

FOR SALE

Manufacturing & Warehouse Space

2019 W. Lusher Ave., Elkhart, IN 46517



13,497 SF Total Space

Price: \$539,900



Don't miss the chance to make this prime Elkhart location the right fit for your business. Immaculately well-maintained and clean, this Warehouse/Office combination provides the right amount of the rugged and versatile "get things done" warehouse, along with the "treat your Clients and employees well" Office to get things sold and out the door. Strategically located just minutes away from the US 20 Bypass and near the Elkhart County Industrial beltway, and likely even closer to many of your Clients and Partners. Come see for yourself how a well taken care of building can be your new opportunity!

- Superbly clean and well-maintained 13,497 SF Industrial Space on 0.72 acres in the heart of Elkhart County!
- Steel & Wood Joist Construction
- Manufacturing & Warehouse Use
- New Metal Roof (2019)
- 5' - 6' thick concrete floors
- 15' Clear Height (Main Warehouse); 11' Clear Height (Original Warehouse)
- LED Lighting
- Heat: Radiant & Drop Down Gasket Units Throughout
- Power/Electric: 600 Amps/480V and 220V/2-Phase (3 services)
- 1 Dock Door
- 4 Grade Level Doors (1 x 14', 1 x 12', & 2 x 10')
- 2,625 SF Office Space
 - 3 Offices (including spacious Master Office), Conference Room & Lobby
 - Central Air & Furnace Heat
- Complete set of Restrooms in both Office and Warehouse (Full Shower in Men's Office)
- Dedicated Compressor Room with Existing Air Lines (Compressor not included in sale)
- Alarm System Available
- 20+ Parking Spaces
- Taxes 2025, Payable 2026: \$12,082



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