

INDUSTRIAL SPACE FOR SALE

1605 Elreno, Elkhart, IN 46516



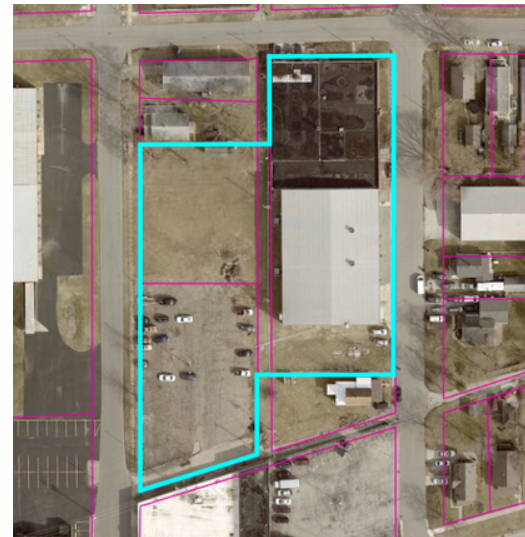
14,000 SF Total Space | Price: \$599,000



Versatile Industrial Property in the heart of Elkhart's Industrial Belt is ready to be yours!

Property Highlights

- 14,000 Total SF
- 1.92 Acres Across Three Parcels
- 400 SF Office
 - Two-Story Office in Main Warehouse with Men's & Women's Restrooms
- Steel Beam Construction
- 100% Clear Span Layout
- Ideal for Manufacturing & Warehousing
- Flat Roof (No Warranty)
- 6" Thick Concrete Floors
- 20' Clear Ceiling Height in Main Warehouse
- LED Lighting
- Radiant Heat with Air Circulators
- Power/Electric: 800 Amps | 240 Volts | 3-Phase Power
- 6 x 14' Grade Level Doors
- 7.5 HP / 80-Gallon Air Compressor Included
- 30+ Parking Spaces Across All Three Parcels
- 2025 Taxes (Payable 2026): \$17,199.06



Greg Carroll

Broker

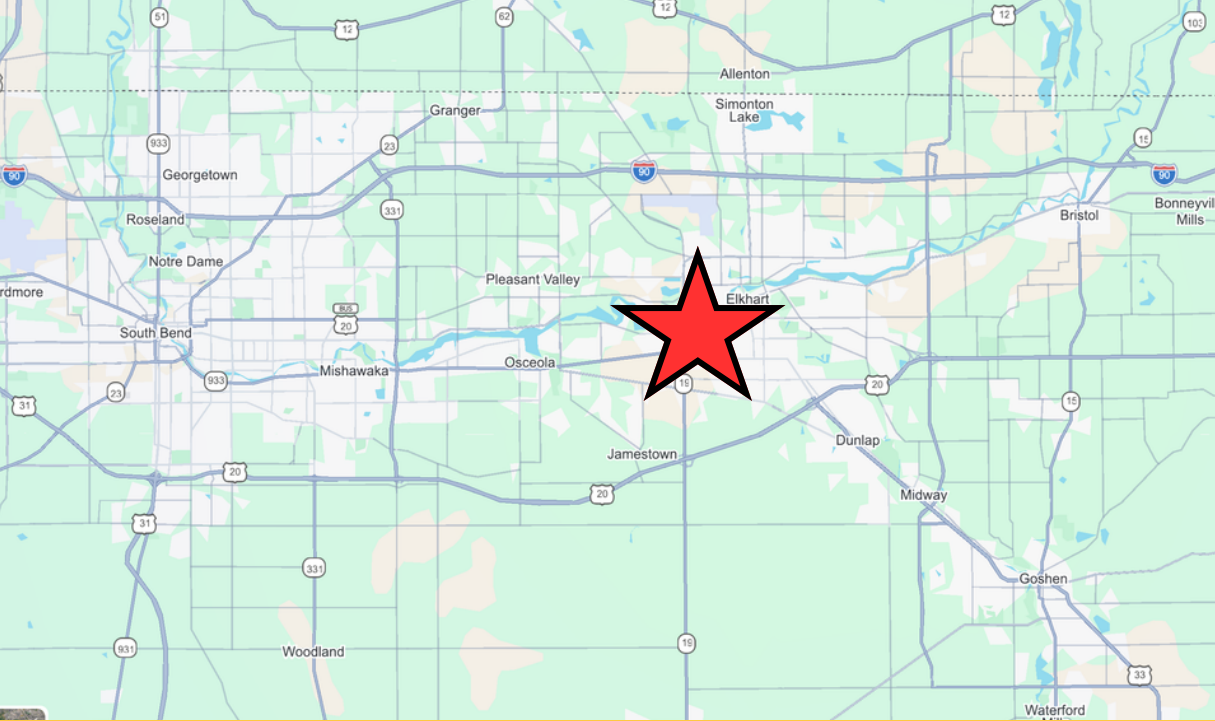
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Prime Elkhart Industrial Belt location minutes to the I-80/90 Indiana Toll Road, providing efficient transportation to several Midwest markets. Excellent connectivity via major highways including US-20, US-33, and SR-19, allowing convenient regional distribution.

