

NORTH POINTE PLAZA

3267 NORTHVIEW DR
ELKHART IN 46514



**CURRENT USE WAREHOUSE SPACE
31,849 SQUARE FEET**

Zoned PUD

SPACE DETAILS

- ANCHOR SPACE AT 31,849 SF
- END-CAP SPACE
- 3 LOADING DOCKS
- GRADE LEVEL 12 X 16 OVERHEAD DOOR
- ROOF REPLACEMENT AND LOT RE-SEALING 2020
- EXISTING HIGH-VOLTAGE ELECTRICAL SERVICE
- \$4.25/SF- NN LEASE
IN ADDITION TO BASE RENT
TENANT PAYS TAXES \$ 1.60 PSF,
INSURANCE \$0.31 PSF AND
SNOW ESTIMATED AT \$0.18 PSF
(ESTIMATED AT 2.09 PSF)
- AMPLE PARKING



TO LEARN MORE, PLEASE CONTACT:

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RESIDENTIAL & COMMERCIAL SALES
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

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ADDRESS	TENANT	SQUARE FT.	ADDRESS	TENANT	SQUARE FT.
3121	GRACIE JUJITSU	3,200	3237	BMV	6,000
3127	THE THERAPY PLAYCE	3,200	3243	AFFORDABLE INSURANCE	2,400
3133	TRADEWINDS RESTAURANT & GALLEY SPORTS PUB	1,600	3245	HEART CITY NUTRITION	1,600
3137	TRADEWINDS RESTAURANT & GALLEY SPORTS PUB	1,600	3247	VANESSA BARBER	1,600
3147	TRADEWINDS RESTAURANT & GALLEY SPORTS PUB	8,000	3249	S LUCKY SPA	1,600
3219	DRAGON'S MOUTH DISTILLERY	1,400	3251	BIG CITY PIZZA	1,600
3223	CALI NAILS	1,400	3253	PLANET FITNESS	24,674
3227	VAPE SHOP	1,400	3267	AVAILABLE	31,849

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Former Grocery Store / Distribution Facility – Flexible Retail, Warehouse, or R&D Use

This versatile commercial building was originally constructed as a **grocery store** and most recently operated as a **distribution warehouse**, offering a unique blend of retail frontage and functional industrial space. The **front retail/showroom area** provides ample room for customer displays or can be repurposed for office use. A **second-floor mezzanine** above the front section offers additional square footage that can be finished into offices if desired (not included in leaseable SF unless built out for a tenant).

Building Features

- **23,155 sq ft main warehouse** with **11' drop ceilings** in place
- Rear warehouse section with **taller ceiling heights** and **additional second-floor storage**
- **Two loading docks** plus **one grade-level overhead door**
- Flexible front retail/office area suitable for customer-facing operations
- Second-floor mezzanine area available for future office expansion
- Former grocery infrastructure provides wide-open floor plates and adaptable layout

Ideal Uses

- Retail or showroom
- Research & Development
- Storage or distribution
- Light industrial or service-based operations

With its proximity to **retail, hotels, and restaurants**, this property offers excellent visibility and convenience for a wide range of commercial users. The building's layout and infrastructure allow tenants or owner-operators to customize the space to fit their operational needs.

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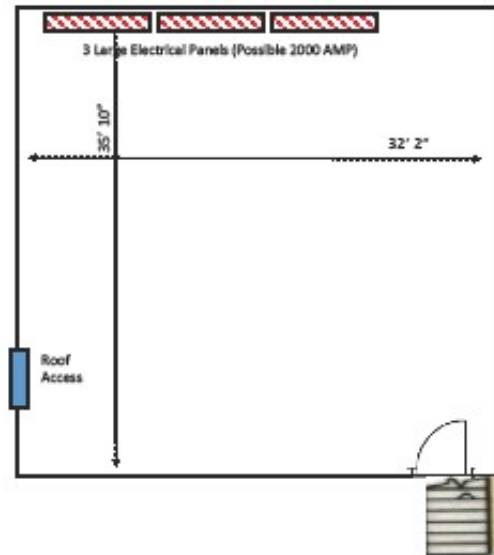


2nd Floor of 3267 Northview Dr.
Elkhart IN 46514

Front of Store, Training Room & Offices
Estimated Square Footage: 1300



Electrical Room, Above Rear Storage Area
Estimated Square Footage: 1152



Drawing is representative of space based on inside measurements and may not be to scale.