

Class A Office Space for Lease

1710 Leer Drive  
Elkhart, Indiana 46514



## Newly Renovated Office Building, Flexible Floor Plan



### Snapshot

Building Size:	23,665 SF
Available:	3,000 SF - 15,000 SF
Land:	3.06 Acres
Zoning:	B-3
Year Built:	1989
Parking:	100+ Vehicles
Utilities:	Municipal
Lease Rate:	\$12.00 PSF NNN

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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A Global Brokerage Division of Cressy Commercial Real Estate

### Property Details

Recently renovated Class A 23,665 SF corporate office building is located in Park Six Corporate Park and zoned B-3. It was built in 1989, has 12-19 FT ceilings, 2 grade level doors and is 100% air conditioned. Approximately 1,000 SF of storage space. Secure data room.

- Mix of private office and open area with a flexible floor plan.
- Ideal space for medical or office user. Medical Device company occupies a portion of the building.
- Small storage space with overhead door is at the rear of the property.
- Private entrance on both the front and rear of the building.
- Great curb appeal and signage in front of the building as well as on CR 6.

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Interior Property Photos



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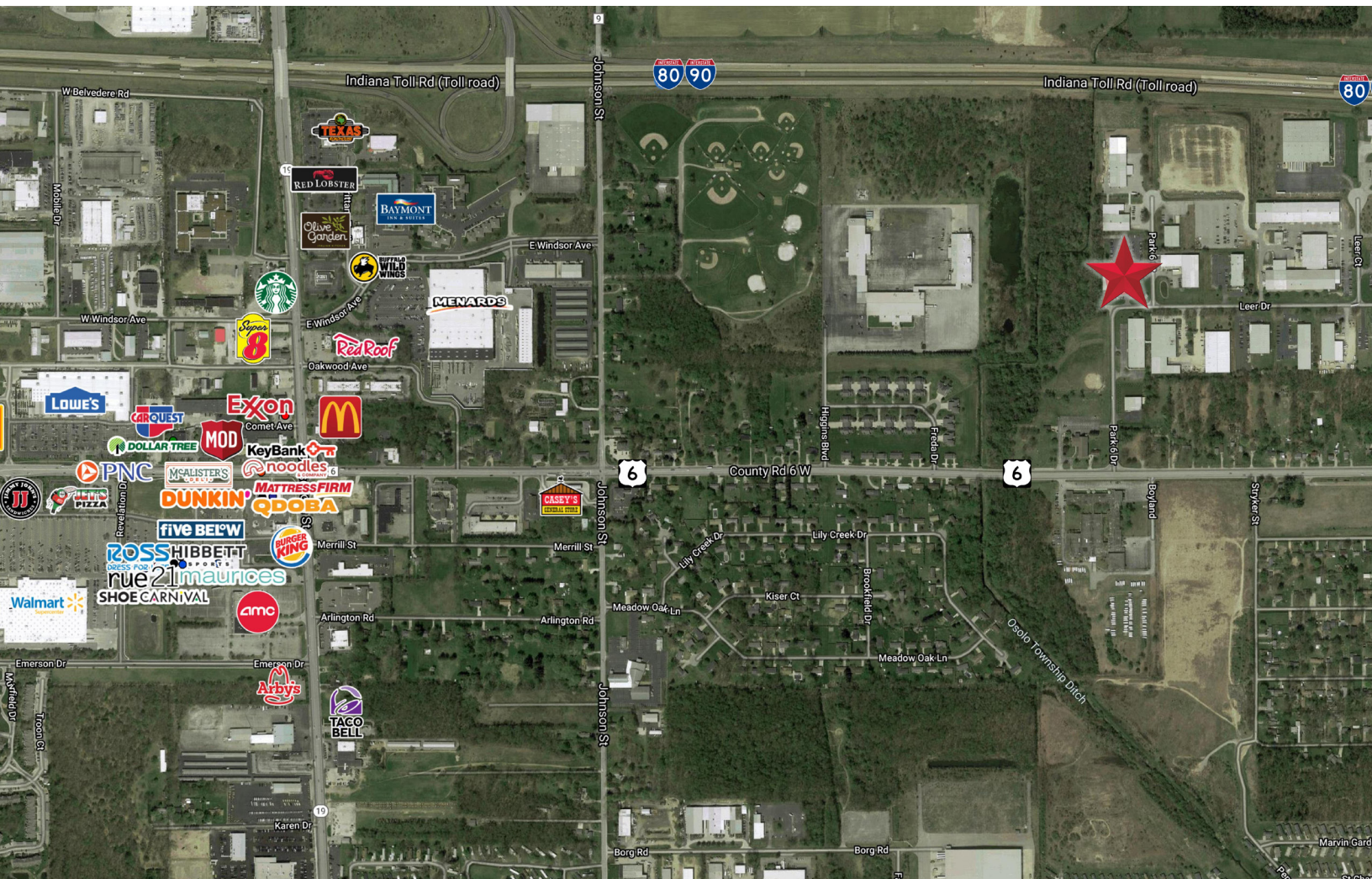
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Located In Park Six Industrial Park



## Location

Conveniently located on the North side of Elkhart in Park Six industrial Park off of CR 6 between CR 11 and CR 13. The property is directly south of the I-80/90 Toll Road and just 3.5 miles from Downtown Elkhart.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,131	33,583	80,066
NUMBER OF HOUSEHOLDS	1,220	13,820	30,589
AVERAGE HOUSEHOLD INCOME	\$58,035	\$71,232	\$69,941
AVERAGE DAILY TRAFFIC COUNT	17,280 on CR 6 (South of Property), 25,807 on I-80/90 (North of Property)		

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