

# INDUSTRIAL SPACE FOR SALE AND LEASE

3505 Cooper Drive  
Elkhart, IN



12,000 SF Total Space | Sale Price: \$799,000 | Lease Rate: \$6.50/SF/YR (NNN)



## Property Highlights

- 12,000 SF Total Space
- 708 SF Office
- 2.66 Acres
- 2 Overhead Doors
- 1 Dock
- 16' Eave Height
- Fenced area
- Power: 400 Amps/440 Volts/3-Phase
- Taxes '23, pay '24: \$17,255.08



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## LOCATION

