

# WAREHOUSE / LIGHT MANUFACTURING SPACE FOR LEASE

**3603 COUNTY ROAD 6 | SUITE 150**  
Elkhart, Indiana



## PROPERTY DETAILS

Located on the "6 East" Industrial Campus this 18,000 square-foot facility was renovated in 2025 and boasts a 90' wide x 200' clear span space. 20' eave height. 14' tall door. 240-volt power. Breakroom. Municipal water and sanitary sewer. 2 recessed truck loading docks with levelers and dock shelters.



## HIGHLIGHTS

Building Size:	18,000 SF (Total) Includes 600 SF Office
Year Built:	1978; Remodeled 2024
Zoning:	M-1 (Light Manufacturing)
OH Doors:	1—14' Tall Grade Level Door
Docks:	2 – Recessed Truck Docks with Levelers & Dock Shelters
Dimensions:	90' x 200' @ 20' Eave
Restrooms:	2 – Plant
Lighting:	LED
Power:	400 Amp/240-Volt/3-Phase
HVAC:	Gas Fired Cambridge Unit
Utilities:	NIPSCO Gas; AEP Electric; Elkhart Public Utilities Water & Sewer
Annual Taxes:	\$2,487.96 Per Month (Adjusted Annually); Includes Real Estate Taxes, Property Insurance & Management Fee
Lease Rate:	Subject to Use, Term, Use & Credit
Lease Terms:	Triple Net; 5-Year Term Preferred

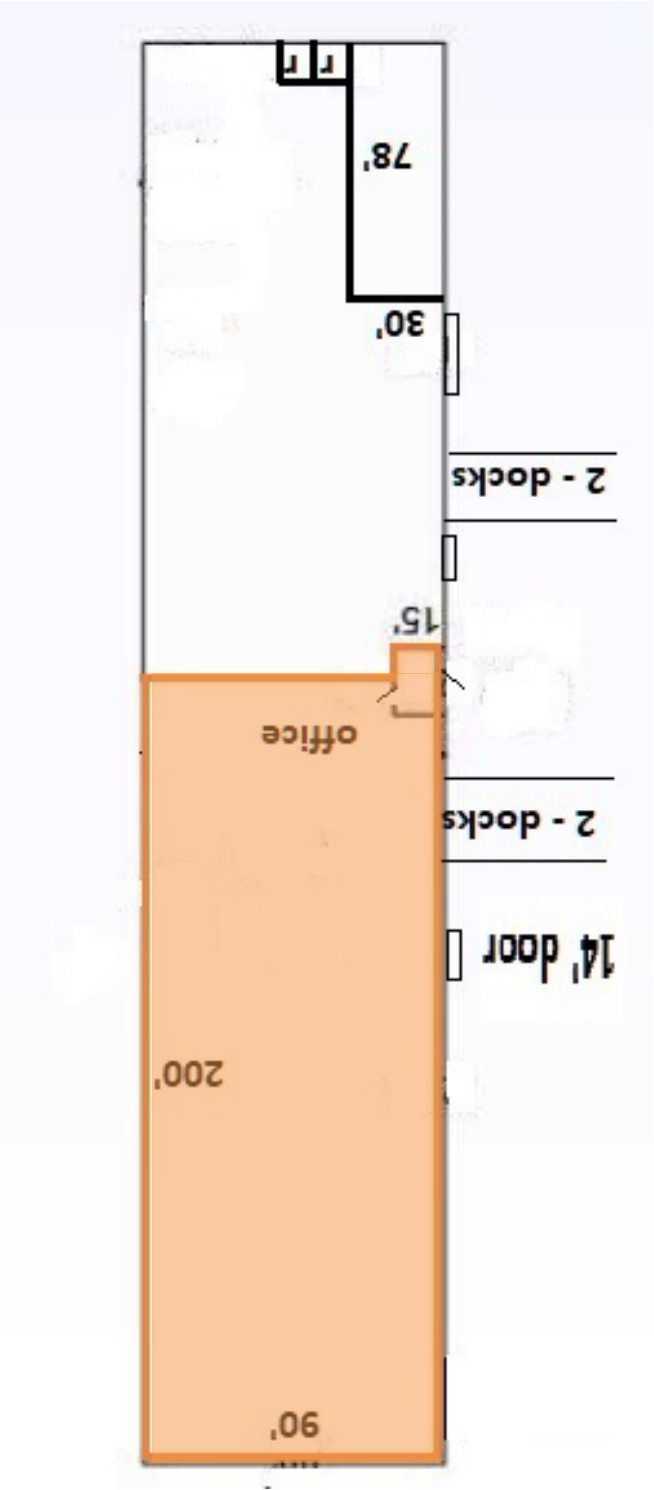
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## PROPERTY LOCATION

The property is located on the south side of County Road 6 between Decio Drive and Jeanwood Drive in the 6 East industrial park. Excellent high traffic location and easy access to your commercial customers.



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