



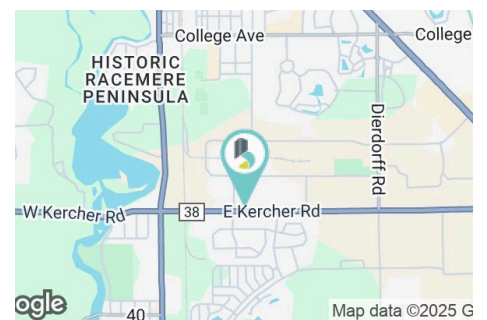
2516 Industrial Park Dr.

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

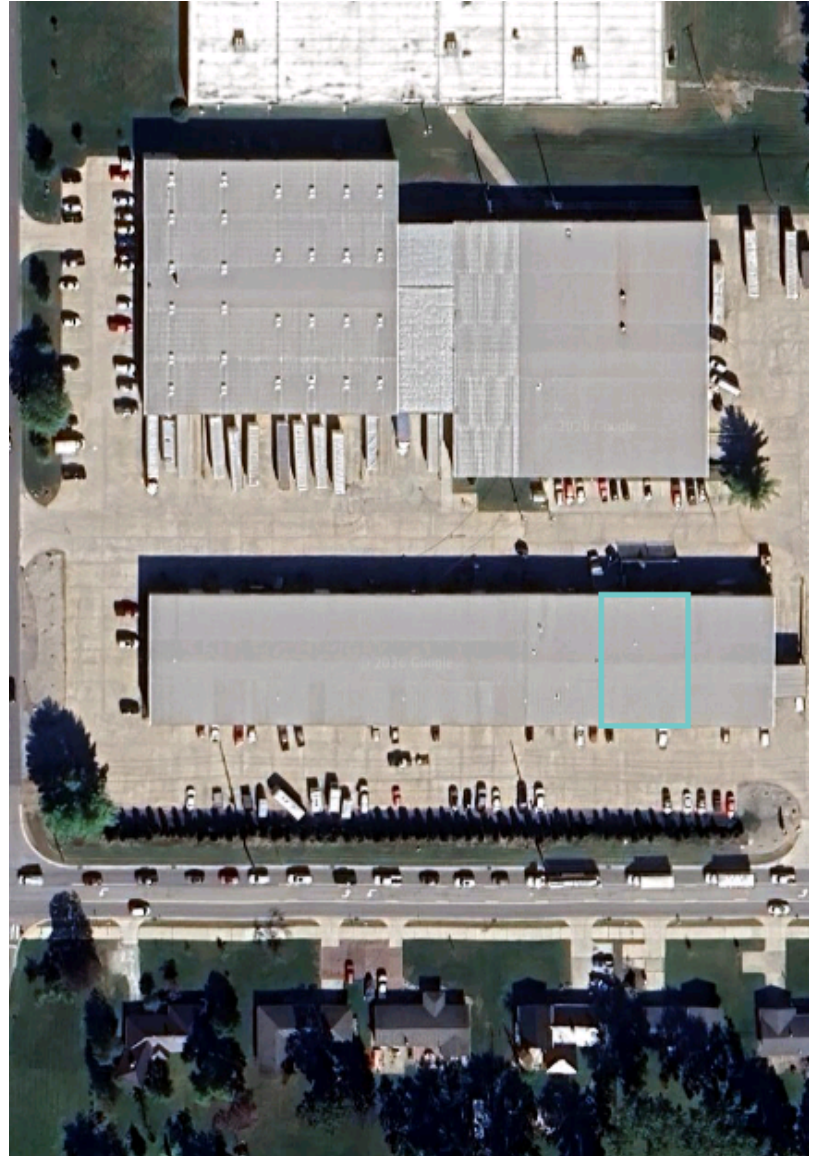
Address 2516 Industrial Park Dr.
City, State, Zip Goshen, IN 46526
County Elkhart

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 ± 49,500 SF
Ceiling Height 20 ft
Suite H
Dock Doors 2 shared exterior docks
Overhead Doors 2 - 14' doors

Utilities & Amenities

Gas/Propane NIPSCO
Water / Sewer City
Power Type 400 amps; 480V



Photos

2516 Industrial Park Dr., Goshen, IN 46526



Aerial Map

2516 Industrial Park Dr., Goshen, IN 46526

