

## INDUSTRIAL BUILDINGS FOR LEASE

### 2000 MIDDLEBURY STREET

Elkhart, Indiana



## HIGHLIGHTS

Building Size:	41,080 SF (Main Building) 1,920 SF (5 Stall Garage)
Year Built:	1964; Renovated 2015
Zoned:	M-1 (Light Manufacturing)
Parking:	100+ Paved Parking Spaces
Docks:	1 Recessed Truck Loading Dock
OH Doors:	1 Grade-Level Doors
Eave Height:	15'
Lighting:	T-Series Lighting Fixtures
Power:	3-Phase
HVAC:	Gas Unit Heaters & Central A/C (Main Building)
Utilities:	AEP Electric; NIPSCO Gas; Water & Sewer
Lease Rate:	Based on lease term, use and credit

## PROPERTY DETAILS

Attractive campus setting at northeast corner of Middlebury Street and Industrial Parkway in the heart of Elkhart's biggest industrial park. 41,080 square-foot production facility renovated in 2015. Offices, break room, training room, large restrooms and over 100 parking spaces. Free standing 5 stall garage great for storing cars.

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### JAMES C. SKILLEN

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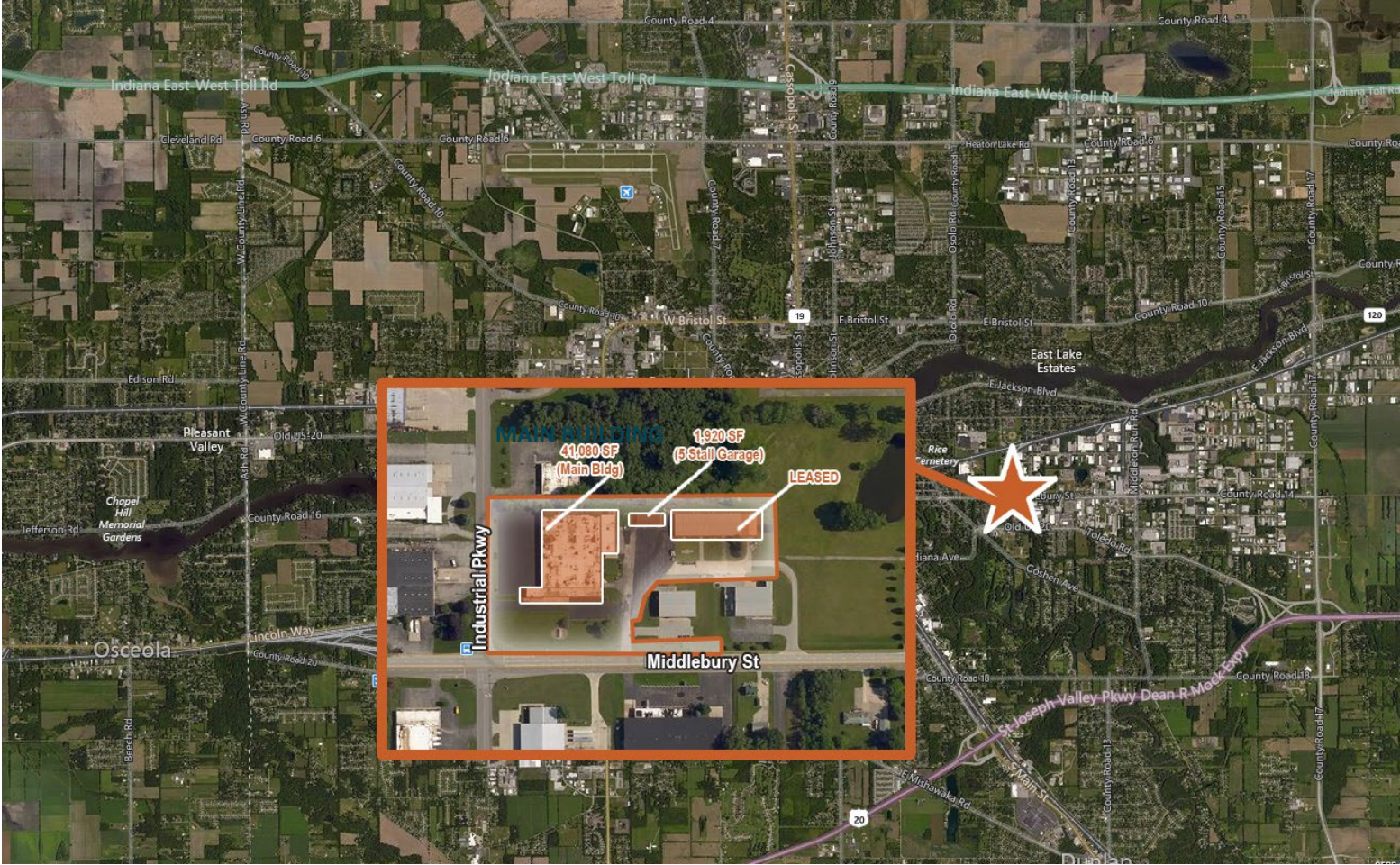
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## PROPERTY LOCATION

The property is located on the east side of Elkhart at the corner Middlebury Street and Industrial Parkway near County Road 17. Convenient access to the US 20 ByPass and I-80/90 Indiana Toll Road. The property is located within a highly industrialized area, and is surrounded by several manufacturing businesses.



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