

WAREHOUSE / LIGHT MANUFACTURING SPACE FOR LEASE

3603 COUNTY ROAD 6 | SUITE 150
Elkhart, Indiana



PROPERTY DETAILS

Located on the "6 East" Industrial Campus this 18,000 square-foot facility was renovated in 2025 and boasts a 90' wide x 200' clear span space. 20' eave height. 14' tall door. 240-volt power. Breakroom. Municipal water and sanitary sewer. 2 recessed truck loading docks with levelers and dock shelters.

Robert James Inc.
COMMERCIAL REAL ESTATE
Sales • Leasing • Investment • Development

JAMES C. SKILLEN
Principle Broker/Property Manager
574.276.6848
james.skillen@robertjamesinc.com

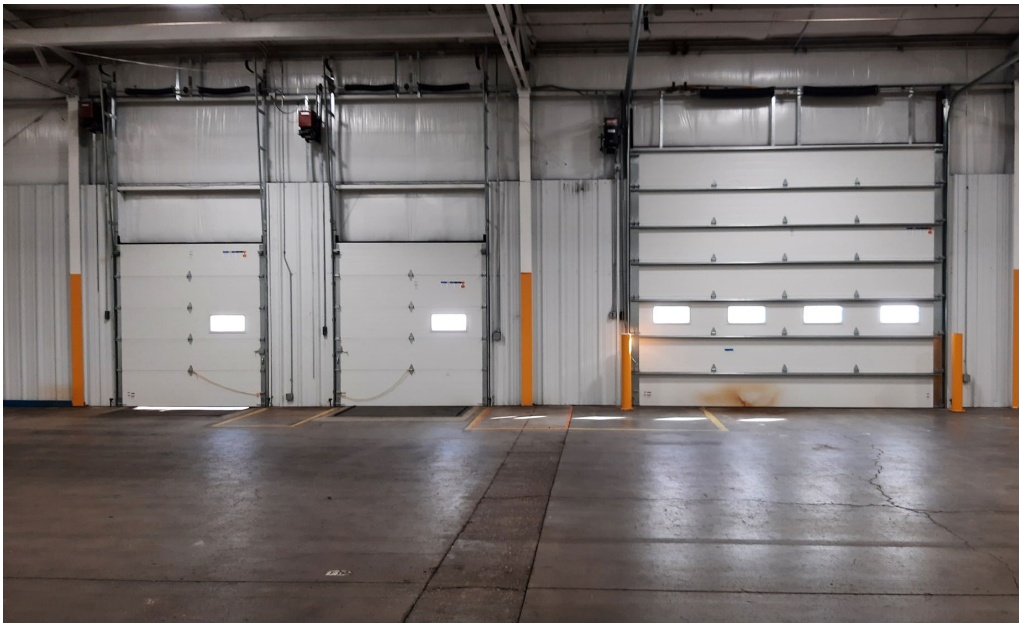
www.robertjamesinc.com

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.



HIGHLIGHTS

Building Size:	18,000 SF (Total) Includes 600 SF Office
Year Built:	1978; Remodeled 2024
Zoning:	M-1 (Light Manufacturing)
OH Doors:	1—14' Tall Grade Level Door
Docks:	2 – Recessed Truck Docks with Levelers & Dock Shelters
Dimensions:	90' x 200' @ 20' Eave
Restrooms:	2 – Plant
Lighting:	LED
Power:	400 Amp/240-Volt/3-Phase
HVAC:	Gas Fired Cambridge Unit
Utilities:	NIPSCO Gas; AEP Electric; Elkhart Public Utilities Water & Sewer
Annual Taxes:	\$2,487.96 Per Month (Adjusted Annually); Includes Real Estate Taxes, Property Insurance & Management Fee
Lease Rate:	Subject to Use, Term, Use & Credit
Lease Terms:	Triple Net; 5-Year Term Preferred

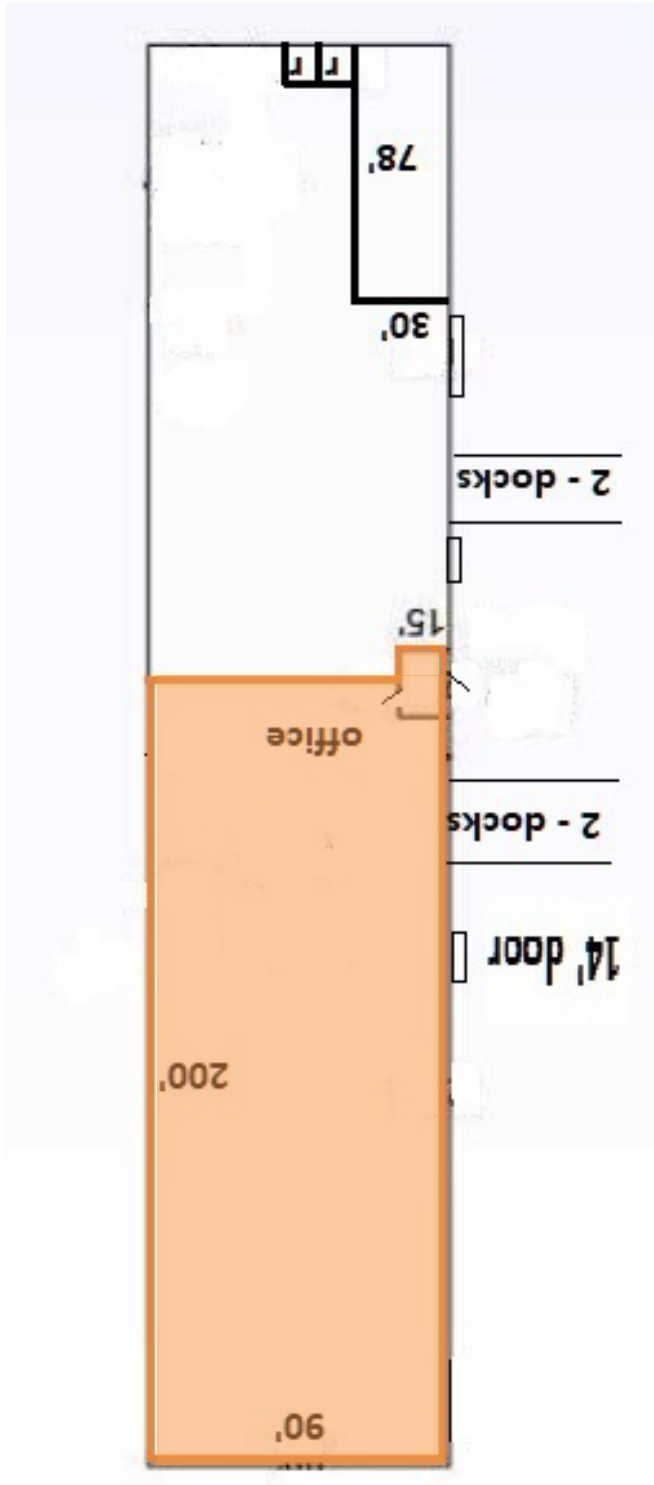


Robert James Inc.
COMMERCIAL REAL ESTATE
Sales • Leasing • Investment • Development

JAMES C. SKILLEN

Principle Broker/Property Manager
574.276.6848
james.skillen@robertjamesinc.com

www.robertjamesinc.com



Robert James Inc.
COMMERCIAL REAL ESTATE
Sales • Leasing • Investment • Development

JAMES C. SKILLEN

Principle Broker/Property Manager
574.276.6848
james.skillen@robertjamesinc.com

www.robertjamesinc.com



PROPERTY LOCATION

The property is located on the south side of County Road 6 between Decio Drive and Jeanwood Drive in the 6 East industrial park. Excellent high traffic location and easy access to your commercial customers.



Robert James Inc.
COMMERCIAL REAL ESTATE
Sales • Leasing • Investment • Development

JAMES C. SKILLEN

Principle Broker/Property Manager
574.276.6848
james.skillen@robertjamesinc.com

www.robertjamesinc.com