



Fully Sprinklered & Climate Controlled Facility for Lease

Building Size: 47,643 SF (41,209 SF - Space, 6,434 SF - Office)

Land: 4.76 Acre

Zoning: Industrial M-1

Clearance: 22' - 23' Clear Ceiling Height

Columns: 50' x 50' Column Spacing

Power: Heavy Power - 2000A/480V/3Ph

OH Door: 1 Grade Level Overhead Door

Docks: 7 Loading Docks

Lease Rate: \$5.50 PSF / YR NNN

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NAI Cressy

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Details:

This 47,643 SF industrial facility offers a functional mix of 41,209 SF of industrial space and 6,434 SF of office/showroom. The property is zoned Industrial M-1 and is situated on a 4.76-acre parcel with three access points off of Kercher Road.

The main industrial area provides 22' - 23' clear ceiling heights with 25' to the roof deck and 50' x 50' column spacing, supporting efficient manufacturing, distribution, or storage operations. The building is fully sprinklered and includes concrete floors, T-5 lighting, and full air conditioning throughout the industrial and office areas.

Loading capabilities include seven exterior docks - two on the south side and five on the east - along with one 12' tall grade level overhead door and ample parking and dedicated truck lanes. Utilities include 2000 amp, 480V, 3-phase power, and municipal water and sewer.



Ryan Gableman, CCIM/SIOR

Senior Broker, Principal

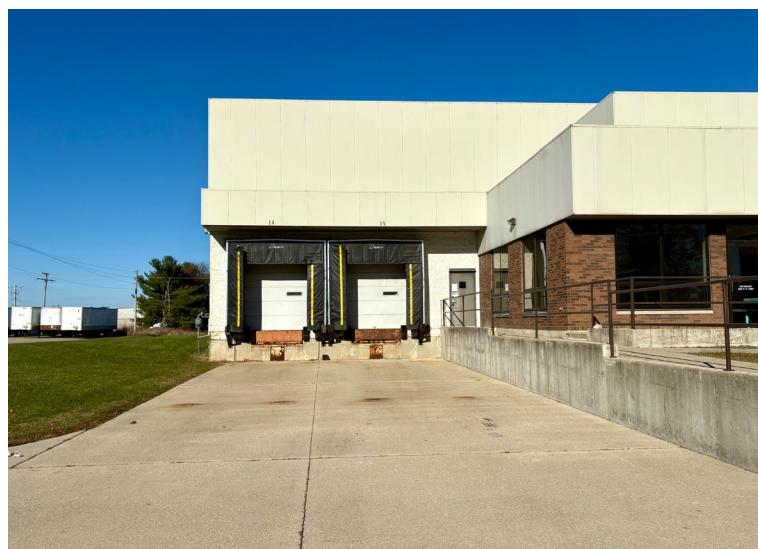
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EXTERIOR PHOTOS

INDUSTRIAL BUILDING FOR LEASE

703 E Kercher Rd | Goshen, IN 46526



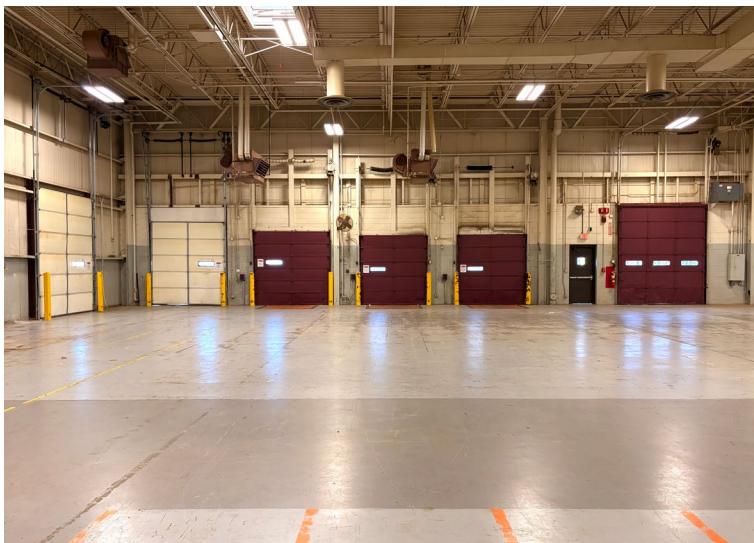
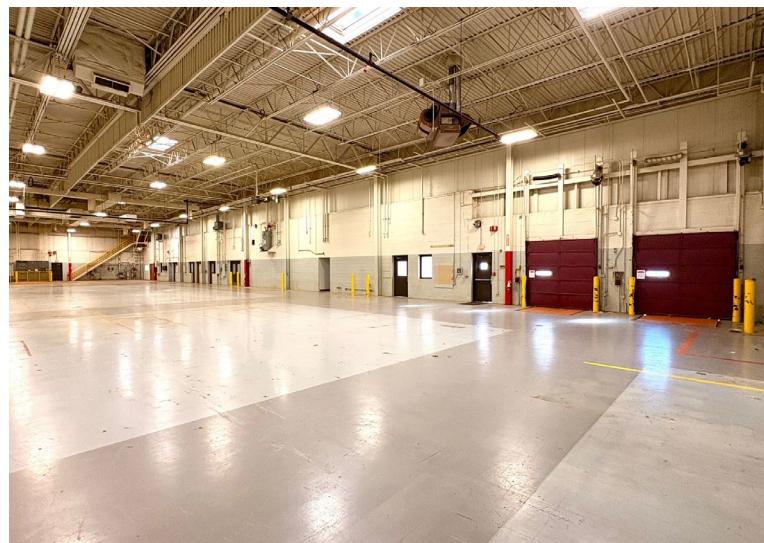
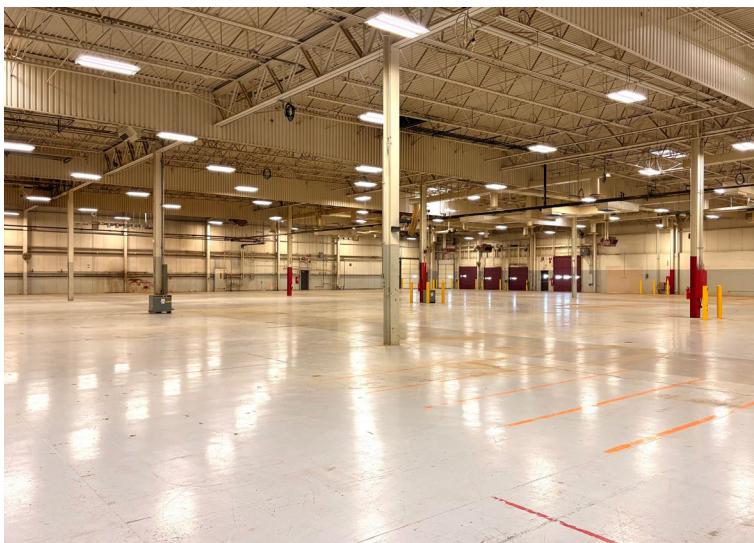
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INTERIOR PHOTOS

INDUSTRIAL BUILDING FOR LEASE

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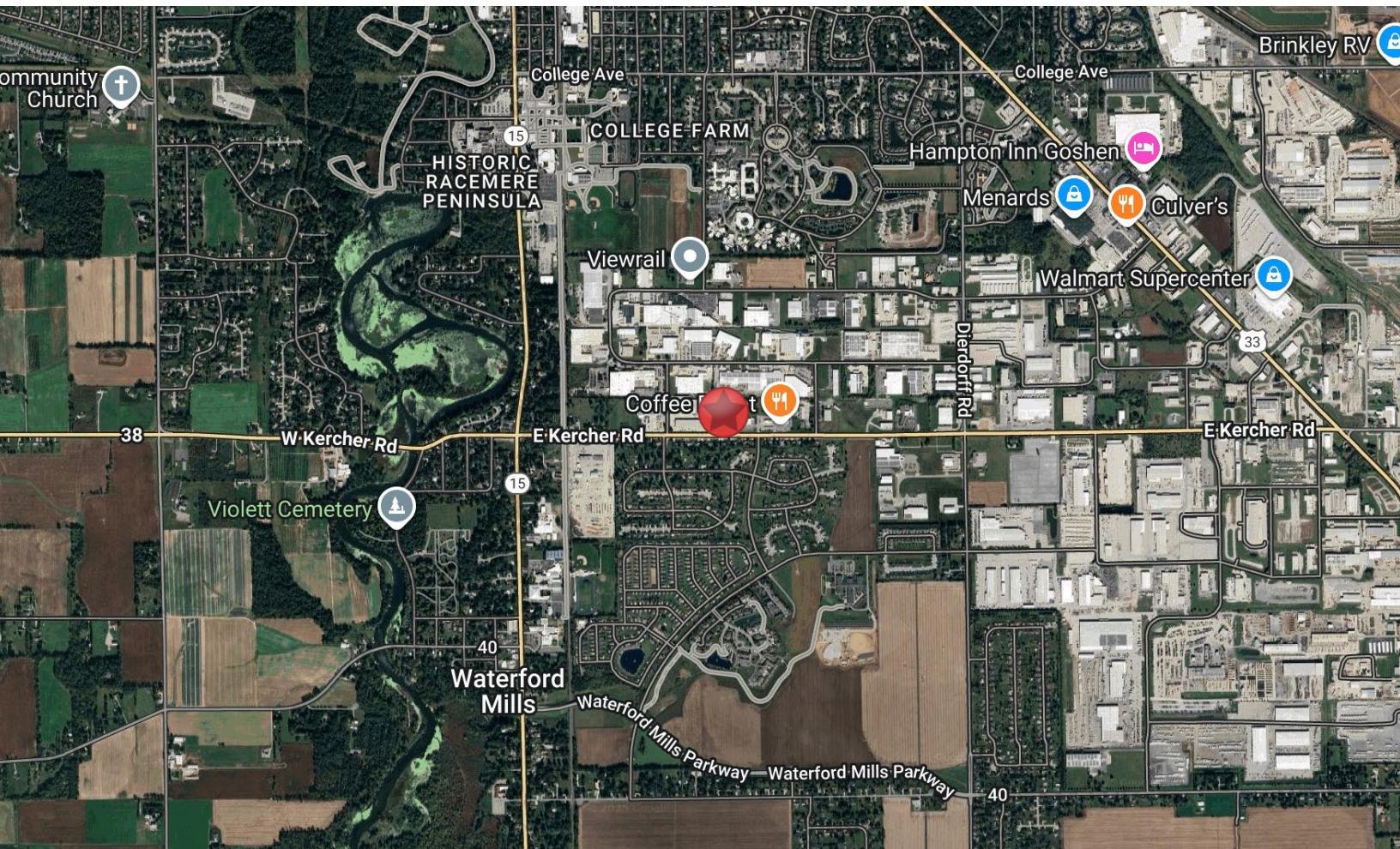
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LOCATION OVERVIEW

INDUSTRIAL BUILDING FOR LEASE

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Located less than 1 mile from SR-15, 2 miles from US-33, and 3.5 miles from County Rd-17 with easy access to US-6, the US-20 Bypass, and the 80/90 Toll Rd.



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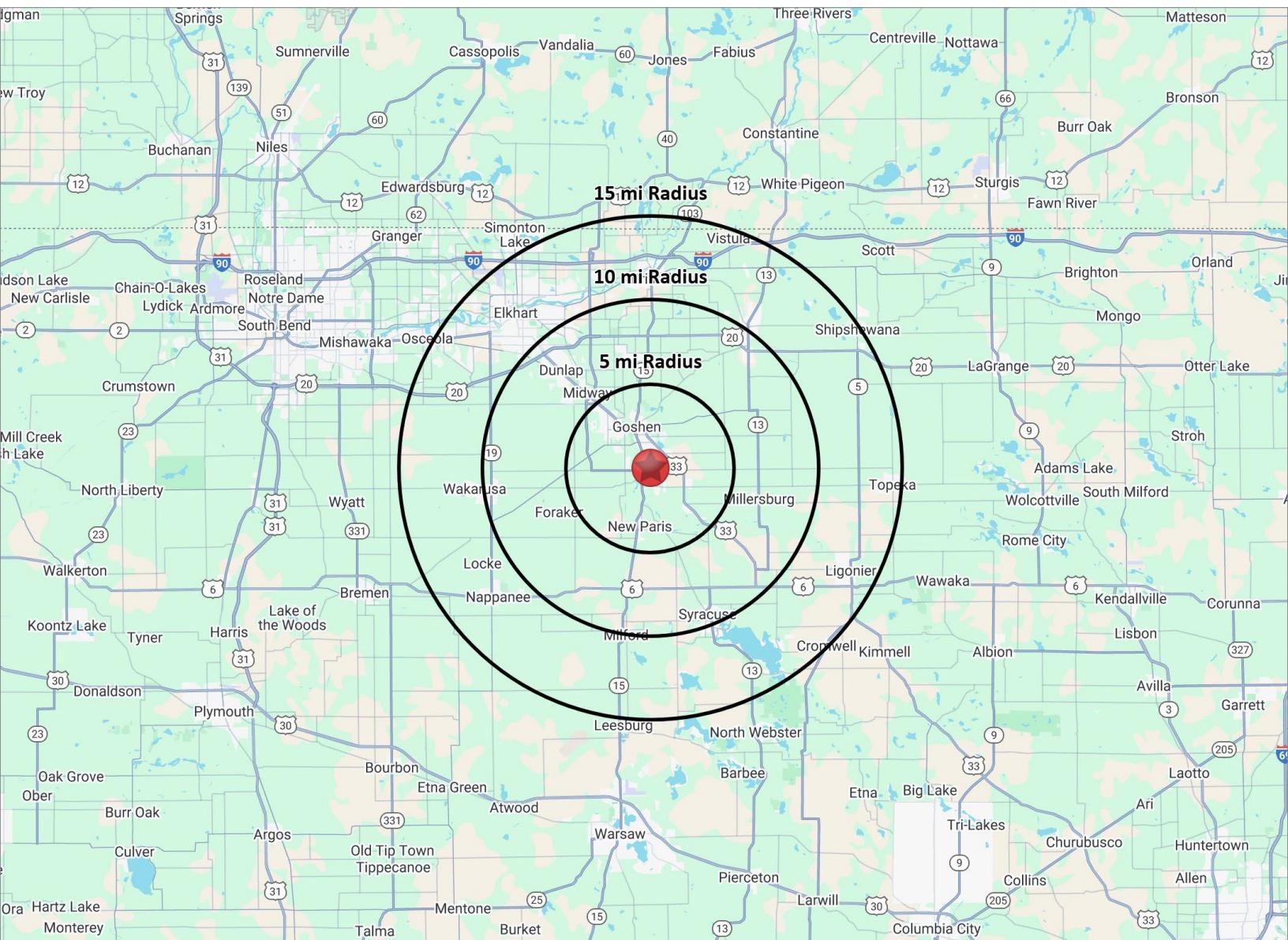
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2025 DEMOGRAPHICS

INDUSTRIAL BUILDING FOR LEASE

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POPULATION

5 MILE	44,890
10 MILE	98,318
15 MILE	231,179



NUMBER OF HOUSEHOLDS

5 MILE	10,647
10 MILE	24,944
15 MILE	57,545



AVERAGE HOUSEHOLD INCOME

5 MILE	\$90,488
10 MILE	\$102,781
15 MILE	\$94,995



MEDIAN HOME VALUE

5 MILE	\$218,581
10 MILE	\$245,027
15 MILE	\$233,472