

CONFIDENTIAL OFFERING MEMORANDUM

2772 Faith Avenue | Elkhart, IN 46514



NAI Cressy P 574.271.4060 | CRESSY.COM | CONNECT WITH US!    
200 N. Church Street, Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Christian Davey, CCIM/SIOR, Senior Broker, Principal | D 574.485.1534

Noah Davey, CCIM, Senior Broker, Principal | D 574.485.1530

Blair Wozny, Broker | D 574.485.1517

Email the Team at: CEQuad@Cressy.com

NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 2772 Faith Avenue, Elkhart, IN (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser:

Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax # _____

Email Address: _____

Representing Broker:

Printed Name: Blair Wozny, Christian Davey, CCIM/SIOR, Noah Davey, CCIM, Jonah Davey Title: Broker/Senior Vice President/Principal

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: CEQuad@Cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2026. Return to: NAI Cressy, 200 N. Church Street, Suite 200 | Mishawaka, IN 46544 | 574.271.4060

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Exclusive Advisors:

BLAIR WOZNY
BROKER

CHRISTIAN DAVEY, CCIM/SIOR
SENIOR BROKER/PRINCIPAL

NOAH DAVEY, CCIM
SENIOR BROKER/PRINCIPAL

JONAH DAVEY
BROKER



EXECUTIVE SUMMARY

This well-maintained industrial property features five fully leased units, offering stable income with approximately 40 years of ownership by the original builder. Four units are approximately 6,000 square feet each, with a larger 9,000-square-foot unit providing flexibility for a range of industrial users. The building offers open, functional layouts ideal for manufacturing, warehouse, service, or contractor operations, along with on-site parking and convenient service access. Leases are structured as gross plus utilities for simplified management. The original roof has been proactively maintained, with only minor, occasional leaks noted. The property's adaptable configuration and strong occupancy make it a compelling investment or owner-user opportunity.

[CLICK TO VIEW PROPERTY ONLINE](#)



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ADDRESS	2772 Faith Ave., Elkhart, IN 28514
TOTAL SQUARE FEET	33,000 SF Four 6,000 SF Units and One 9,000 SF Unit
PARCEL SIZE	2.76 AC
OCCUPANCY	100%
ZONING	PUD
DOCKS AND DOORS	Five (5) Docks and Five (5) 14' Grade Level Doors
CLEARANCE HEIGHT	16'
HVAC	Offices are cooled and heated and warehouse space heated
POWER	Separately Metered
PARKING	35 Surface Parking Spaces
YEAR BUILT	1986
LIST PRICE	\$1,673,168
PRICE / SF	\$50.70 / SF



PROPERTY OVERVIEW

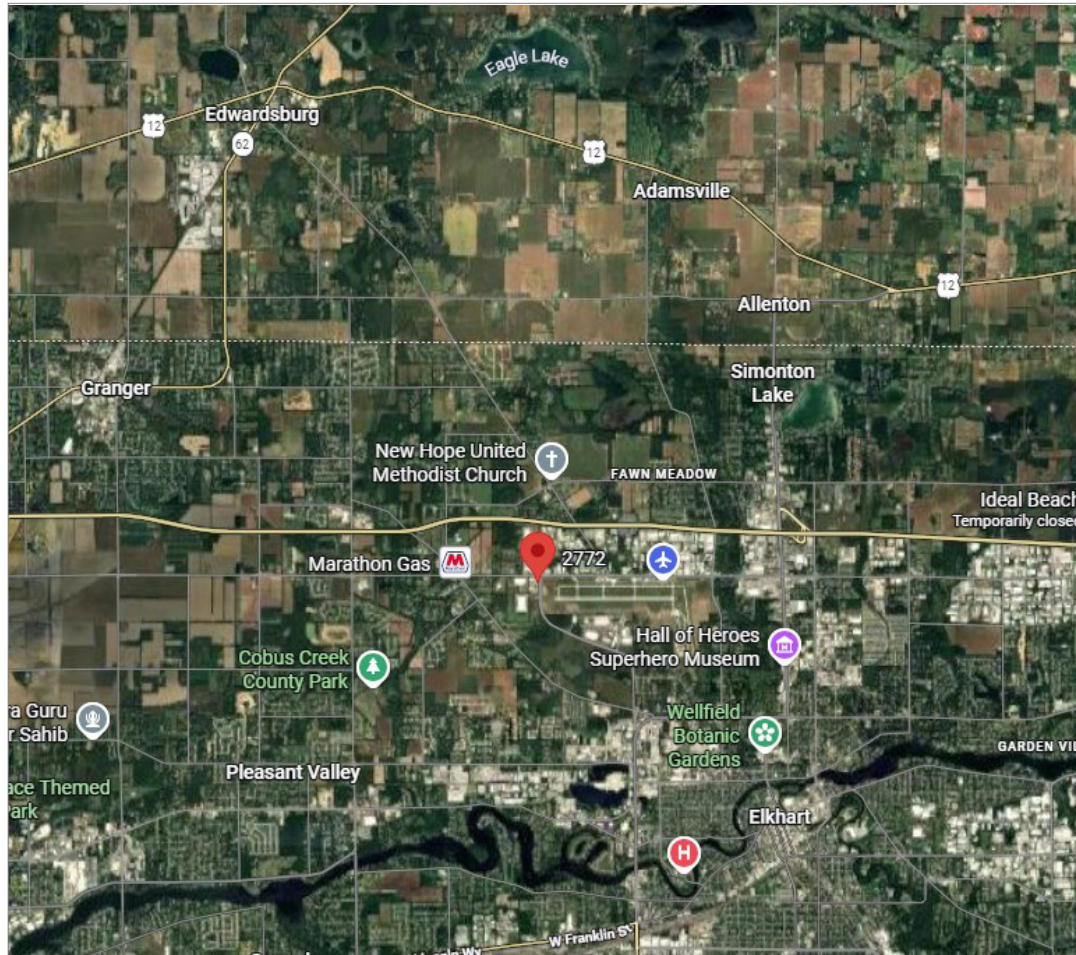
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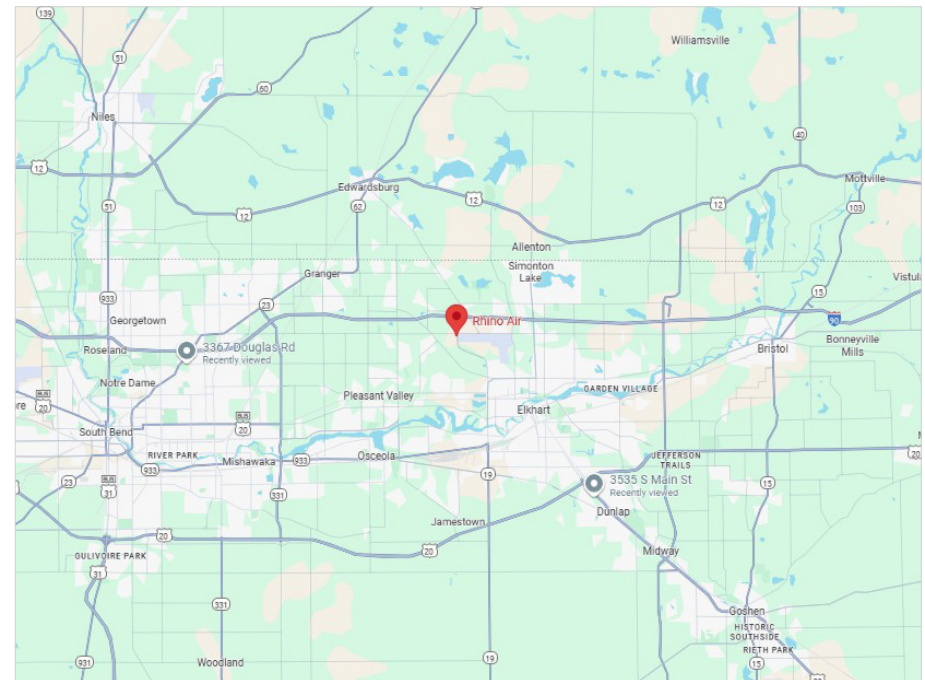
LOCATION OVERVIEW

North Elkhart area, accessible via major local roads. Elkhart as a whole is known for its manufacturing heritage (especially RV and related industries), and this spot aligns with that—practical for logistics, with proximity to highways and other industrial sites.



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ELKHART COUNTY, INDIANA

Elkhart County, Indiana, located in the north-central region of the state along the Michigan border, is a nationally recognized manufacturing hub and a key economic engine for Northern Indiana. Anchored by the cities of Elkhart and Goshen, the county is widely known as the “RV Capital of the World,” producing the majority of recreational vehicles manufactured in the United States through a dense network of manufacturers, suppliers, and skilled trades. While advanced manufacturing remains the dominant industry, healthcare, education, agriculture, and logistics provide important economic balance and workforce stability. The county benefits from strategic access to major highways, rail service, and proximity to regional markets including South Bend and Chicago, supporting both industrial growth and regional connectivity. With a strong entrepreneurial culture, a bilingual workforce, and continued investment in infrastructure and workforce development, Elkhart County maintains a reputation for resilience and sustained economic productivity.

KEY EMPLOYERS

Thor Industries
Forest River, Inc.
Lippert Components, Inc.
Patrick Industries
Winnebago Industries
Gulf Stream Coach, Inc.
Utilmaster
Supreme Industries by Wabash
MasterBrand Cabinets, Inc.
Bennington Marine
Voyant Beauty
Beacon Health System
Goshen Health

DISTANCE TO MAJOR CITIES

South Bend, IN	17 miles
Chicago, IL	110 miles
Indianapolis, IN	150 miles
Fort Wayne, IN	85 miles
Detroit, MI	170 miles



MARKET OVERVIEW

2025 Demographics | Elkhart County, IN

Population	208,603
Households	76,150
Average Household Income	\$94,657
Median Age	34.9
Average Commute Time	17.8 minutes
Total Businesses	8,382
Unemployment Rate	3.3%
Median Home Value	\$217,252



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