

# INDUSTRIAL SPACE FOR SALE & LEASE

4405 Wyland Drive, Elkhart, IN



15,725 SF Total Industrial Space

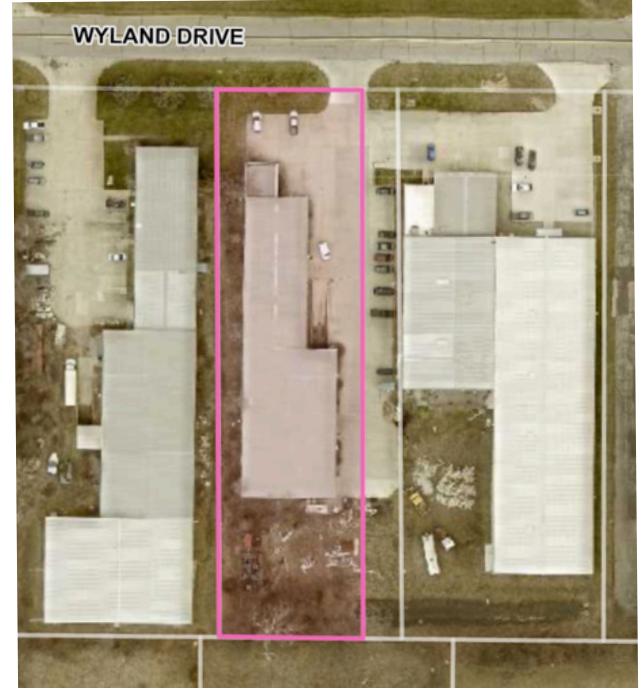
Sale Price: \$1,099,963.75

Lease Rate: \$5.95/SF (NNN)



## PROPERTY HIGHLIGHTS:

- 15,725 SF Warehouse and Manufacturing Space
- 1.29 Acres
- 800 Amps | 208 Volt
- 4 Grade Level Doors
- 1 Dock
- Zoned M2 - Heavy Manufacturing
- Taxes 2025 Pay 2026: \$25,402.50



**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



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.

