

# FOR LEASE

2905 Lavanture Place, Elkhart, IN



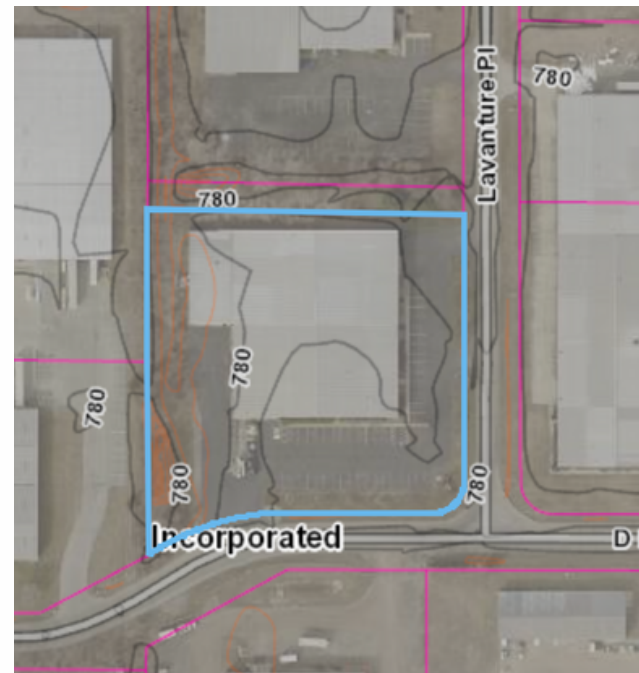
**38,185 Total SF Warehouse & Manufacturing**



**For Lease \$5.95/SF/Year NNN**

Excellent manufacturing and warehouse facility located on a 2.55 acre lot.

- 4 - 14' overhead doors
- 3 - docks (2 interior)
- 800 Amps 240 Volt 3 phase
- LED Lights
- Zoned M2 General Manufacturing
- 4,141 SF office
- 5,000 SF air conditioned warehouse
- 20' clear height
- Taxes '22 pay '23: \$42,791.24



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

**Pinnacle Properties**  
**418 S. Main Street**  
**Elkhart, IN 46514**

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.

