

# For Lease

Industrial



## 2516 Industrial Park Dr.

Goshen, IN, 46526

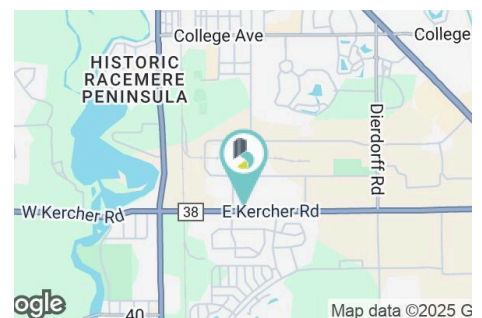
### Highlights

- Multi-Tenant industrial facility in the heart of Goshen at the entrance of Goshen Industrial Park.
- Located in a well-established industrial park with easy access to major highways and transportation routes via Kercher Road (CR 38).
- Ample on-site parking for employees and visitors
- Suitable for a range of industrial uses, including manufacturing, warehousing, and distribution
- Space includes 2 overhead drive in doors and direct access to exterior covered docks available to all building tenants. Along with two bathrooms and two front offices
- CAM is \$1.78/SF
- Broker Disclosure: A real estate licensee holds a beneficial interest in this property

Lease Rate \$6.95/NNN

Leasable 7,500 sqft

Suite Type Suite H  
Industrial



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# Property Details

2516 Industrial Park Dr., Goshen, IN 46526

## Location Information

Address 2516 Industrial Park Dr.

City, State, Zip Goshen, IN 46526

County Elkhart

## Building Information

Property Type Industrial

Property Subtype Manufacturing

Zoning M-1

Lot Size 3.73 Acres

APN 20-11-22-377-007.000-015

Building Size  $\pm$  49,500 SF

Ceiling Height 20 ft

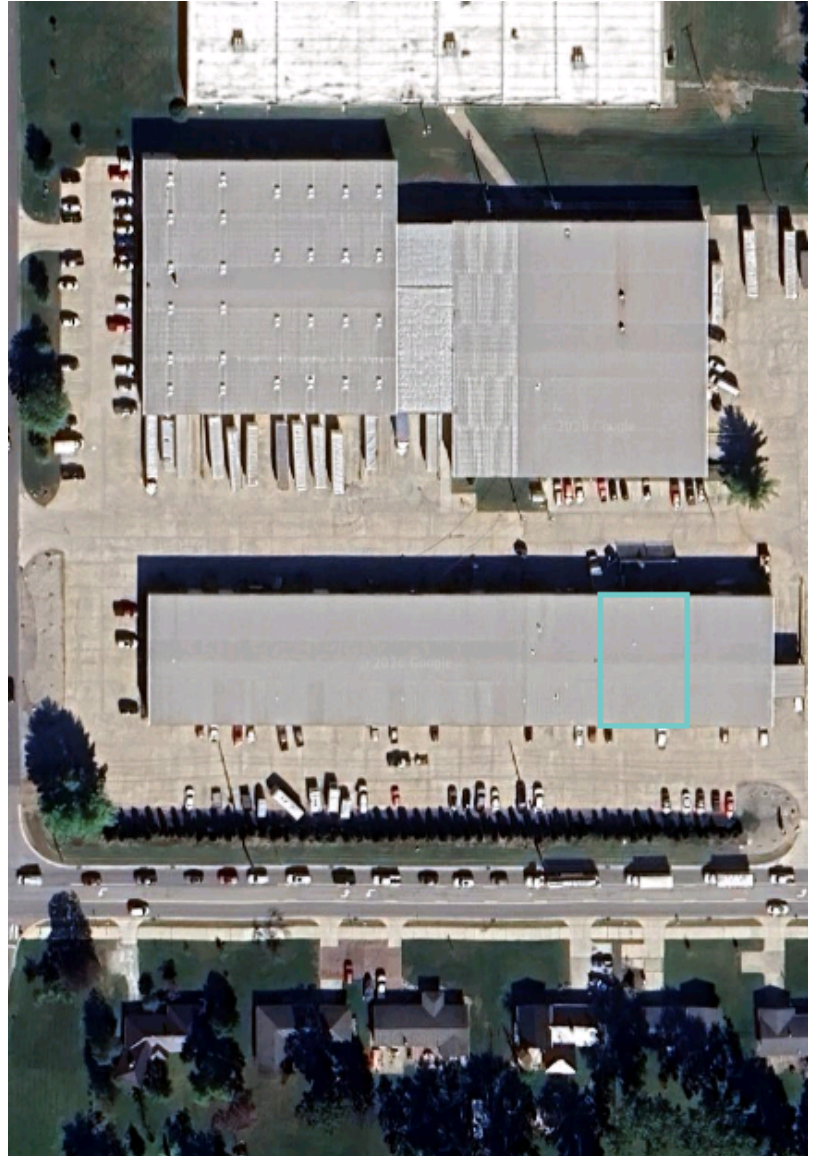
Suite H

## Utilities & Amenities

Gas/Propane NIPSCO

Water / Sewer City

Power Type 400 amps; 480V





# Photos

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