

FOR SALE AND LEASE

Food Grade Temperature Controlled Facility



17141 SR-4, Goshen, IN 46528

106,653 SF | SALE PRICE: NEGOTIABLE | LEASE RATE: \$6.95/SF (NNN)

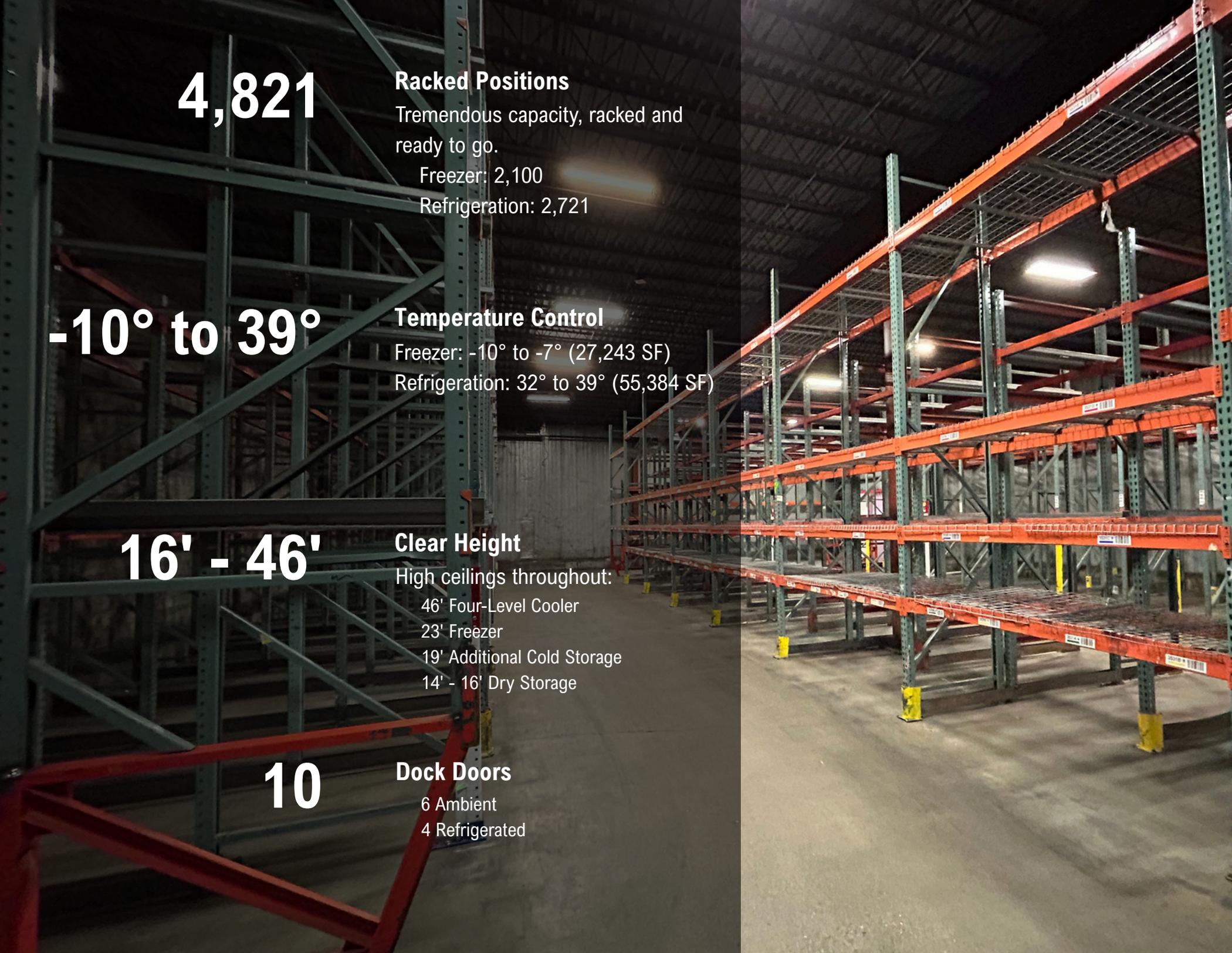


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4,821

Racked Positions

Tremendous capacity, racked and ready to go.

Freezer: 2,100

Refrigeration: 2,721

-10° to 39°

Temperature Control

Freezer: -10° to -7° (27,243 SF)

Refrigeration: 32° to 39° (55,384 SF)

16' - 46'

Clear Height

High ceilings throughout:

46' Four-Level Cooler

23' Freezer

19' Additional Cold Storage

14' - 16' Dry Storage

10

Dock Doors

6 Ambient

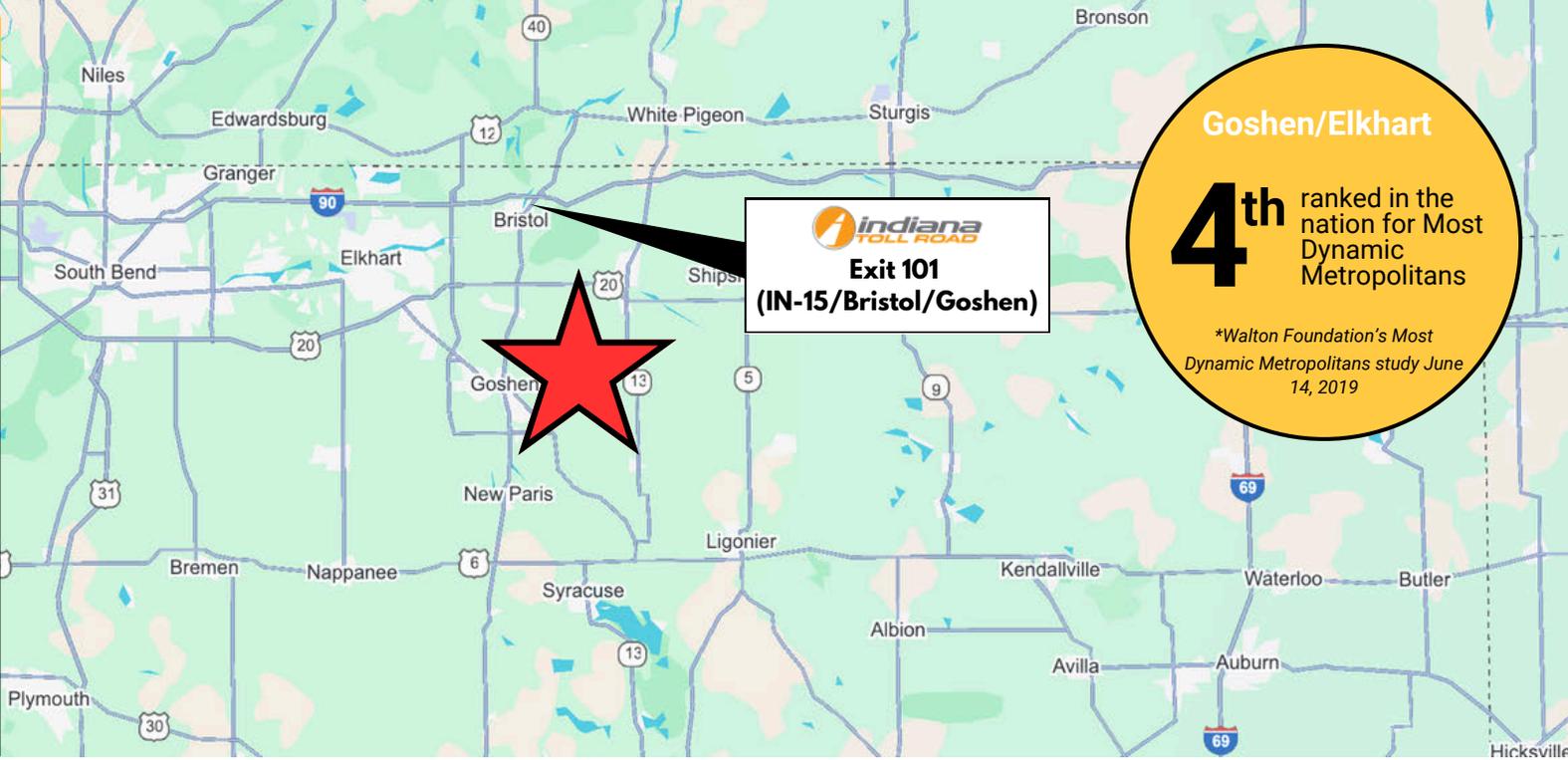
4 Refrigerated



PROPERTY SPECIFICATIONS

- 106,653 SF full-service food storage and distribution facility featuring multiple specialized sections for freezer, cold, and dry storage.
 - 27,243 SF Freezer Storage
 - 55,384 SF Cold Storage
 - 8,888 SF Dry Storage
 - 15,138 SF Office Space
- 2,798,137 Total CF
 - 1,968,000 CF Refrigeration
 - 681,075 CF Freezer
- 28.7 Acres
- Ceiling Height: Varies from 16' - 46'
- 10 Docks (6 Ambient, 4 Refrigerated)
- Power:
 - 1,200 Amps/480 Volt/3-Phase
 - 800 Amps/480 Volt/3-Phase
- Roller Bins, an elevator and a conveyer system support faster, more accurate inventory movement.
- Additional structures on the property include a covered fuel island, truck wash bay, small storage building and guard shack.
- CapEx: New Roof installed 2023 (91,000 SF) with 20 year NDL warranty
- Ample Parking
 - 107 Regular
 - 4 ADA
 - >24 Truck
- 2024 taxes payable in 2025: \$70,850.14

LOCATION OVERVIEW



Logistics and Highways

- Elkhart County is served by Interstate - 80/90 with 4 - entry and exit locations.
- Elkhart County is served by six state highways and four US highways. The county is also easily accessible to interstate 69.

Goshen/Elkhart

4th ranked in the nation for Most Dynamic Metropolitan

*Walton Foundation's Most Dynamic Metropolitan study June 14, 2019

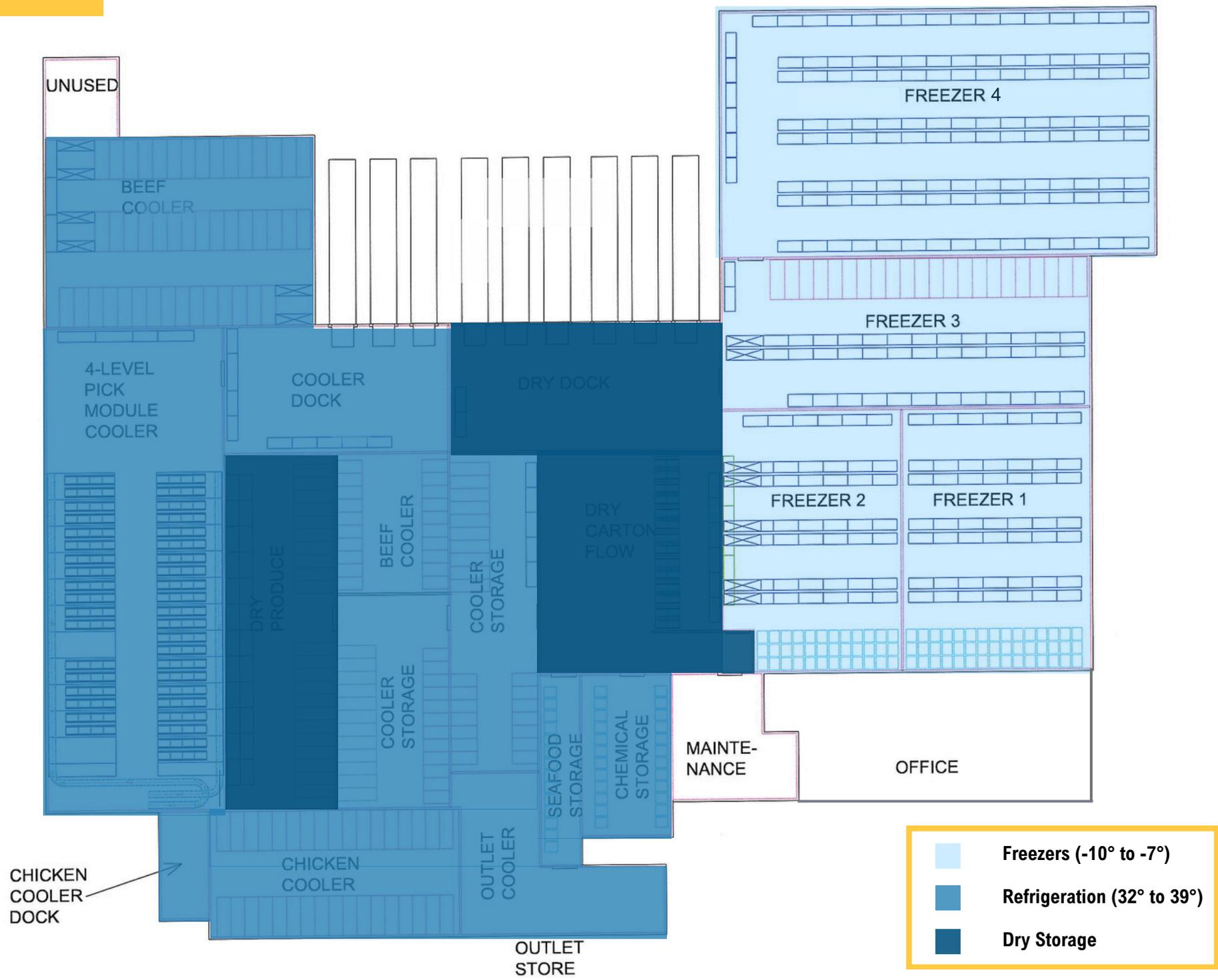


Distance from Elkhart County to...

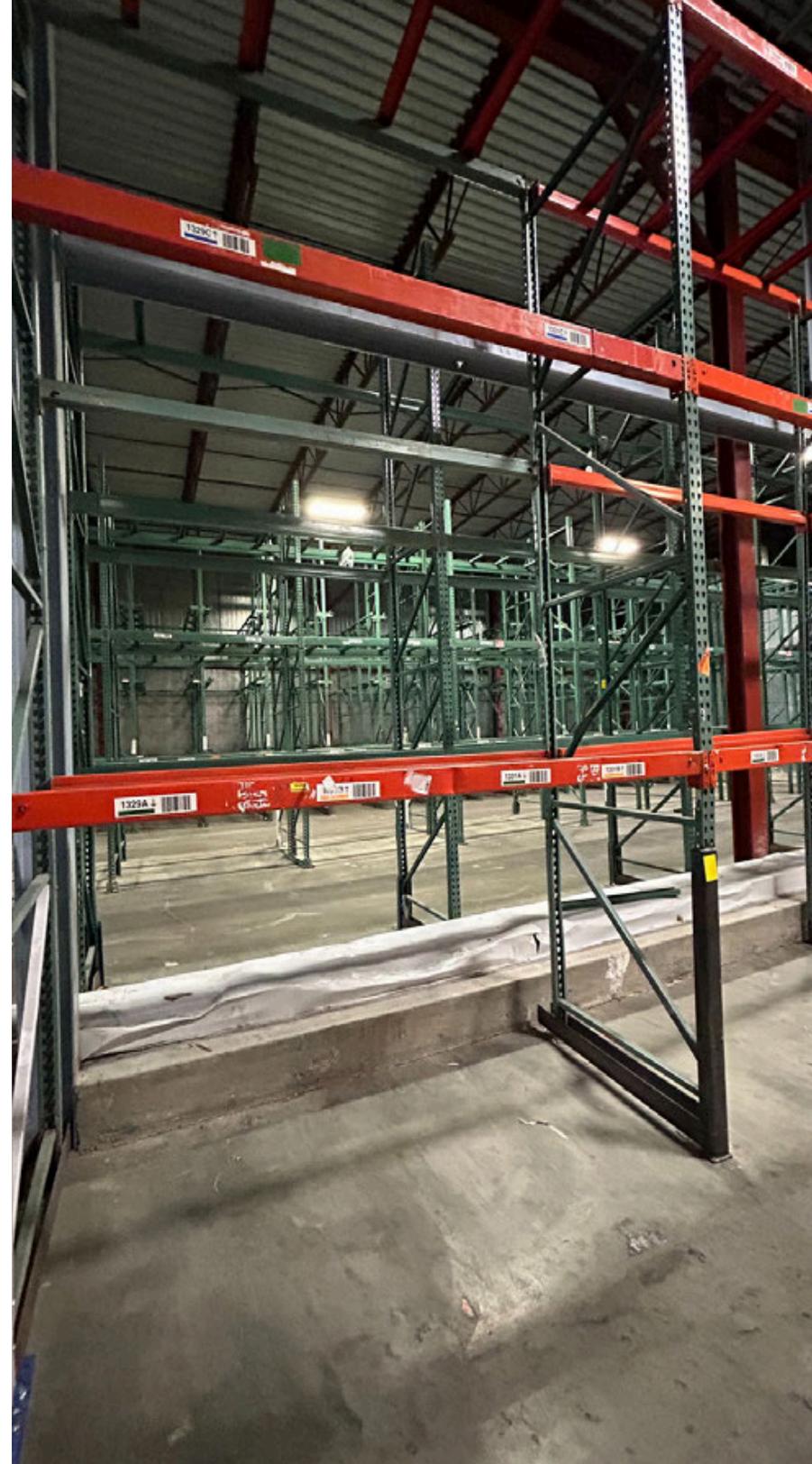
- 1 Indianapolis, Indiana 150 mi.
- 2 Warsaw, Indiana 25 mi.
- 3 South Bend, Indiana 25 mi.
- 4 Cincinnati, Ohio 255 mi.
- 5 Columbus, Ohio 225 mi.
- 6 Cleveland, Ohio 241 mi.
- 7 Toledo, Ohio 140 mi.
- 8 Detroit, Michigan 200 mi.
- 9 Grand Rapids, Michigan 102 mi.
- 10 Lansing, Michigan 138 mi.
- 11 Chicago, Illinois 120 mi.
- 12 Minneapolis, Minnesota 530 mi.
- 13 St. Louis, Missouri 392 mi.

DEMOGRAPHICS Elkhart County	
Total Population	207,436
Median Age	35.5
Households	71,760
Median Household Income	\$65,617

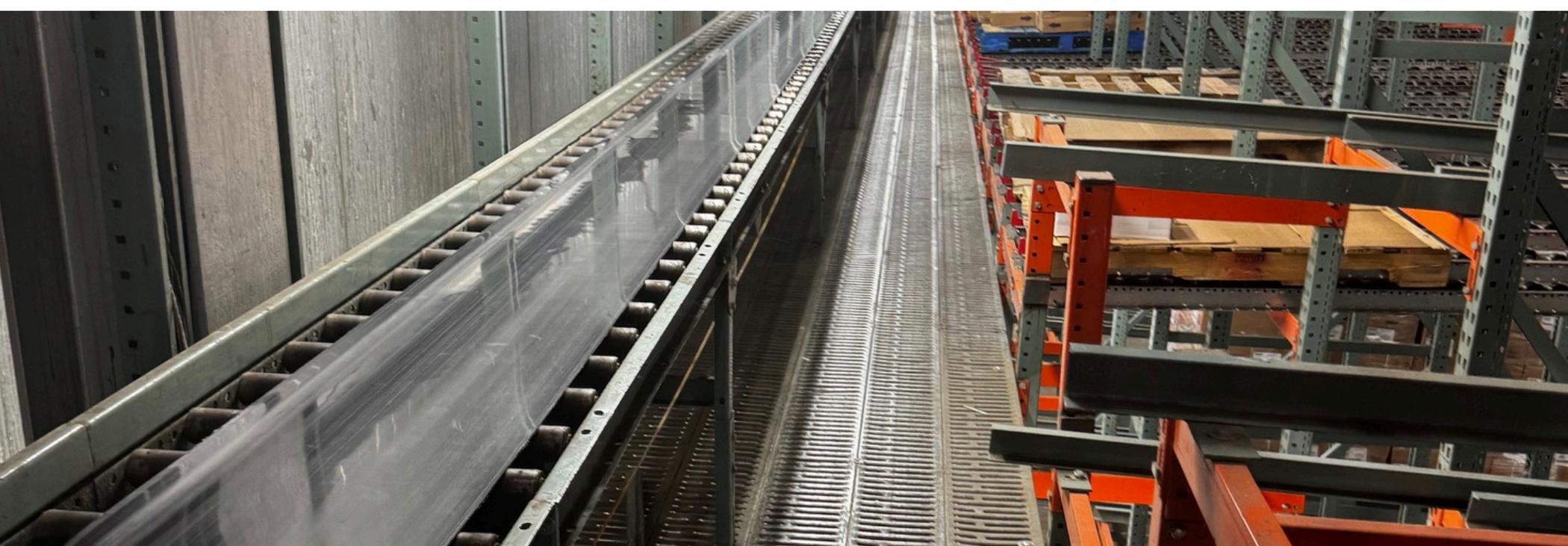
SITE PLAN



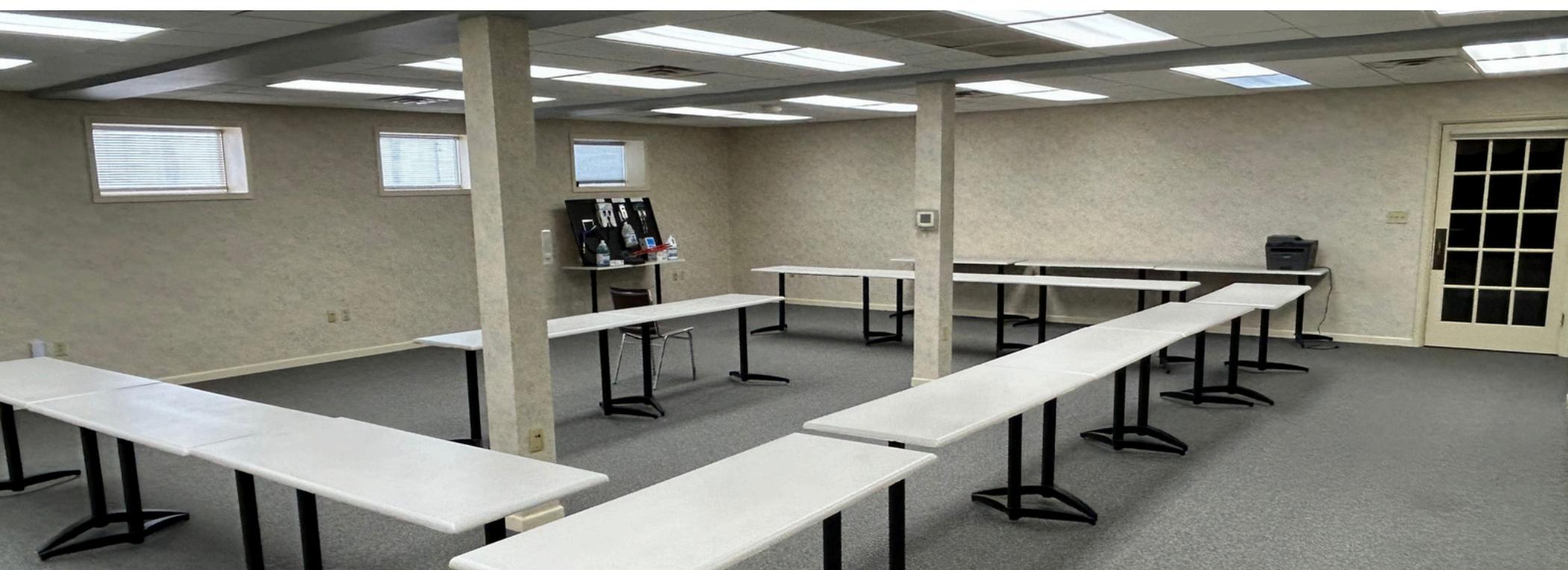
FREEZERS (27,243 SF)



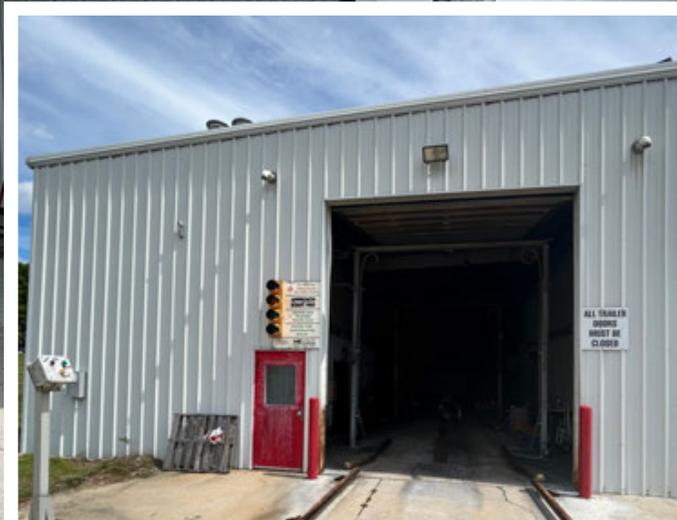
REFRIGERATION (55,384 SF)



OFFICE SPACE (15,138 SF)



WASH BAY AND GAS



EXTERIOR

