

# INDUSTRIAL SPACE FOR SALE AND LEASE

4955 Beck Drive  
Elkhart, IN



99,340 SF Total Space

Sale Price: \$7,500,000

Lease Rate: \$6.95/SF/YR (NNN)



## Property Highlights

- 99,340 SF industrial building located off the high visibility CR-17 Corridor with easy access to both the I-80/90 toll road and US-20 bypass, offering exceptional regional accessibility.
- 14.6 Acres
- 8 Docks
- 3 Overhead Doors
- Power: 5,000 Amps | 480 Volt | 3-Phase
- 28' Clear Height
- M-2 Zoning - Heavy Manufacturing
- Taxes '24, pay '25: \$132,361.50



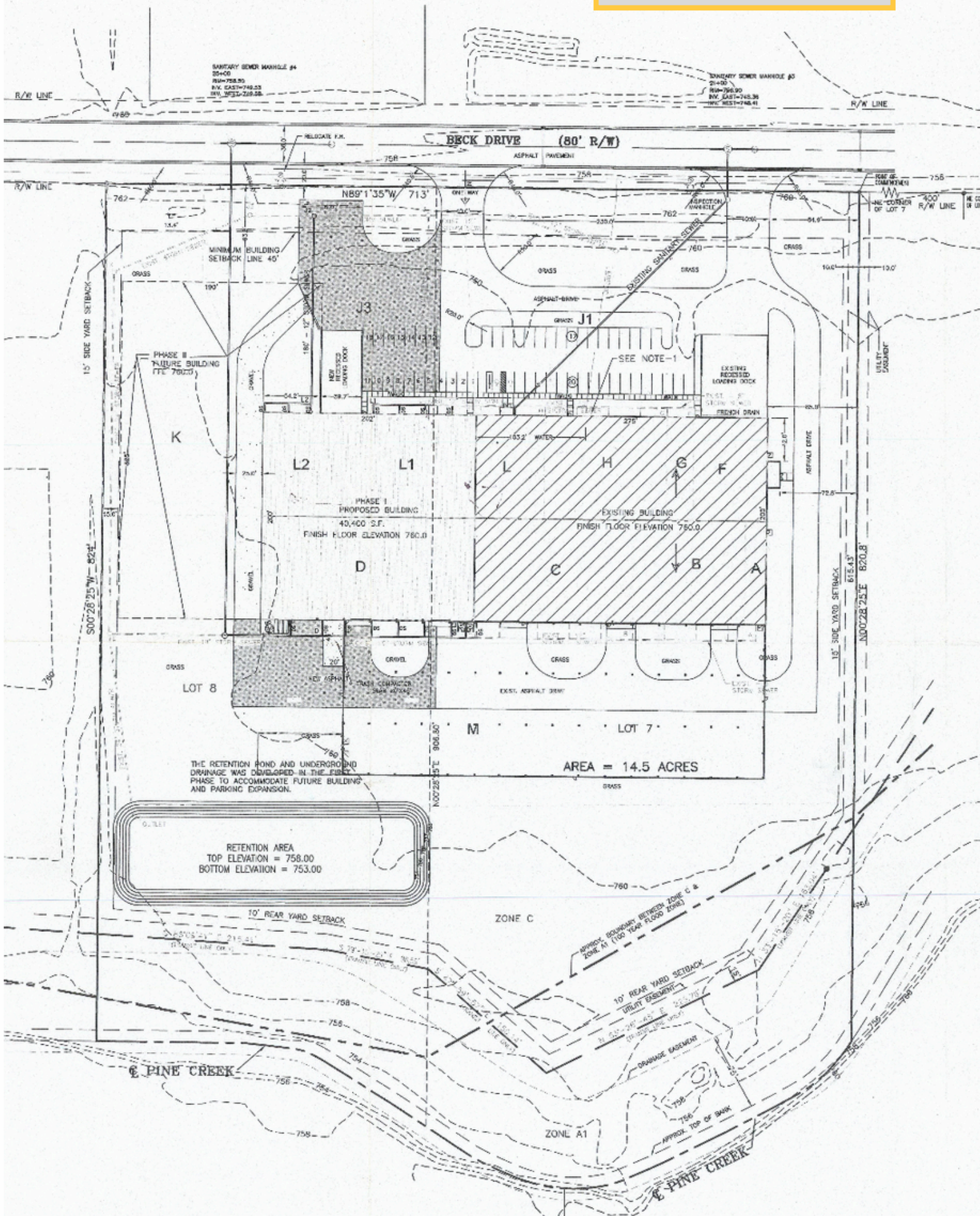
Ryan White, CCIM  
Managing Broker  
574.315.9615  
RWhite@PinnProp.Com

Pinnacle Properties  
418 S. Main Street  
Elkhart, IN 46514



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## SITE PLAN



## LOCATION

Easily accessible via CR-17 between the I-80/90 Toll Road and the US-20 Bypass minimizing transportation time and maximizing reach.

