

# PROPERTY FOR LEASE

2524 TOLEDO ROAD  
ELKHART, IN



## WAREHOUSE DISTRIBUTION LIGHT MANUFACTURING



### PROPERTY HIGHLIGHTS

- 7,200 SQUARE FEET
- STAND ALONE BUILDING
- ZONED M-1
- OFFICE AND SHOWROOM
- FULLY AIR CONDITIONED
- 20-22" CEILING HEIGHT
- \$6.00 SQ. FT./YR. MODIFIED GROSS LEASE
- DOCK DOOR
- 10X12H OH DOOR

### PROPERTY DETAILS

STAND ALONE, 7,200 SQUARE FOOT BUILDING . CONVENIENTLY LOCATED IN ELKHART OFF TOLEDO ROAD WITH EASY ACCESS TO THE BY-PASS AND INDIANA TOLL ROAD.

TAXES: \$450.00 PER MONTH, INSURANCE \$60.00 PER MONTH, SNOW REMOVAL \$80.00 PER OCCURRENCE, MOWING \$80.00 PER OCCURRENCE.

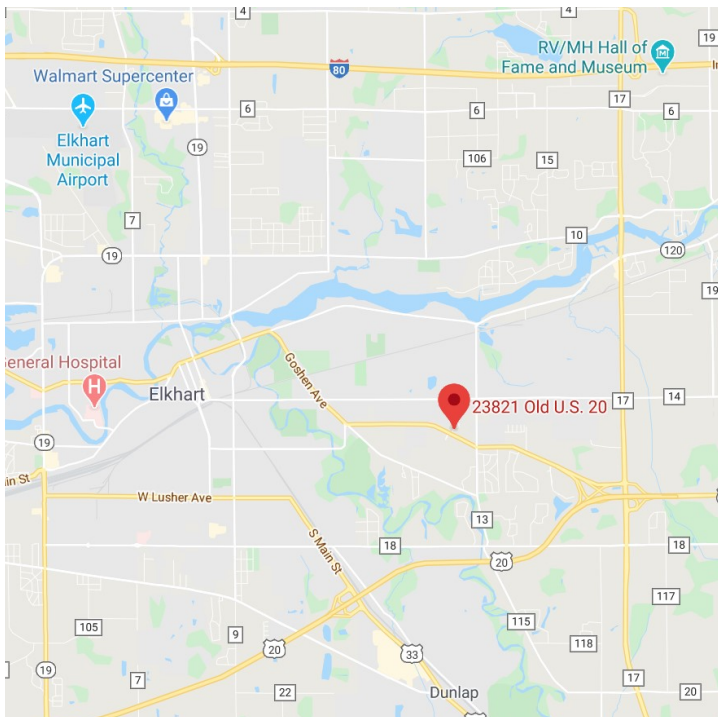


**CREEKSTONE REALTY:** RESIDENTIAL & COMMERCIAL SALES REAL ESTATE DEVELOPMENT PROPERTY MANAGEMENT

JOSH HENDRICKS, BROKER/OWNER  
NANCY JONES, OFFICE MANAGER  
MI OFFICE: (269)476-4368  
TOLL FREE: (866) 822-9721  
JOSH CELL: (574) 202-2000  
FAX: (574)651-5469

[JOSH@CREEKSTONEINVESTMENTS.COM](mailto:JOSH@CREEKSTONEINVESTMENTS.COM)  
[NANCY@CREEKSTONEINVESTMENTS.COM](mailto:NANCY@CREEKSTONEINVESTMENTS.COM)  
[WWW.CREEKSTONEINVESTMENTS.COM](http://WWW.CREEKSTONEINVESTMENTS.COM)  
66010 JOSEPH STREET  
VANDALIA MI 49095

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**2524 TOLEDO ROAD**  
**ELKHART, IN**



**LOCATION IS CENTRAL TO ELKHART  
BUSINESS AND RESIDENTIAL AREAS.**

**FRONTAGE ON TOLEDO ROAD.**

