-ton).

The property offers substantial power capacity with four separate electric services: 3000A/480V, 800A/480V, 1200A/240V, and 1200A/208V. Zoned M-2 Manufacturing, the site includes paved parking for approximately 100 vehicles and an existing e-coat line, which can be incorporated into the lease or removed based on tenant requirements.

The space is well-suited for a variety of industrial users with strong infrastructure to support manufacturing, warehousing, or distribution operations.

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PROPERTY PHOTOS

INDUSTRIAL SPACE FOR LEASE

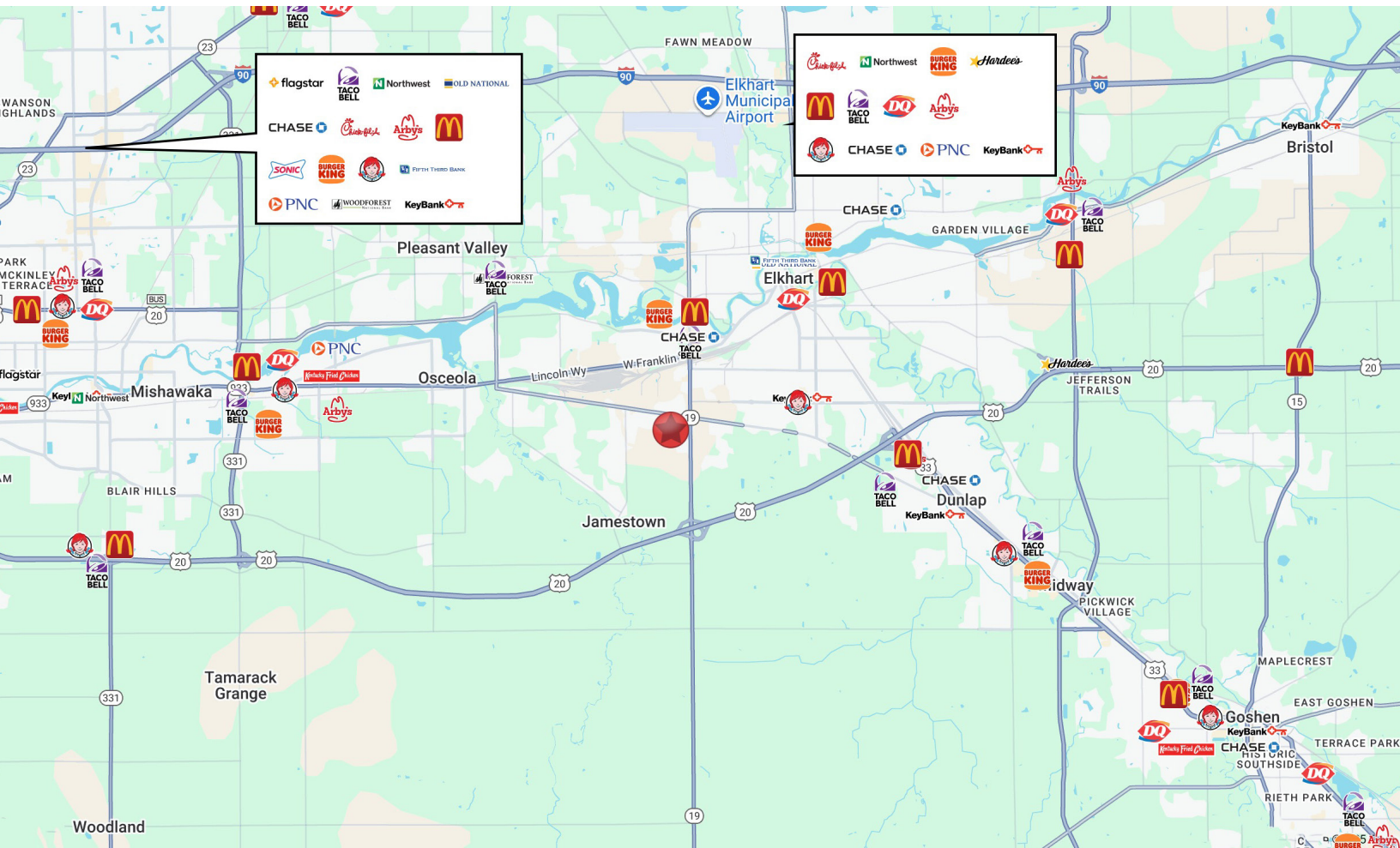
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LOCATION OVERVIEW

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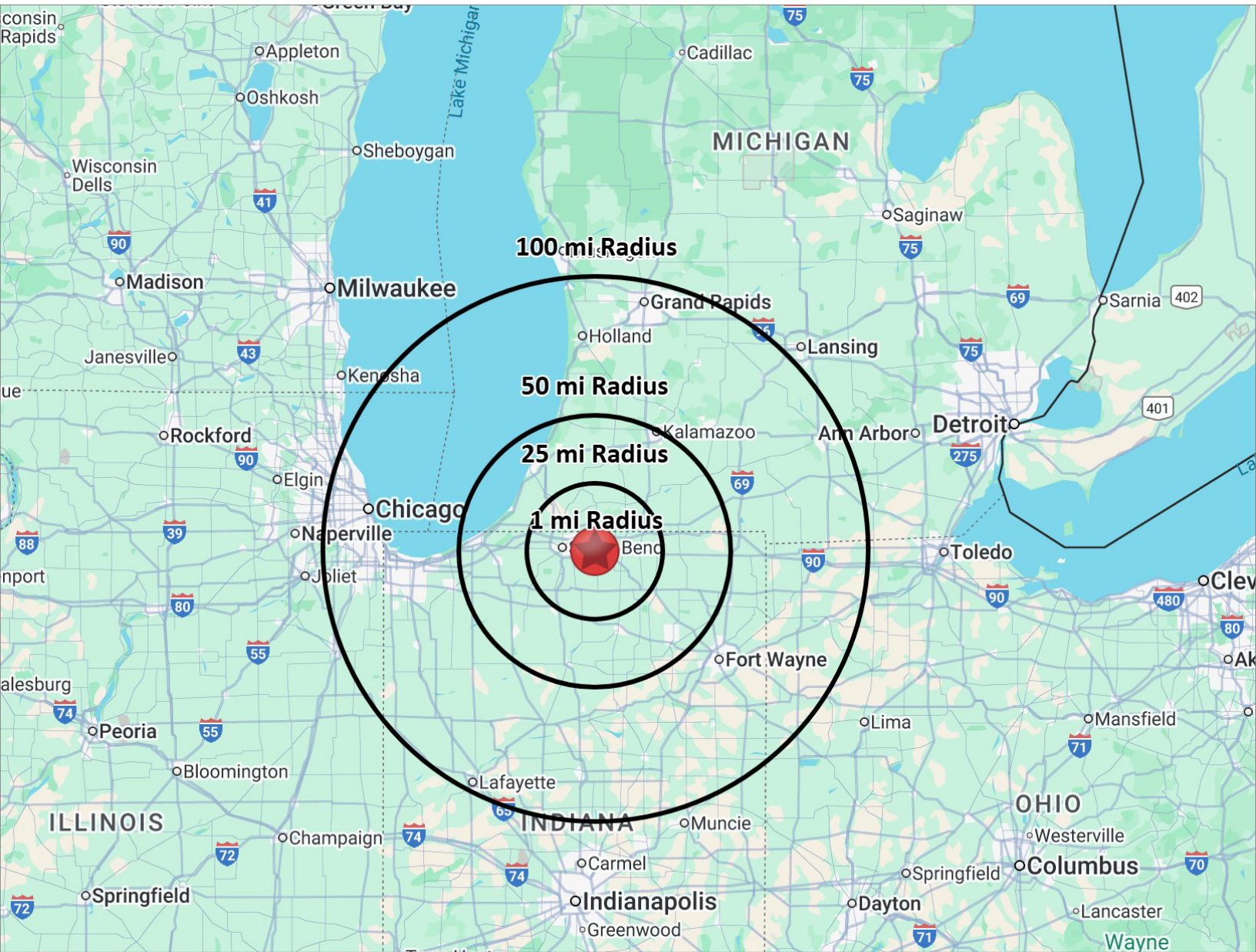


Located on the south side of Elkhart in the Green Haven Industrial Park one mile from US 20 Bypass. Near SR 19 which is a major north/south commercial artery that connects to the I-80/90 Indiana Toll Road and the US 20/31 ByPass. The property is centrally located to surrounding communities including, South Bend, Mishawaka, Osceola, Granger, Goshen, Wakarusa, Bristol and Middlebury. Elkhart County offers a pro-growth environment, skilled workforce, and targeted business incentives to companies from across the country and around the world. Elkhart also provides the business environment needed to branch out and the industry-designed initiatives designed to stimulate growth, innovation and profits.



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DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	18 MILES
FORT WAYNE, IN	71 MILES
GRAND RAPIDS, MI	108 MILES
CHICAGO, IL	114 MILES
INDIANAPOLIS, IN	157 MILES

TOLEDO, OH	146 MILES
DETROIT, MI	199 MILES
MILWAUKEE, WI	204 MILES
PITTSBURGH, PA	379 MILES
NASHVILLE, TN	441 MILES