

PROPERTY FOR LEASE

4800 BECK DRIVE, SUITE A
ELKHART, IN



WAREHOUSE DISTRIBUTION OR MANUFACTURING



PROPERTY HIGHLIGHTS

- 38,750 SQUARE FEET
- ZONED M-2
- OFFICE - 500 SQUARE FEET
- 2 LOADING DOCKS & 1 GRADE-LEVEL DOOR
- 25' CEILING HEIGHT
- T-5 LIGHTING
- \$5.85 SQ. FT./YR. NNN LEASE
- TWO RESTROOMS
- AVAILABLE JULY 1, 2024



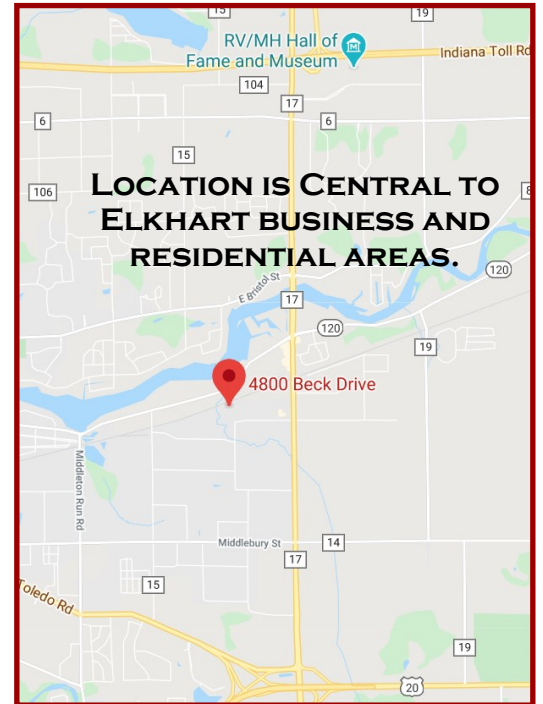
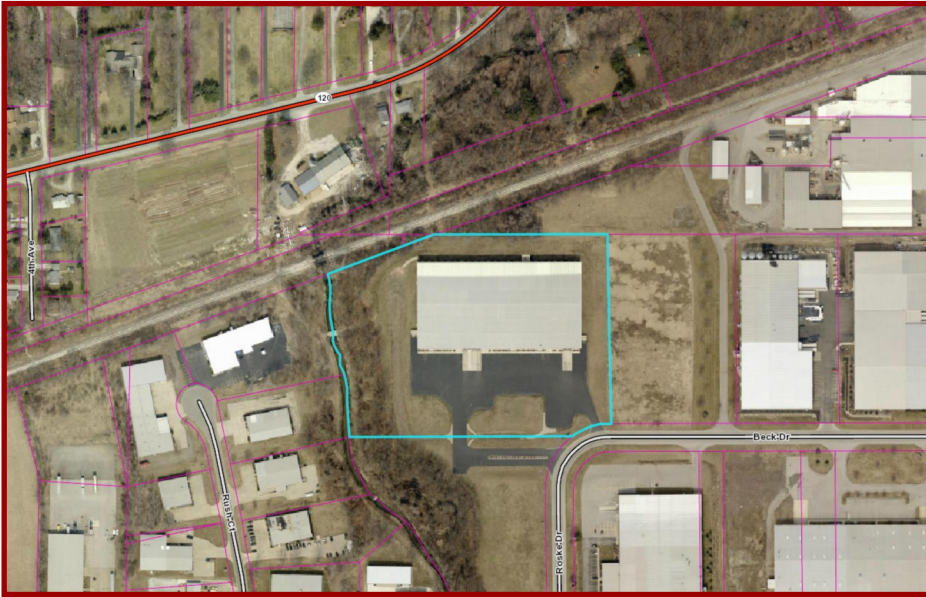
CREEKSTONE REALTY: RESIDENTIAL & COMMERCIAL SALES REAL ESTATE DEVELOPMENT PROPERTY MANAGEMENT

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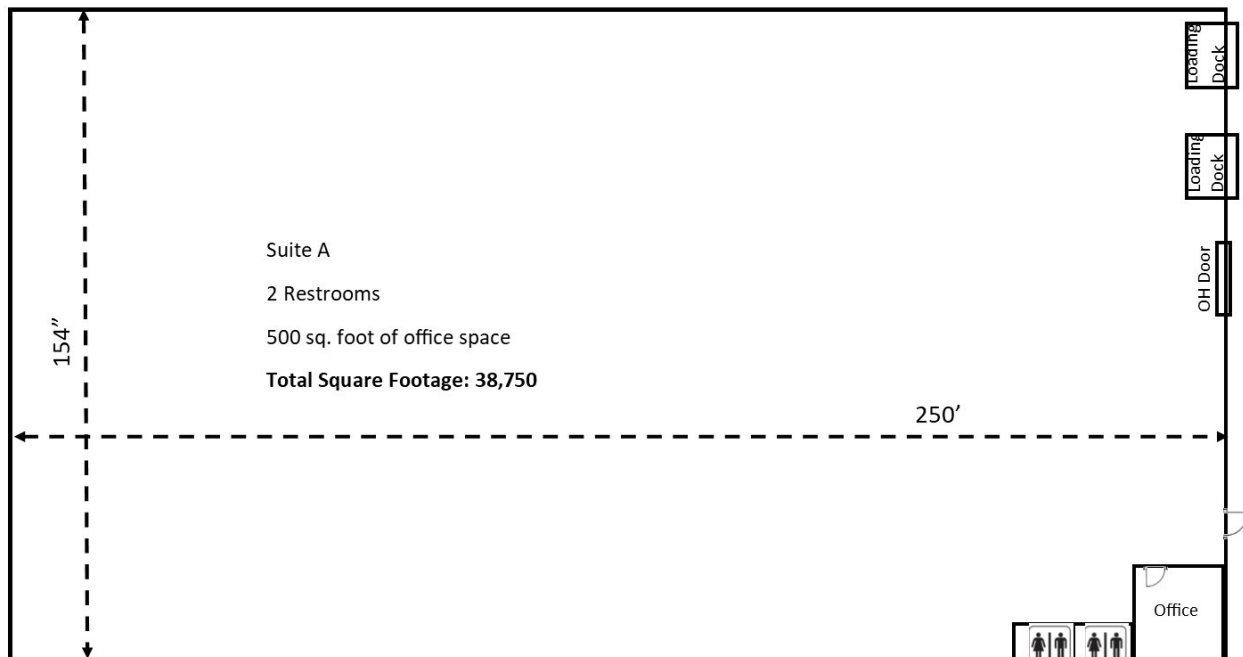
PROPERTY FOR LEASE

4800 BECK DRIVE, SUITE A
ELKHART, IN



PROPERTY DETAILS

END CAP SPACE ON THE WEST SIDE OF THE BUILDING. 38,750 SQUARE FEET WITHIN A MULTI-TENANT BUILDING. T-5 LIGHTING, 25 FOOT CEILINGS, AIR ROTATION HEAT, SPRINKLED, 800 AMP 3-PHASE POWER, OFFICE, TWO RESTROOMS, 30'x50' COLUMN SPACING. TAXES: \$2,652.00 PER MONTH, INSURANCE \$263.00 PER MONTH, SNOW REMOVAL \$170 PER OCCURRENCE, MOWING \$95 PER OCCURRENCE.



Drawing is representative of space and may not be to scale.