

# 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

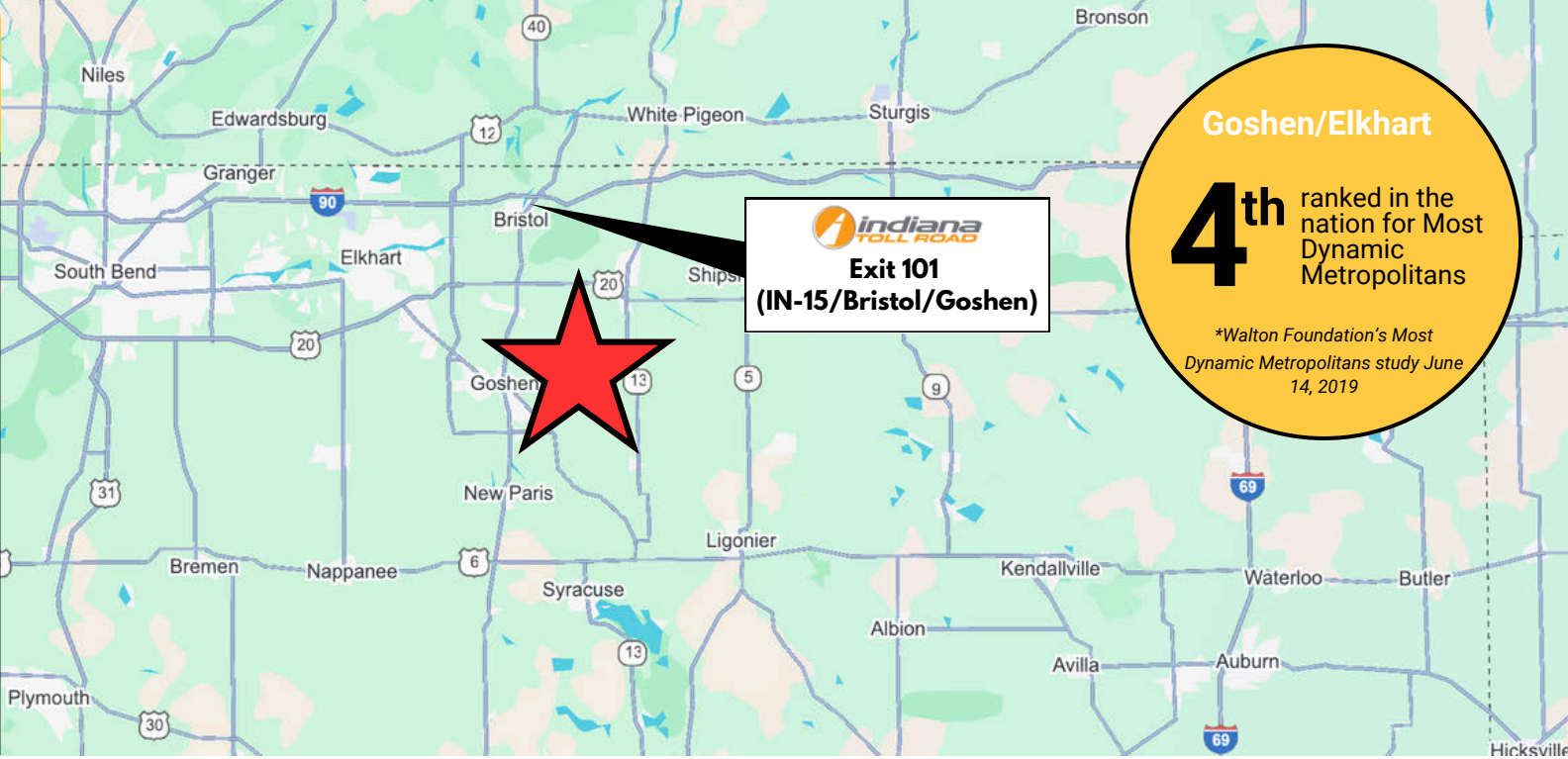
4 Refrigerated



## 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.

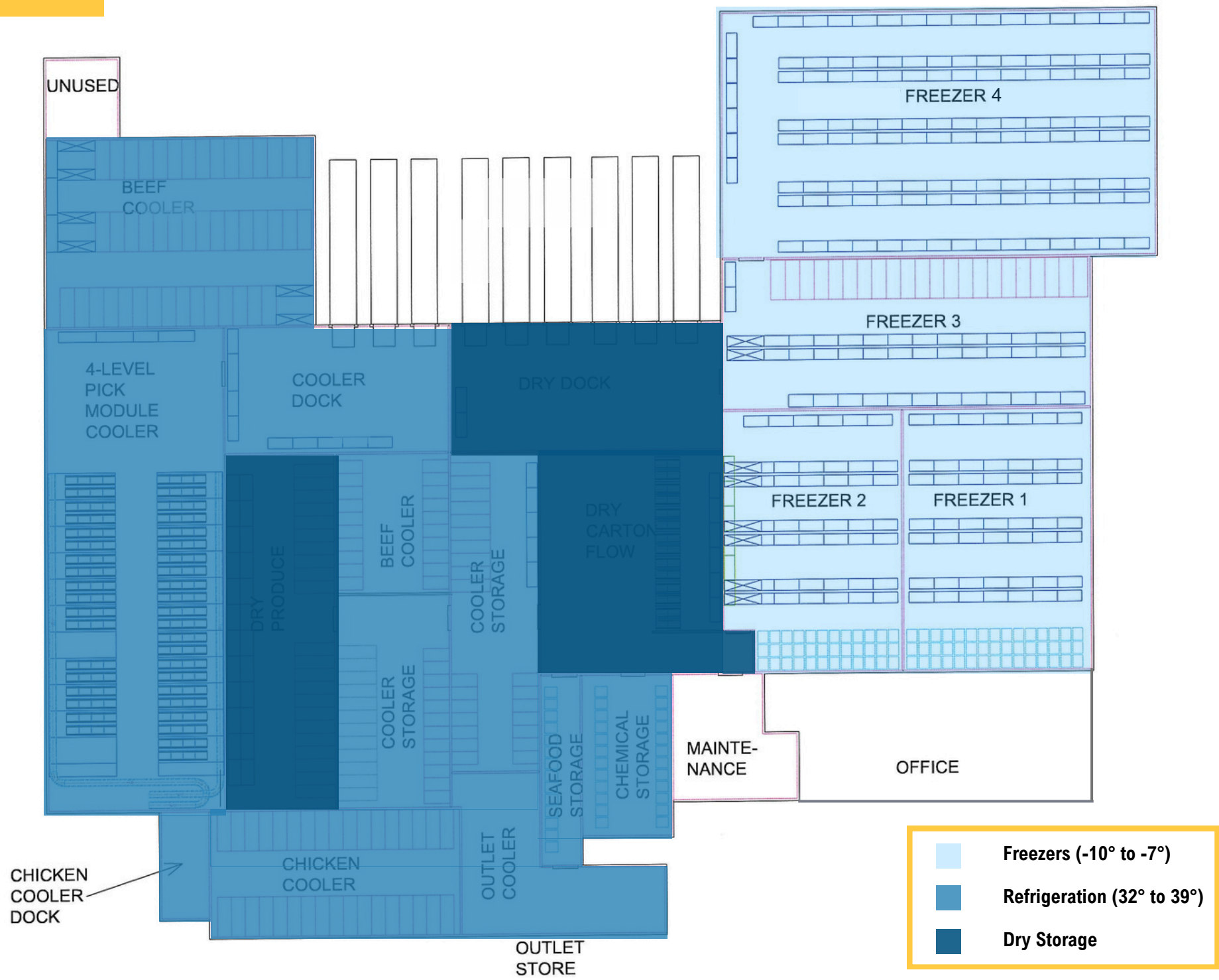


## Distance from Elkhart County to...

- 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.

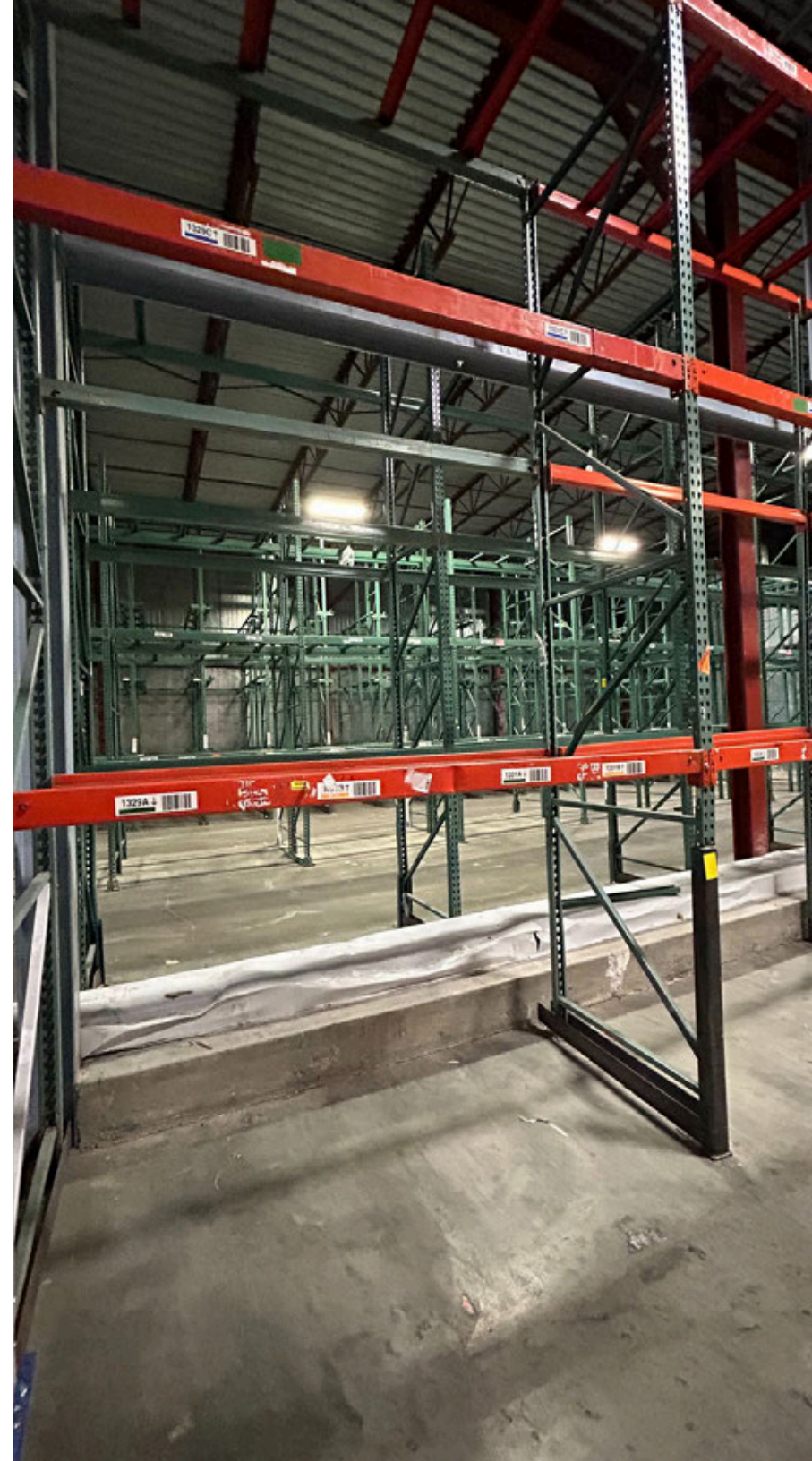
DEMOGRAPHICS   Elkhart County	
Total Population	207,436
Median Age	35.5
Households	71,760
Median Household Income	\$65,617

# SITE PLAN

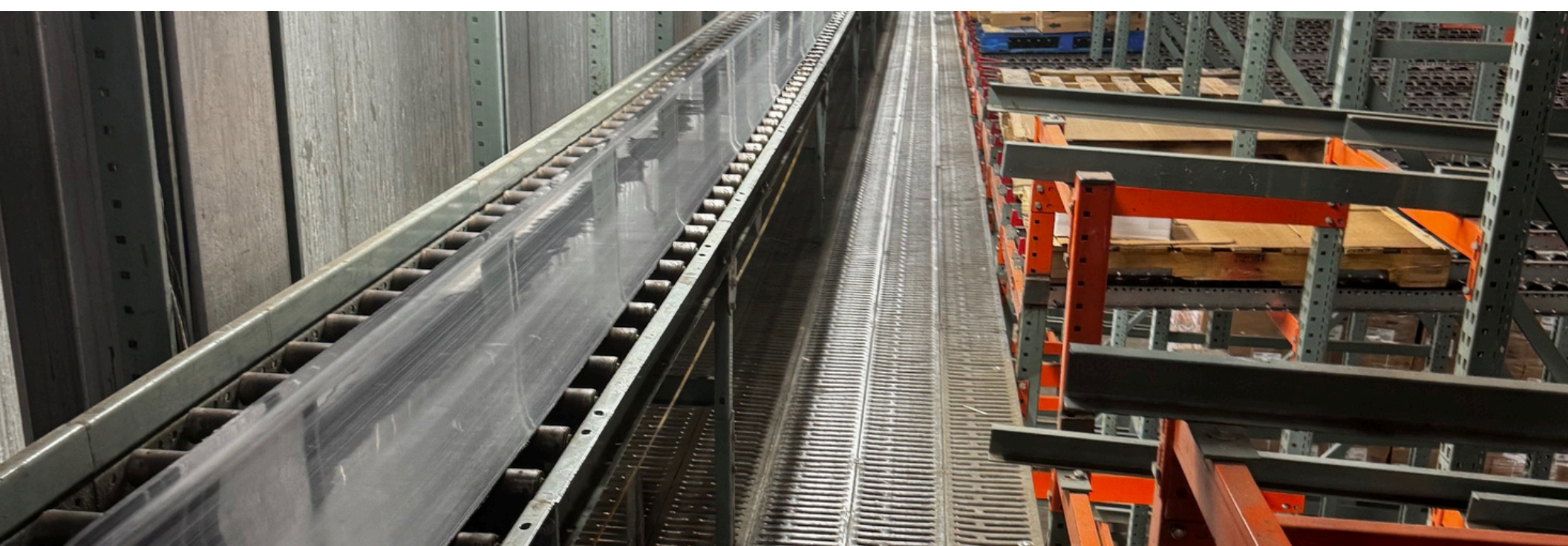


	Freezers (-10° to -7°)
	Refrigeration (32° to 39°)
	Dry Storage

**FREEZERS (27,243 SF)**



**REFRIGERATION (55,384 SF)**



**OFFICE SPACE (15,138 SF)**



# WASH BAY AND GAS



# EXTERIOR

