

PRIME INDUSTRIAL OPPORTUNITY

ELKHART, IN 46516



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,399,000
Building Size:	28,000 SF
Lot Size:	4.56 Acres
Number of Units:	1
Price / SF:	\$50.00
Year Built:	1972
Zoning:	M-1

PROPERTY OVERVIEW

Introducing a prime industrial opportunity at 822 Middlebury St, Elkhart, IN. This impressive 28,000 SF industrial building is a strategic acquisition for manufacturing investors. The M-1 zoned property, constructed in 1972, offers a single unit with modern amenities, including a new roof, energy-efficient LED lights, remodeled office space, and upgraded dock levelers. Situated in a desirable location adjacent to Downtown Elkhart and Elkhart High School, this property is a compelling opportunity for Investors seeking a stable and high-yield investment.

PROPERTY HIGHLIGHTS

- 2800 SF standalone industrial facility
- Functional facility for growing business with opportunity for expansion
- Recent upgrades include new roof, LED lights, remodeled office, dock lever, which decreases repairs and maintenance budget
- Great location next to Downtown Elkhart and Elkhart High School
- Excellent warehouse layout designed for operations

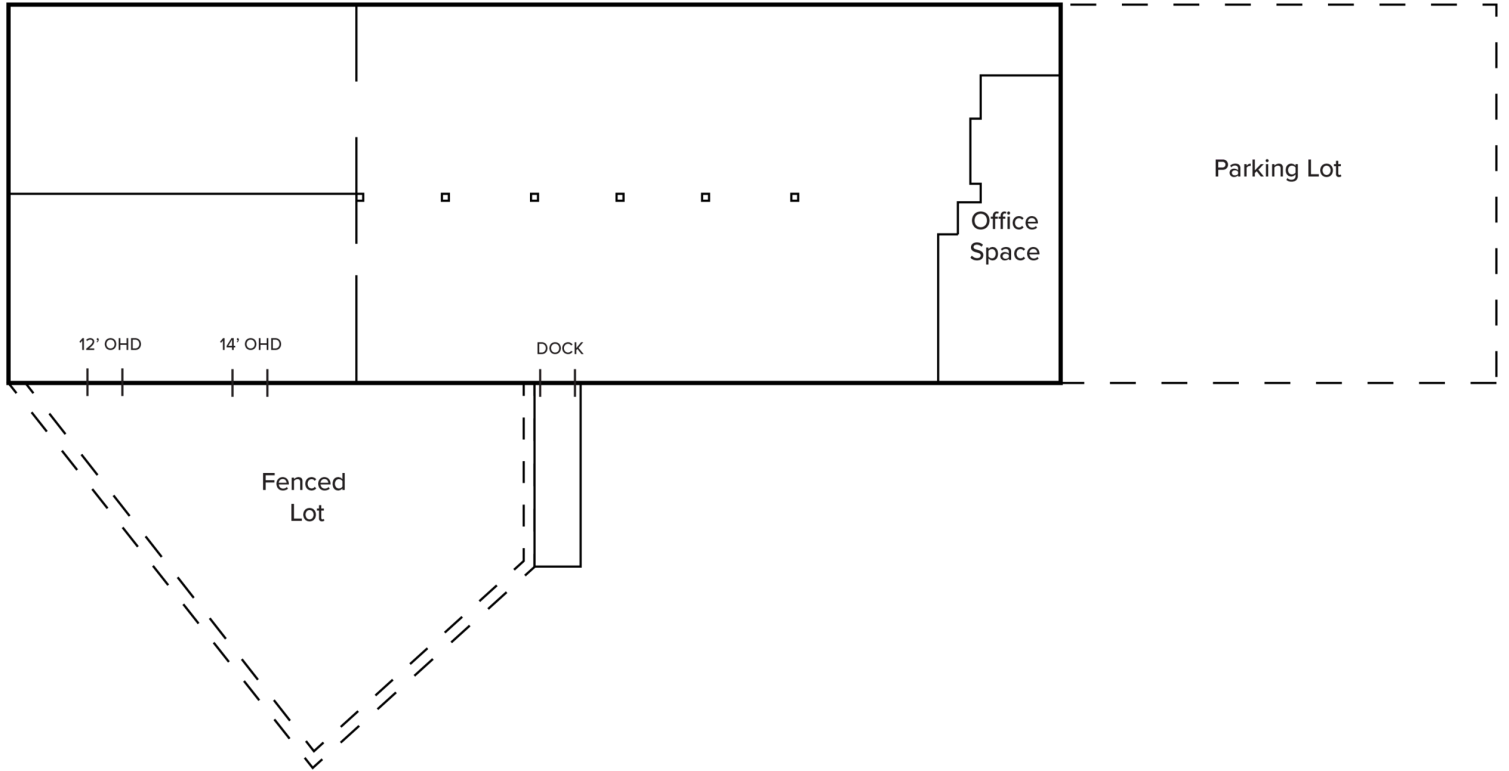
Elkhart, IN 46516



PROPERTY PHOTOS



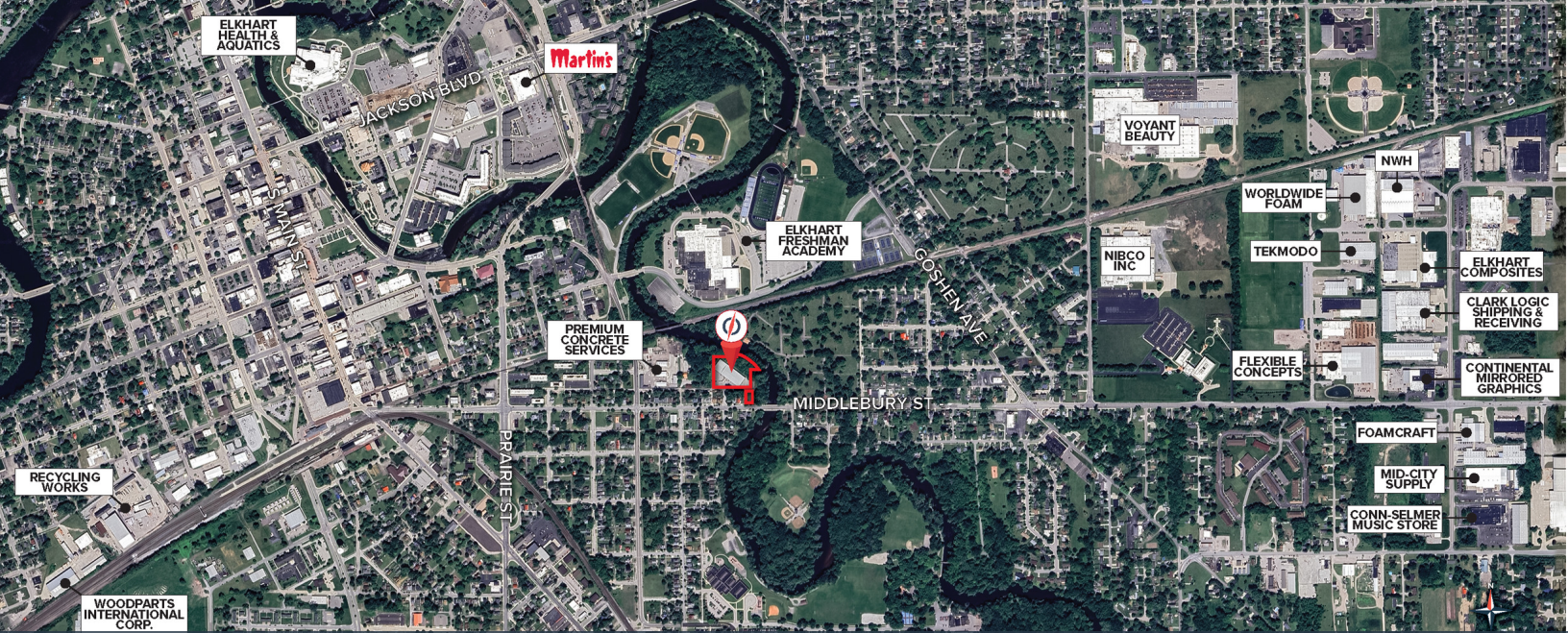
BUILDING PLAN



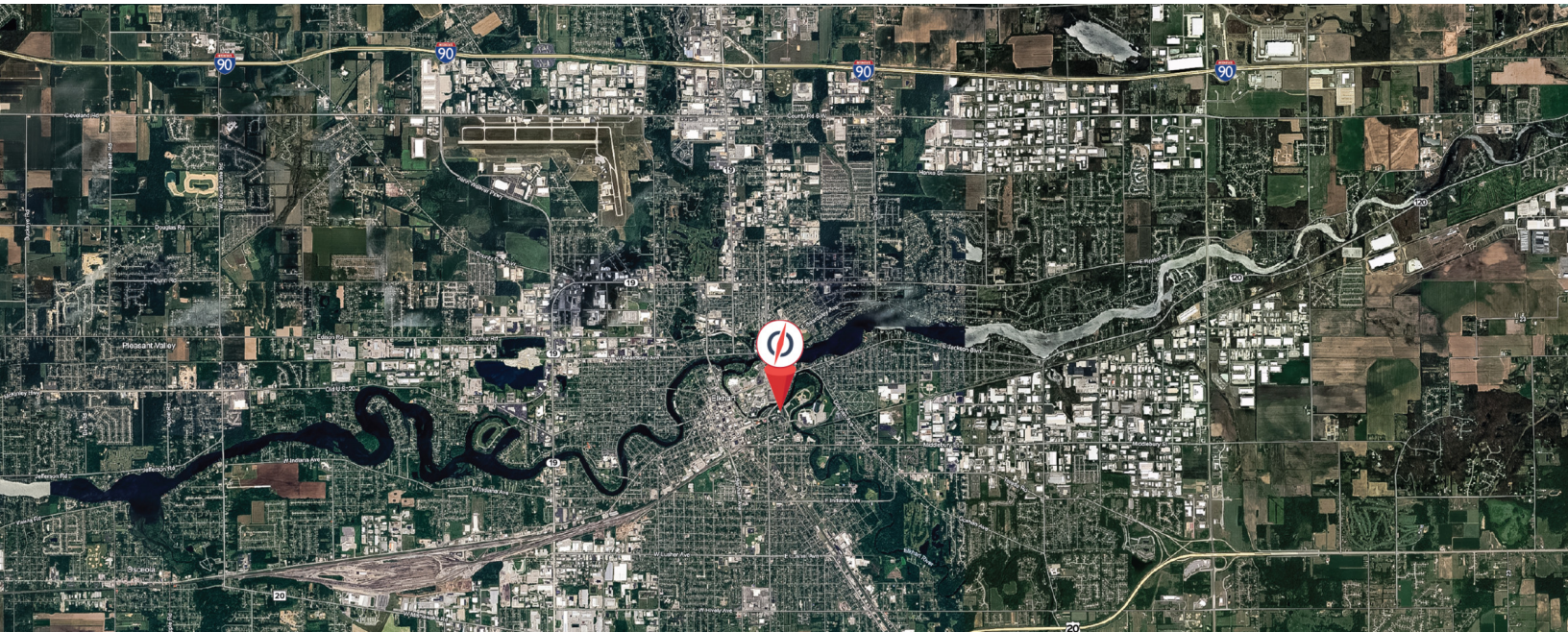
Elkhart, IN 46516



RETAILER MAPS



Retailer Map



8 min to I-80/90 | 13 min to Hwy 20

JAMES JAMICICH

260.487.3699

jjamicich@xplorcommercial.com

XPLORCOMMERCIAL.COM | 5

PROPERTY DETAILS

SALE PRICE **\$1,399,000**

LOCATION INFORMATION

Street Address	822 Middlebury St
City, State, Zip	Elkhart, IN 46516
County/Township	Elkhart/Concord Township
Side Of Street	North
Nearest Highway	Highway 20

BUILDING INFORMATION

Building Size	28,000 SF
Price / SF	\$50.00
Year Built	1972
Number Of Floors	2
Framing	Pole
Condition	Good
Number Of Buildings	1
Mezzanine	Yes
Office Buildout	2,000 SF with 2nd level office available

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-1
Lot Size	4.56 Acres
APN#	20-06-04-379-007.000-012

UTILITIES & AMENITIES

Sprinklers	100%
Power	1200 Amp, 480 Volt, 3-Phase
Loading Description	(2) Two - 12' & 14'
Dock Door	(1) One - 10'
Ceiling Height	16' Eve - 25' Peak
Roof	2 year old Metal
Warehouse Heat	Radiant
Office	Central HVAC