

SERVICE | REPAIR | MANUFACTURING BUILDING FOR LEASE

53049 FAITH DRIVE
Elkhart, Indiana



PROPERTY DETAILS

Two-building complex totaling 16,500 square feet. 9,000 square foot building and 7,500 square foot building on 1.6-acre site. 6 – 14' grade level doors. Clear span for nice open work area. 400 Amp/240-Volt/3-Phase power in both buildings. Offices. M-1 zoning.

Long history of RV repair and maintenance use. 3 RV plug in stations.



HIGHLIGHTS

Building Size:	16,500 Total Square Feet (In 2 Separate Buildings)
Land:	1.6 Acres
Year Built:	2024
Zoned:	M-1, Limited Manufacturing
Year Built:	1996
Doors:	6 – 14' Tall Grade-Level Doors
Docks:	None
Dimensions:	60' x 150'; 60' x 125'
Eave Height:	16'
Restrooms:	4 Total (2 Per Building)
Lighting:	LED
Power:	400 Amp/240 Volt/3-Phase
HVAC:	Warehouse – Gas Radiant Tube
Utilities:	AEP Electric; NIPSCO Gas; Private Well & Septic
Real Estate Taxes:	\$9,754.06 (2023 Pay 2024)
Lease Rate:	\$5.25 PSF (Base Rent)
Least Terms:	Triple Net (5-Year Term Preferred)

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9,000 SF Building



7,500 SF Building



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PROPERTY LOCATION

The property is located just south of County Road 6 and John Weaver Parkway, with excellent proximity to the Elkhart Municipal Airport. The property is located a few miles south of the I-80/90 Indiana Toll Road (Exit 92). This area is booming with industrial development. This area is top ranked by Business Facilities Magazine as a Manufacturing Hub and retains many top RV and Trailer Manufacturers and is globally recognized as the "RV Capital of the World".



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