

INDUSTRIAL FOR LEASE

CONCORD BUSINESS PARK

3701 S. Main Street, Elkhart, IN 46517

A redevelopment by



BUSINESS PARK FEATURES



Remaining available
58,563 +/- SF



Variable clear
height up to 32'



Heavy Power



Docks to suit



ESFR Sprinkler



Abundant parking

PROPERTY HIGHLIGHTS

- The former Concord Mall in Elkhart, IN has undergone a complete transformation and redevelopment to become Elkhart's new, up and coming development, Concord Business Park.
- 400,000 SF Business park includes a combination of flex/light industrial/office/tech
- Available unit range from 2,937 SF - 27,873 SF
- Under 10 miles to the I-80/90 toll road.
- Centrally located in the City of Elkhart with new roadway access onto S. Main St (Rte. 33) and immediate access to Highway 20.
- The location offers convenient driving distances and serves a labor force of over 115,000 County wide
- New overpass scheduled for 2024 will bridge over the tracks, US 33 Highway and C.R. 45 connecting Concord Mall Drive and Sunnyside Avenue.

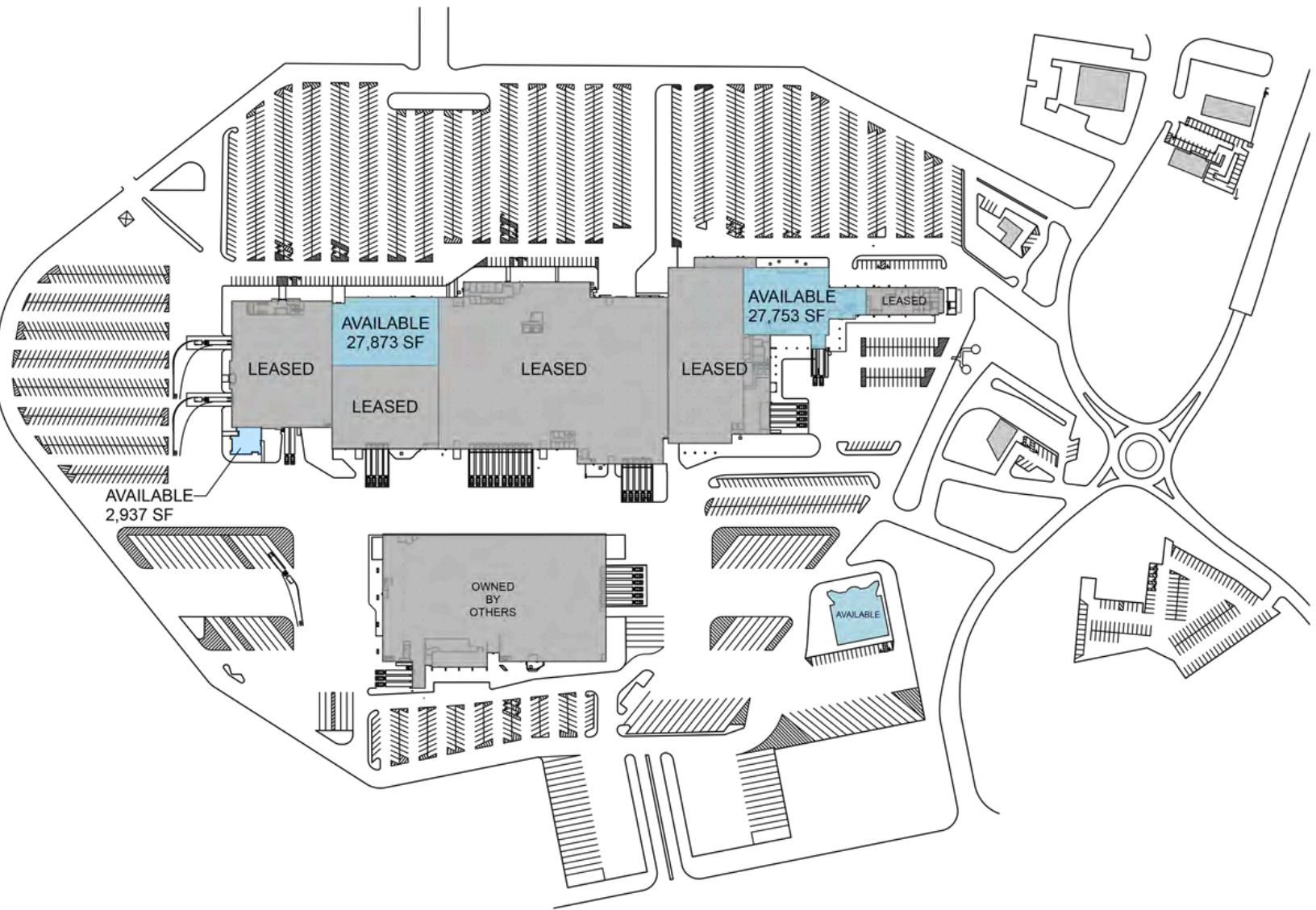


Pinnacle Properties
418 S. Main Street Elkhart, IN 46514

Ryan White, CCIM Managing Broker 574.315.9615 | RWhite@PinnProp.Com

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Elkhart/Goshen

4th ranked in the nation for Most Dynamic Metropolitans

*Walton Foundation's Most Dynamic Metropolitans study June 14, 2019

Logistics and Highways

- Elkhart County is served by Interstate - 80/90 with four 4-entry and exit locations. Elkhart
- County is served by six 6 state highways and four 4 US highways. The county is also easily accessible to interstate 69.



Distance from Elkhart to ...

1	Indianapolis, Indiana	150 mi.
2	Warsaw, Indiana	25 mi.
3	South Bend, Indiana	25 mi.
4	Cincinnati, Ohio	255 mi.
5	Columbus, Ohio	225 mi.
6	Cleveland, Ohio	241 mi.
7	Toledo, Ohio	140 mi.
8	Detroit, Michigan	200 mi.
9	Grand Rapids, Michigan	102 mi.
10	Lansing, Michigan	138 mi.
11	Chicago, Illinois	120 mi.
12	Minneapolis, Minnesota	530 mi.
13	St. Louis, Missouri	392 mi.

Labor Force (Elkhart County)

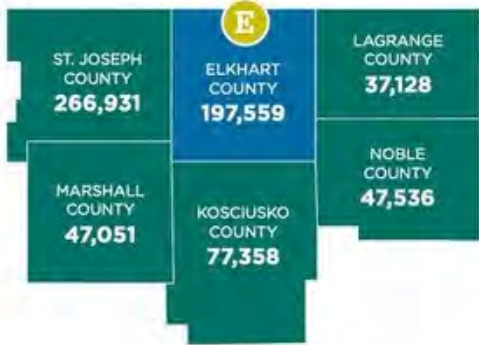
Labor Force	116,133
Labor Force within 25 mile radius	616,278
Average Yearly Wage	\$57,853

Indiana is a right-to-work state

Unemployment Rate

Elkhart County	2.8%
Indiana	3.2%
United States	3.5%

Population Total – Elkhart & Surrounding Counties



Population – Cities & Towns



City or Town	Population
Elkhart City	52,485
Goshen City	33,327
Nappanee City	6,910
Bristol Town	1,695
Middlebury Town	3,633
Millersburg Town	939
Wakarusa Town	1,861

Population – By Age

Elkhart County

Preschool (0 to 4)	15,441
School Age (5 to 17)	41,124
College Age (18 to 24)	18,287
Young Adult (25 to 44)	51,119
Older Adult(45 to 64)	49,307
Older (65 plus)	30,282
Total	205,560
Median Age	35.7

1 mile



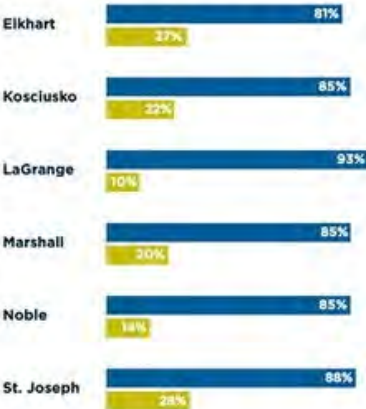
3 mile



5 mile



Education Level – Elkhart & Surrounding Counties



■ High School Diploma or more, Percentage of adults 25+
■ Associates Degree or more, Percentage of adults 25+

Source: STATIndiana, Median age calculated by the IBC, US Census Bureau, 2010 ACS 5-year est. 2015, 2016.