

PATRICK INDUSTRIES MISSION-CRITICAL INDUSTRIAL CAMPUS

GOSHEN, IN

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a five-building, fee-simple light manufacturing and warehouse campus located at 3352, 3249, and 3125 Maple City Drive, 2761 Firethorn Drive, and 2758 Elder Drive in Goshen, Indiana, leased to Patrick Industries, Inc. The Property consists of approximately 153,848 square feet situated on 16.88 acres across multiple land parcels in the heart of Elkhart County's nationally recognized manufacturing corridor. The campus has been occupied by Patrick Industries since 2014 and has remained integrated within the company's northern Indiana operating platform for more than a decade. Patrick has exercised both renewal options under the lease, most recently in June 2024, and retained all five buildings with no reduction in footprint, reinforcing the Property's continued importance within the company's regional operations.



PROPERTY ATTRIBUTES

**PUBLICLY TRADED
TENANT WITH
LONGSTANDING
COMMITMENT**



**HIGHLY ATTRACTIVE
BASIS WITH
MARK-TO-MARKET
UPSIDE**



**STABLE CASH FLOW FROM
FUNCTIONAL
INDUSTRIAL CAMPUS**



**STRATEGIC LOCATION IN A
DEEP INDUSTRIAL MARKET**



**MAXIMUM
FLEXIBILITY AT
LEASE ROLLOVER**



OFFERED EXCLUSIVELY BY



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