

FOR LEASE

INDUSTRIAL SPACE

1000 Industrial Pkwy., Elkhart, IN 46516



44,370 SF Total Space | Price: \$5.95/SF (NNN)



Do-it-all industrial space located in one of Elkhart's prominent industrial areas. This facility combines substantial warehouse capacity, functional office space, and the infrastructure needed for today's manufacturing and distribution users.

Property Highlights

- 44,370 Total SF | 5.02 Acres (Approx. 40% portion of shared parcel)
- 35,516 SF Warehouse with wide column spacing | Fully Sprinklered
- 8,854 SF Office with 6+ private/sectioned offices, conference room, break room & kitchenette
- 19' Clear Height in main warehouse | 22' at center
- 1 Dock Door + 3 Grade-Level Doors (1 x 12', 2 x 10')
- 6" Concrete Warehouse Floors
- Multiple Warehouse Heating Systems including radiant beam heat
- Two 800-Amp Electrical Services: 480V/3-Phase & 208V/3-Phase
- Pitched Roof | Fluorescent Lighting
- Air Compressor, Dust Collector & Production Hub
- Elkhart City Water & Sewer
- Steel Construction
- 2025 Taxes (Payable 2026): \$69,926.76



Ryan White

Managing Broker

574.315.9615

RWhite@PinnProp.Com

Greg Carroll

Broker

574.360.9381

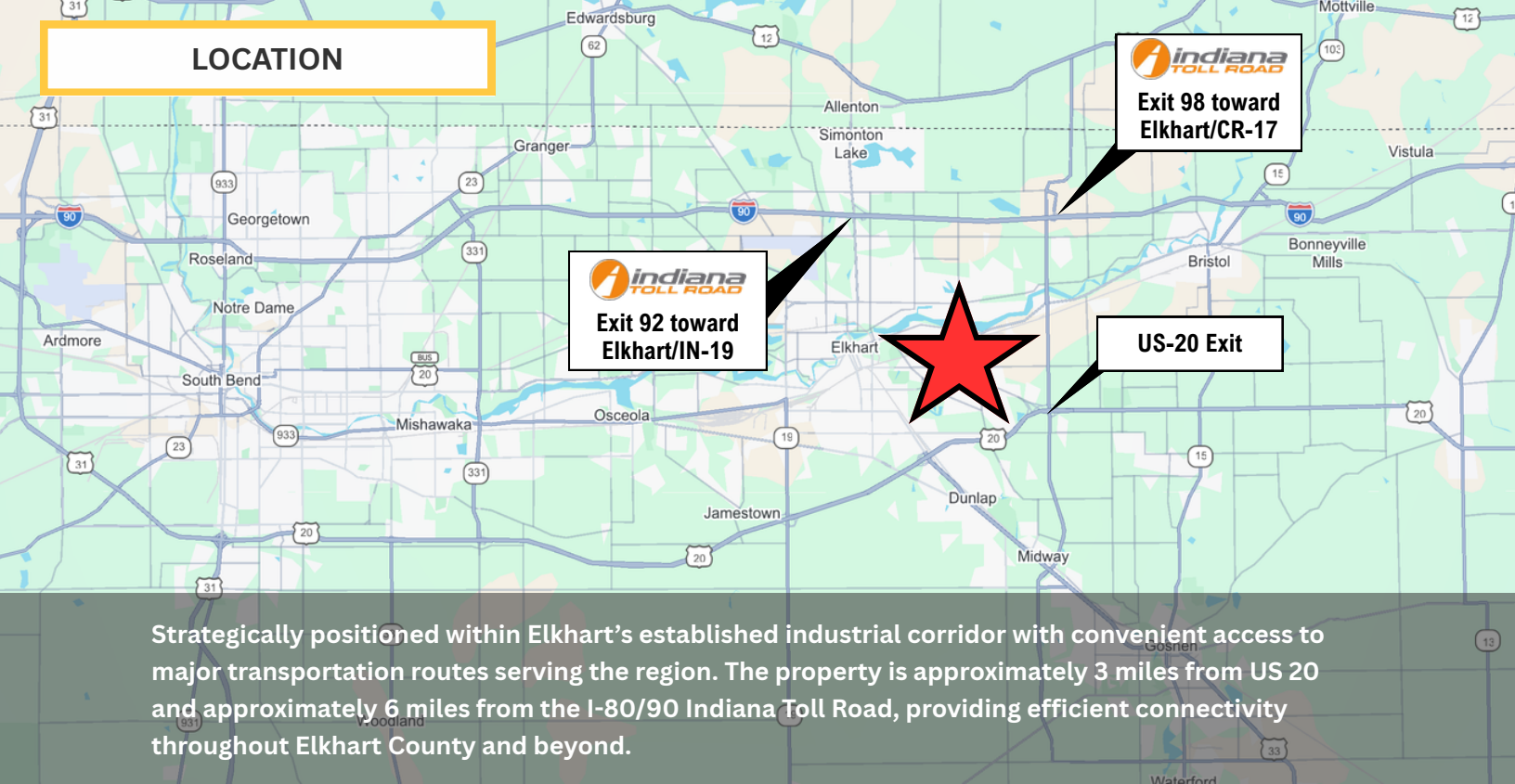
GCarroll@PinnProp.Com

Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514



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LOCATION



Strategically positioned within Elkhart's established industrial corridor with convenient access to major transportation routes serving the region. The property is approximately 3 miles from US 20 and approximately 6 miles from the I-80/90 Indiana Toll Road, providing efficient connectivity throughout Elkhart County and beyond.



