

# INDUSTRIAL SPACE FOR SALE

701 Collins Rd.  
Elkhart, IN



82,452 SF Total Space

10 Acres

For Sale: \$3,995,000



## Property Highlights

- **Total SF: 82,452**
  - 71,468 SF (4,860 SF Office) Main Building
  - 5,984 SF Out Building
  - 5,000 SF Out Building
- **Main Building:**
  - 1,200 Amps 480 V 3 Phase
  - 70' clear span bay running 530' with crane
  - 19 - 14' Grade Level Doors
- **12,000 SF Covered Outdoor Storage (Not included in total SF)**
- **10 Acres Paved and Fenced**
- **Zoned M-1: Light Manufacturing**
- **Taxes 2025, Payable 2026: \$66,874.60**



**Ryan White, CCIM**  
Managing Broker  
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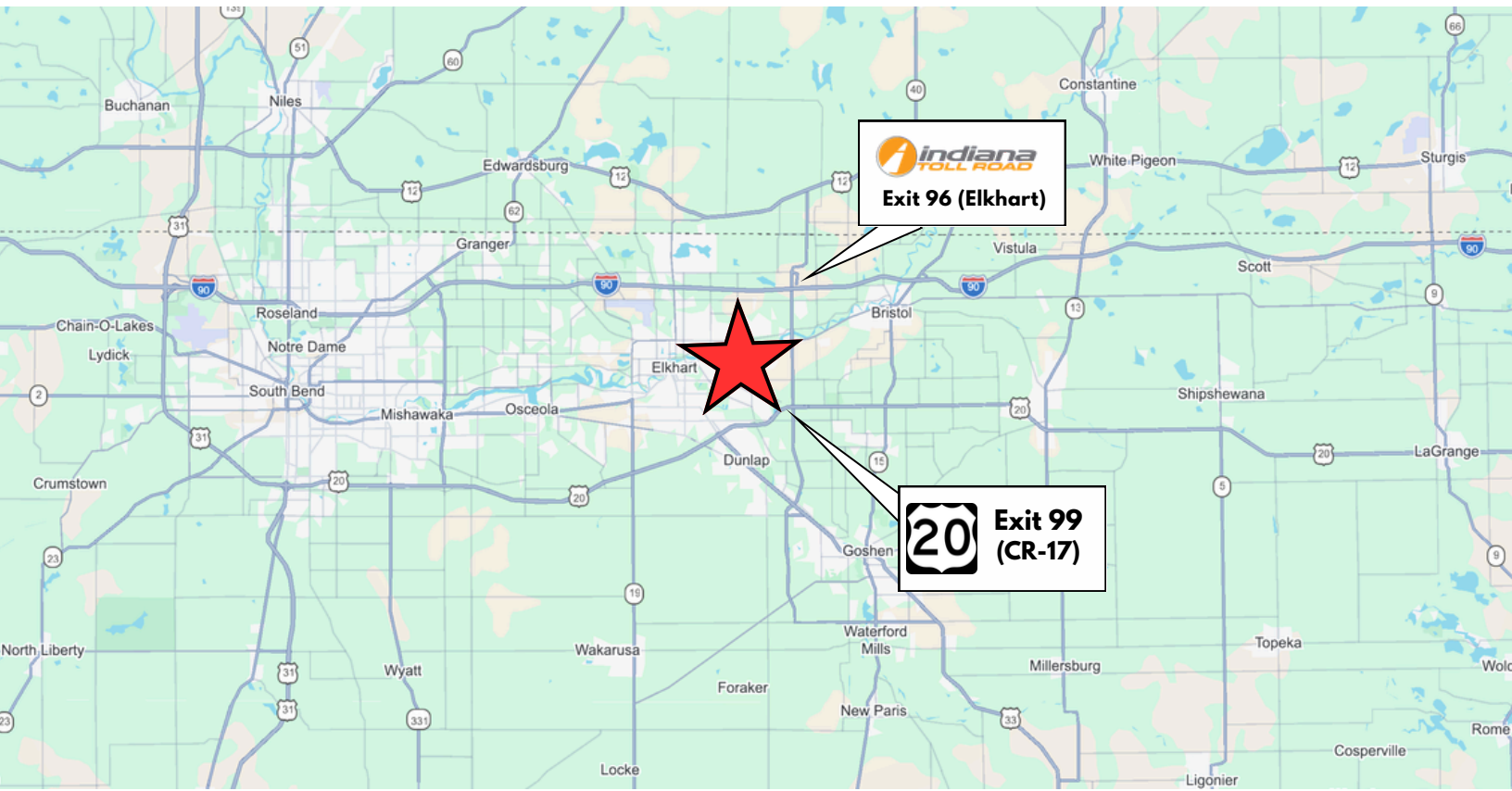
**Pinnacle Properties**  
418 S. Main Street  
Elkhart, IN 46514



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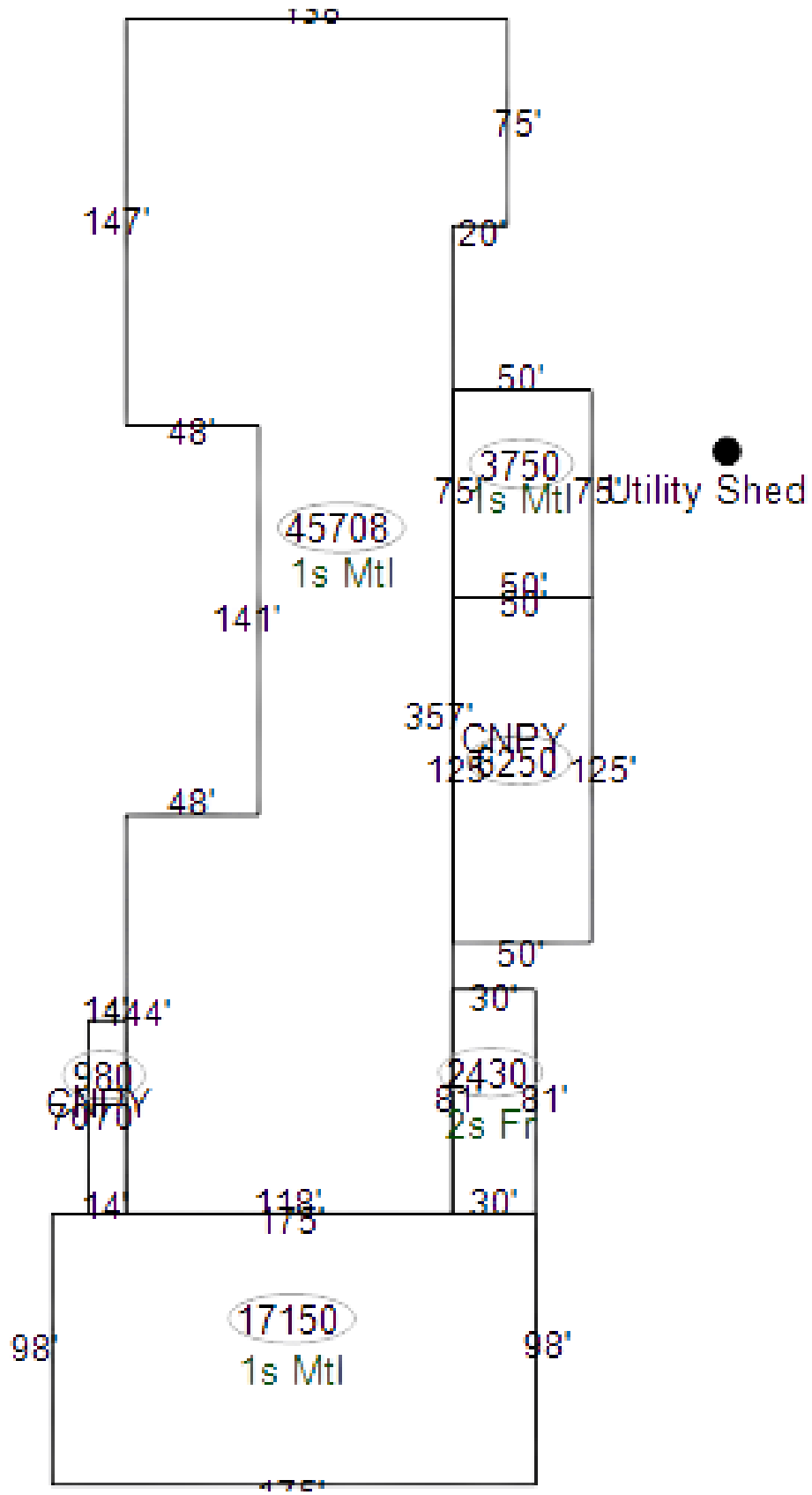


# LOCATION





FLOOR PLAN





PHOTOS

