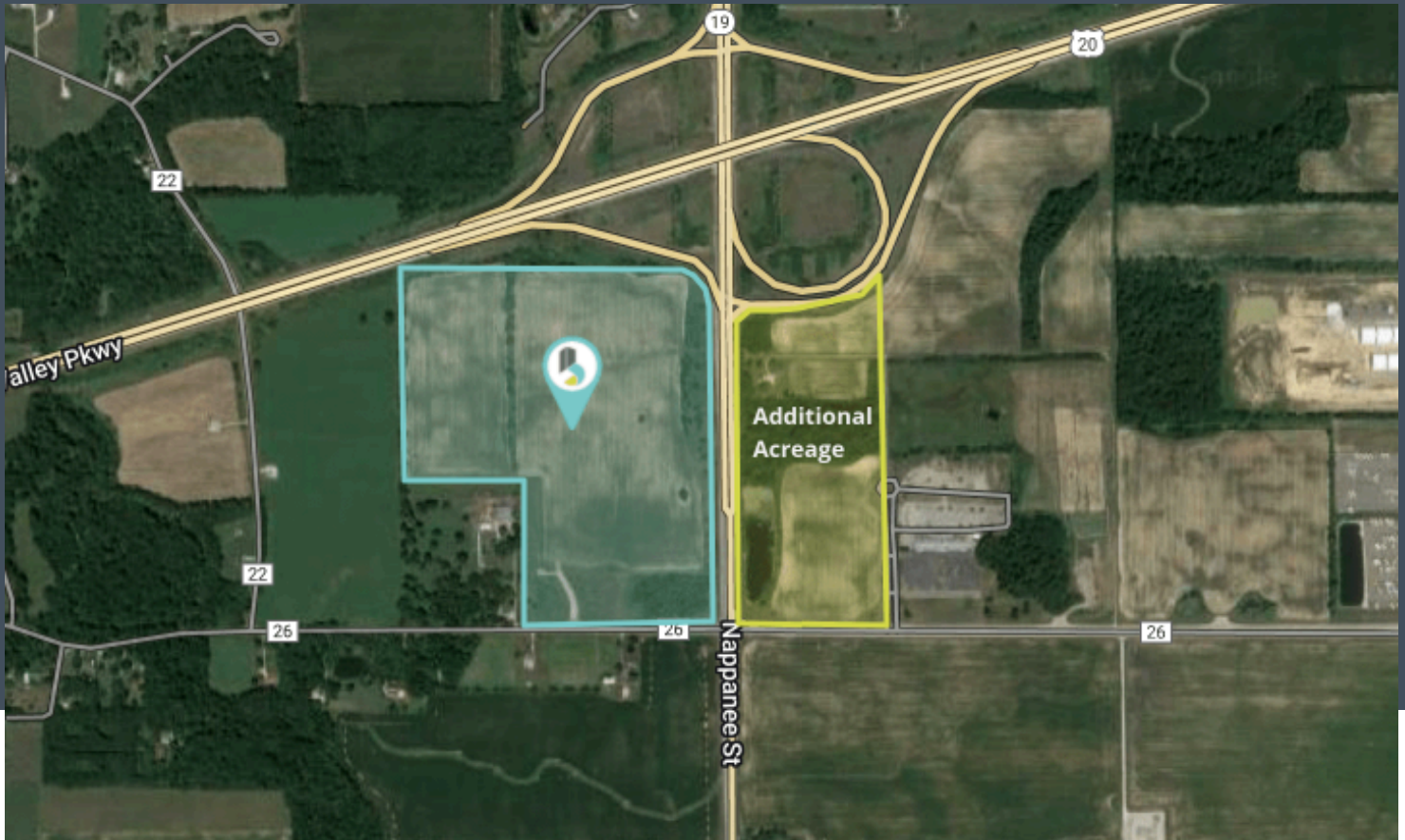


# Industrial For Sale



## West 78 Business Park

Elkhart, IN 46517

### Property Overview

Baugo Parkway Development, in the RV capital of the world, is a 78 acre, 6 divisible lots platted development zoned ready to go. Baugo Parkway is situated in a prime location for distribution with easy access to US 20 Bypass, 2 minutes from the 80/90 Toll Road, offering perfect access to the major transportation routes. This development is positioned perfectly for expanding companies looking to move into a new business park.

Sale Price            \$65,000.00/Acre

Lot Size              78 Acres

Zoning                E-3

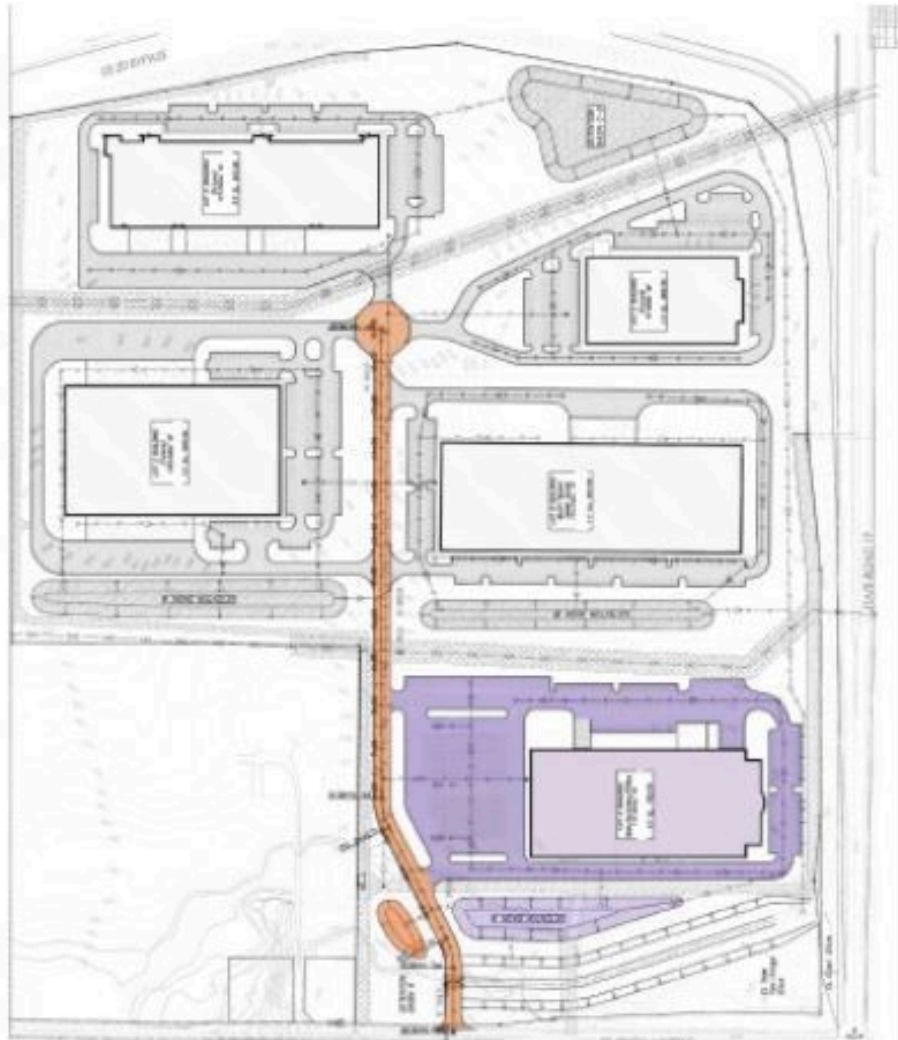
Market                Elkhart County

### Property Highlights

- 78 ± acres on the NW corner of SR 19 and CR 26 at the US 20 bypass
- 1800 ft. of US 20 frontage on the west side of SR 19
- Access at the lighted intersection of SR 19 and CR 26
- Excellent potential for commercial, light industrial, distribution or mixed-use businesses
- Sewer and water at or near this site
- Additional acreage on the NE corner of SR 19 and CR 26
- Property is divisible
- Fiber optic cable along CR 26 to a service site

# Land Lots

NW. Corner CR 26 & SR 19, Elkhart, IN 46517



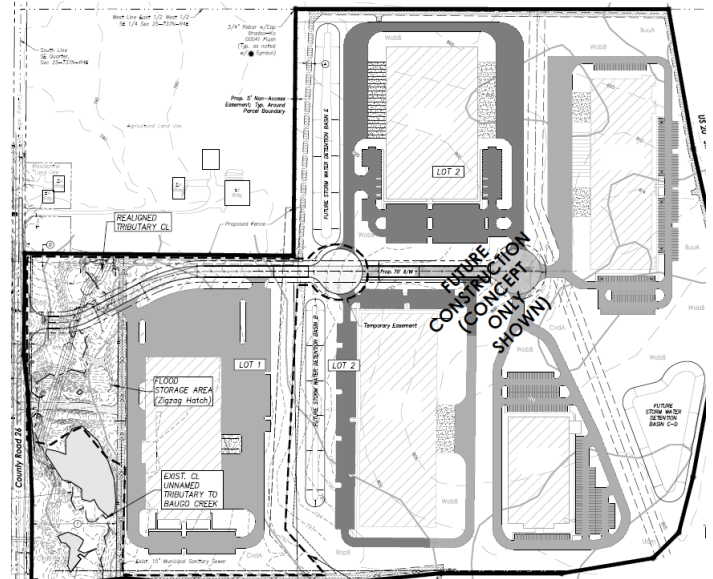
Lot#	Lease Rate	Size
Parcel A	Industrial	13 Acres
Parcel B	Industrial	13.9 Acres
Parcel C	Industrial	9.45 Acres
Parcel D	Industrial	4.9 Acres
Parcel E	Industrial	12.75 Acres
Parcel F	Industrial	14.25 ACres

# Additional Photos

NW. Corner CR 26 & SR 19, Elkhart, IN 46517

## Water-Borne Shipping Advantages

Elkhart is only 68 miles from Benton Harbor Port which is the largest port on the Great Lakes, with a capacity of direct shipment to the Gulf of Mexico and the Atlantic. It also has rail service from all Class I Railroads. The St. Lawrence Seaway and the Inland Waterway system shipping can go directly to Michigan, Ohio, Kansas, Nebraska, Iowa, Wisconsin, Illinois and other parts of Indiana. Indiana as a whole is ranked 11th in the nation for waterborne shipping and 6th in the United States domestic waterborne traffic. In addition, Indiana is served by two other ports in the southern part of the state.



## Indiana Logistics Rankings

- Indiana ranks first in several key transportation and logistics metrics, including the number of pass-through interstates, its proximity to the median center of the U.S. population, the volume of rail-transported primary metals both originated and terminated, and its status as the largest producer of truck trailers
- Indiana ranks second place in largest dry and liquid cargo barge fleet, largest FedEx Express in the works and shipments received via rail and water by ton-mile
- Indiana ranks third place with freight railroads, truck tractor registrations, cargo and tonnage values shipped via multiple waterways, and the value of NAFTA rail exports
- Indiana ranks fourth in the number of line haul railroads, rail carloads carried, and switching/terminating railroads
- Indiana ranks fifth in long-distance trucking employment, ton-miles of shipments received via multiple modes, exports to Mexico via rail and rail trade with China

