

For Sale

Industrial Property with 219,980 SF Available



1255 Oak St

Elkhart, IN, 46514

1255 Oak St is a large industrial campus located just south of Bristol St in the core of Elkhart. The 219,980 square foot main facility occupies an 18.8-acre campus across three parcels and is further improved with several outbuildings. The campus has historically been used for copper pipe fittings since the 1950s. The main manufacturing area features 12' clear heights, docks and overhead doors, heavy power, 20'x30' column spacing, boiler heat, air compression lines, wet sprinkler, cranes, floor drains, and bus ducts. There is a 18,000 square foot receiving & saw area with 20' clear height and a 20' overhead door, There is a 26,200 square foot high-bay section with 10 docks (one of which is ramped), with 19.5' clear eave up to 24.5' clear max height, and thermocycler units, adjacent to a 70' clear hi-rise section with racking and a specialized pallet system in place. The building has two electrical services totaling 6,000 amps and also features 2 - 140-ton cooling towers. Additionally, there are several outbuildings and a significant amount of fenced, paved yard space.

Sale Price	\$5,900,000
Main Plant	219,980 SF
Lot Size	18.8 AC
Year Built	1952
Utilities	Municipal water & sewer
Zoning	M-2
Taxes	\$122,550.50 ('24 pay '25)

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1255 Oak St, Elkhart, IN 46514



Location Information

Address	1255 Oak St
City, State, Zip	Elkhart, IN 46514
County	Elkhart

Building Information

Building Size	208,654 SF main plant (23,550 SF office) 11,326 SF attached machine shop 10,800 SF auxiliary storage building 1,440 SF maintenance garage 540 SF storage shed
Ceiling Height	12' clear (main); 19.5'-24.5' clear (high-bay); 70' clear hi-rise; 20' clear (unloading area)
Year Built	1952 (Main); 1965 expansion; 1973 expansion
Column Spacing	20'x30' (main plant space)
Overhead Doors	3 (main building)
Docks	13 (main building)

Highlights

- Recent capital improvements including a new boiler, partial roof improvement work, and upgrades to HVAC-related equipment
- Heavy power (6000 amps/480v-3 Phase) and manufacturing infrastructure (floor drains, bus ducts, air compression lines, cranes)
- Versatile building sections, auxiliary structures, and large outdoor storage capacity

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-2 (City of Elkhart)
Lot Size	18.8 AC
APN #	20-02-31-402-009.000-027; 20-02-31-328-005.000-027; 20-02-31-401-004.000-027
Taxes	\$122,550.50 ('24 pay '25)

Parking & Transportation

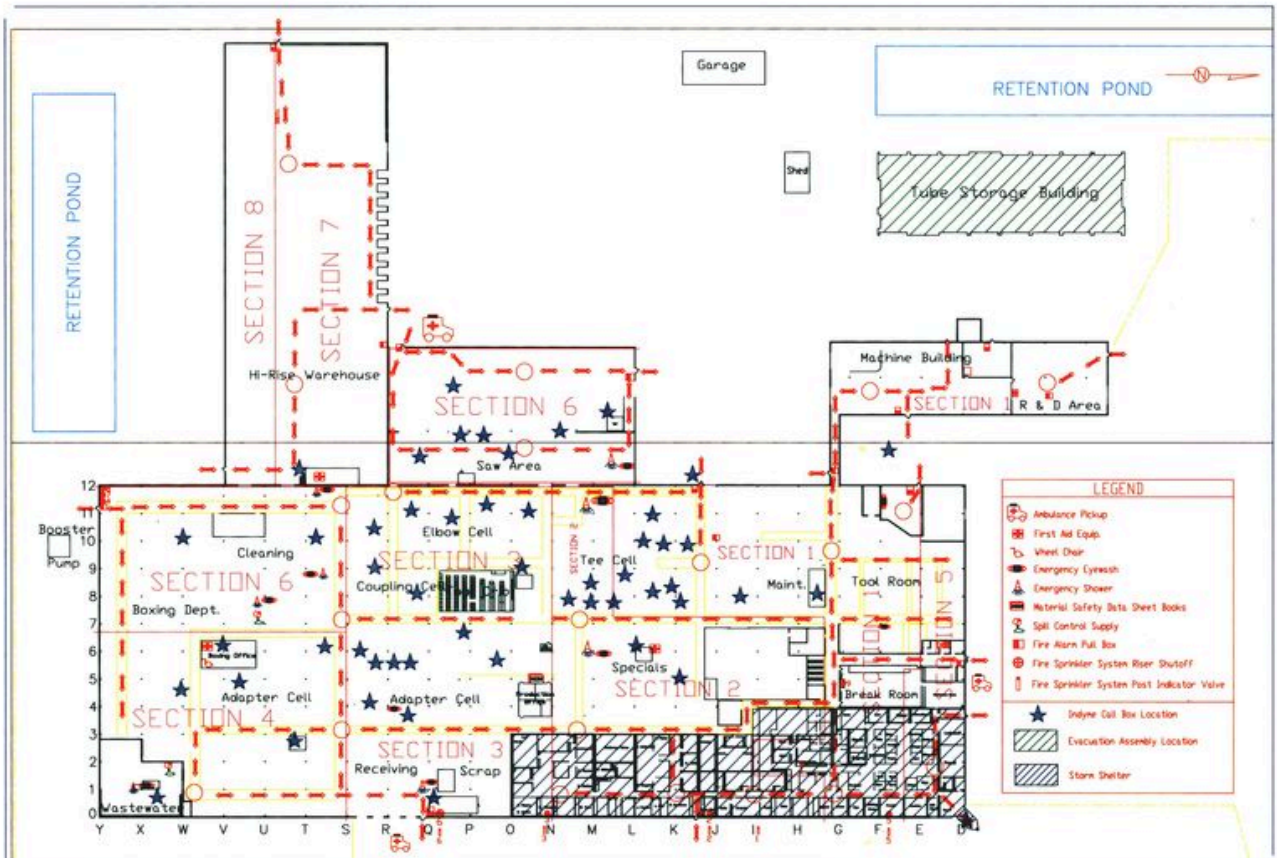
Parking Type	Paved surface lot (fenced)
# of Parking Spots	260+
Traffic Counts	1,022 VPD (Oak St); 23,467 VPD (W Bristol)
Access	3.7 miles to I-80/90; 5 miles to US 20

Utilities & Amenities

Gas	NIPSCO
Water / Sewer	Municipal
Power Type	4000/480v/3-Phase 2000/480v/3-Phase
Power Supplier	AEP
Sprinkler	Wet system
HVAC	Boiler heat; thermocycler units, heat & A/C in office
Misc	Air compression lines, bus ducts, floor drains, 1-2 ton cranes, 2-140 ton cooling towers

Floor Plan

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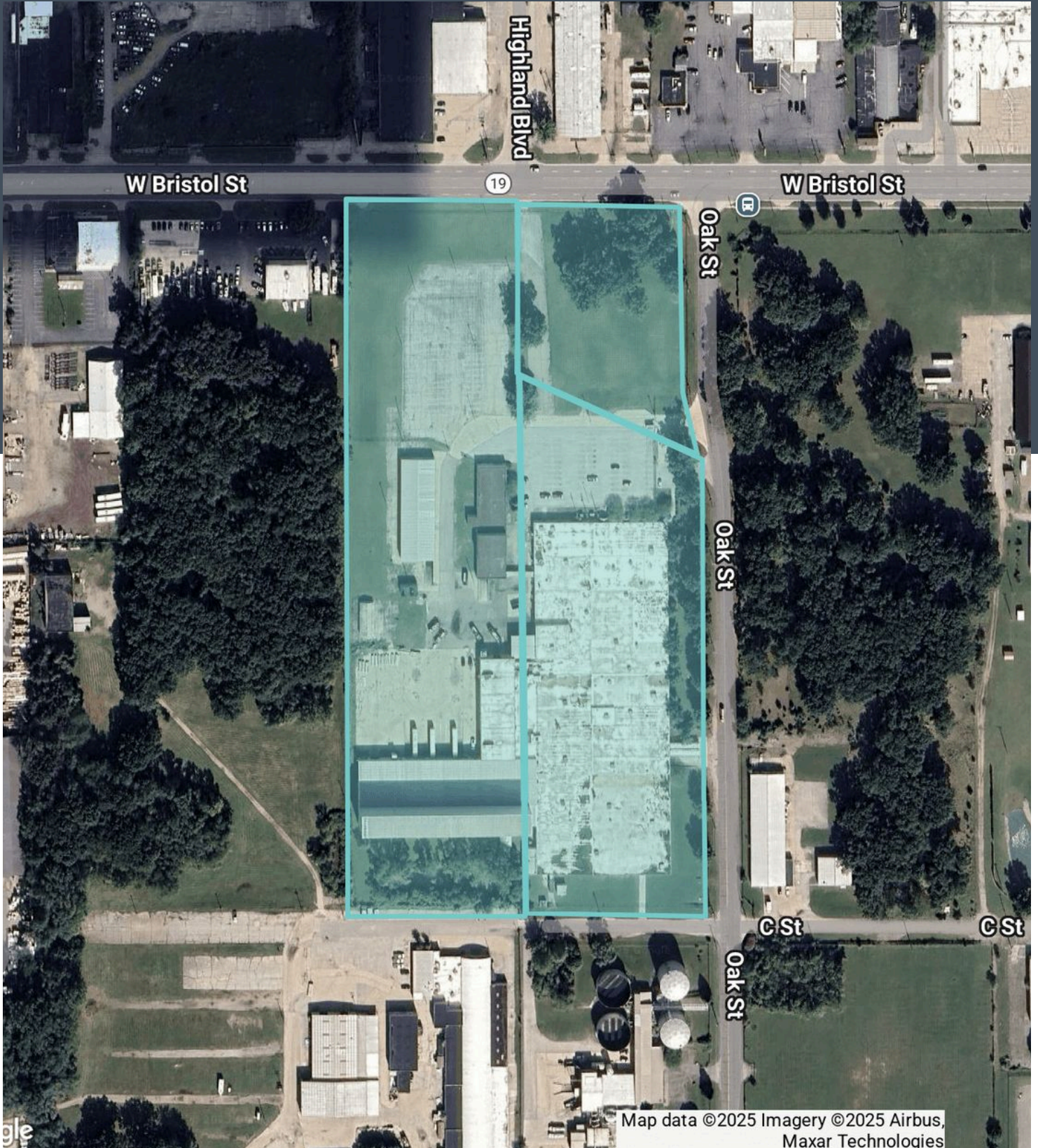
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Parcel Overview

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Regional Map

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