

FOR SALE
GOSHEN/STANDARD ELECTRIC (SONEPAR)
804-808 W LINCOLN AVE
GOSHEN, IN 46526



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BROKER OF RECORD
FRIEDMAN REAL ESTATE MANAGEMENT IN LLC
LICENSE #: RB16001181



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INVESTMENT **SUMMARY**

INVESTMENT OFFERING

Freidman Real Estate is pleased to present this free-standing single-tenant net leased industrial investment opportunity in Goshen, IN. The tenant, Goshen electric was founded and has been successfully operating since 1936. In October of 2015, Goshen Electric, Inc. was acquired by Saginaw, MI based Standard Electric Company, turning it into a division of their company. Standard Electric is a wholly owned subsidiary of Sonepar (\$37 Billion annual revenue).

The current lease expires in November 2027. The lease features One, 1-year option period with a 2.50% rent increase.



ASKING PRICE

\$790,000 (\$55/PSF)



IN-PLACE NOI

\$75,000



IN-PLACE CAP RATE

9.50%



BUILDING SIZE

±14,236 SF



ACREAGE

±0.91 Acres



YEAR BUILT

1956 (808) 1985 (804)

INVESTMENT HIGHLIGHTS

- NNN lease
- Current lease expires – 11/30/2027
- Long-term operating history
- Goshen Electric/Standard Electric is a wholly owned subsidiary of Sonepar
- Sonepar - \$37 billion annual revenue
- One, 1-year option period remaining
- 2.50% rental increase is included in the option period



TENANT PROFILE



standard electric
A Sonepar Company

Goshen Electric Inc. (located in Goshen, IN) is a wholesale electrical supply company that has been in operation since 1936. The company serves contractors, electricians, businesses, and industrial users throughout the local market by providing access to electrical supplies, materials, and related products. Its location along West Lincoln Avenue places it within an established commercial and industrial corridor, supporting customers across Goshen and the broader Northern Indiana region.



In 2015, the company was acquired by Standard Electric Company, serving as its 27th branch location at the time, and first branch outside of Michigan. Today, Goshen Electric operates as a division of Standard Electric Company, benefiting from the resources and distribution network of a larger regional electrical supplier while maintaining its local presence in Goshen.

Nine years later, in 2024, Standard Electric Company was acquired by Sonepar which expanded its supplier relationships, increased access to advanced digital tools, and provided a much more robust supply chain network. The company continues to provide value-added services such as project management support, prefabrication, lighting design, and inventory solutions, while maintaining their strong local presence and commitment to helping customers improve efficiency, reduce costs, and successfully execute complex projects.



TENANT SUMMARY

Company:	Standard Electric Company
Founded:	1929
Locations:	38 (including all affiliated locations)
Headquarters:	Saginaw, MI
Website:	www.standardelectricco.com



(Parent company to Standard Electric)

Sonepar is an independent family-owned company with global market leadership in B2B distribution of electrical products, solutions, and related services.



Through a dense network of 90 brands spanning 40 countries, the Group has an ambitious transformation agenda to become the first global B2B electrical distributor to provide a fully digitalized and synchronized omnichannel experience to all customers.

Drawing on the skill and passion of its 46,000 associates, Sonepar had sales of €33.6 billion in 2025. Sonepar makes its customers' lives easier over the counter, visiting customers, by phone, or online – however we're needed.

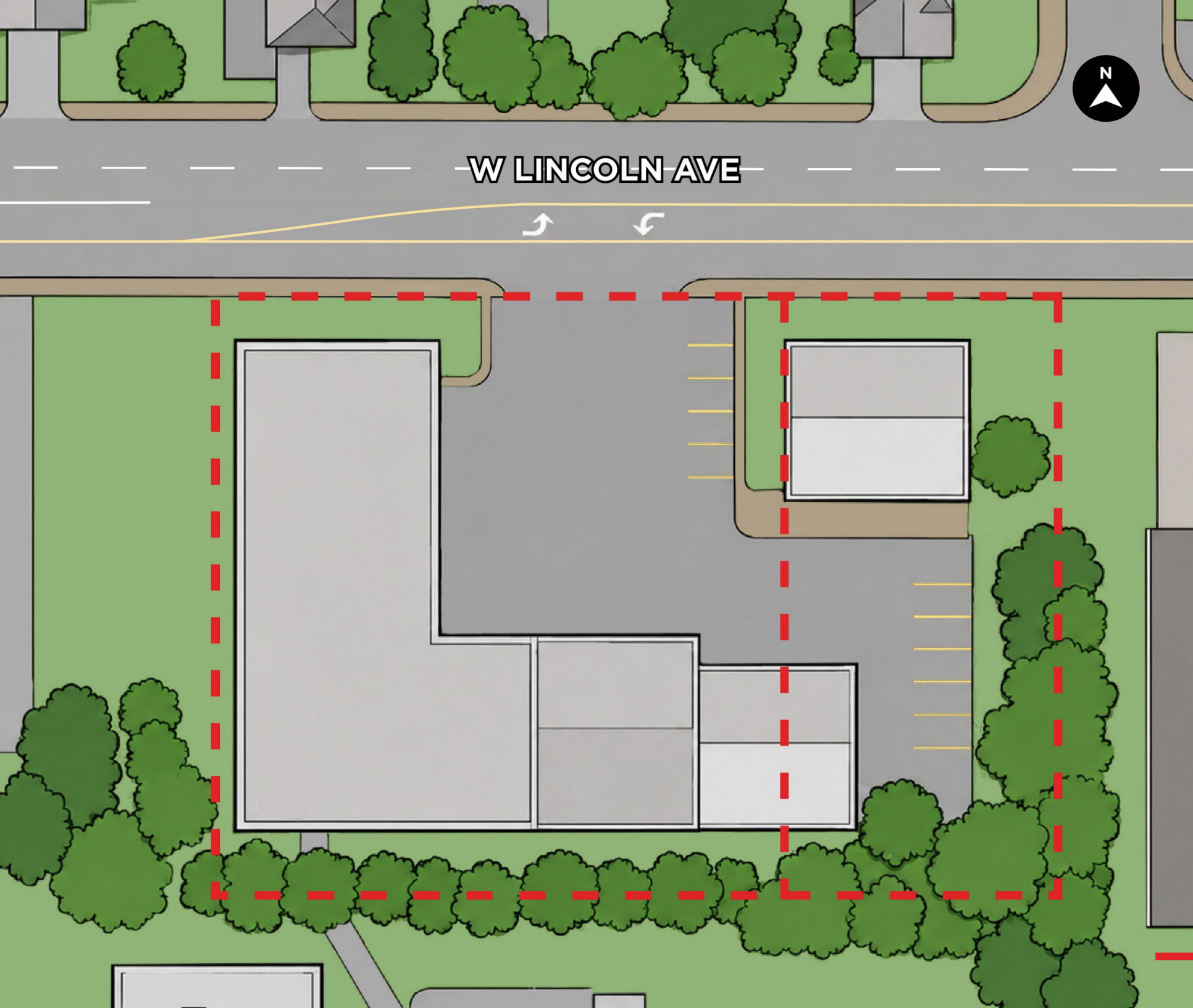


TENANT SUMMARY

Company:	Sonepar
Founded:	1969
Countries Operating In:	40
Employees:	46,000
Headquarters:	Paris, France
Revenue:	€ 32.5 billion (Roughly \$37,385,000 USD)
Website:	www.soneparusa.com



PROPERTY OVERVIEW



W LINCOLN AVE



SITE PLAN

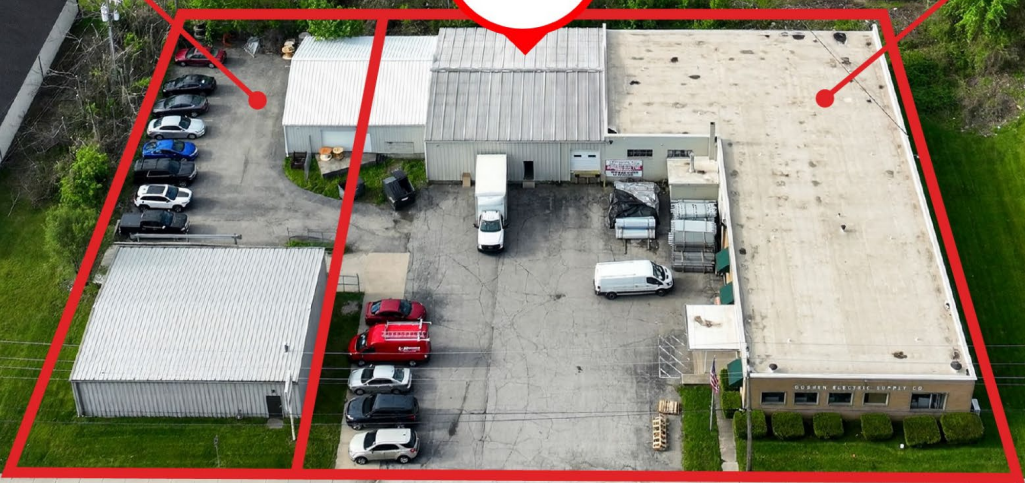


PARCEL OUTLINE

804 W LINCOLN AVE
PARCEL #20-11-09-304-003.000-015

808 W LINCOLN AVE
PARCEL #20-11-09-304-002.000-015

**SUBJECT
PROPERTY**



S INDIANA AVE

W LINCOLN AVE



AERIAL PHOTOS



EXTERIOR PHOTOS



MAPLETRONICS
ONEMONROE
HOOSIER CONCRETE
ANCON CONSTRUCTION



WILDEN AVE

BASHOR RD

GREENE RD

OLD COUNTRY RD 17

SUBJECT PROPERTY

W PIKE ST

W LINCOLN AVE

DOWNTOWN
GOSHEN, IN



BLACK SQUIRREL
GOLF CLUB

LIONSHEAD TIRE & WHEEL
GDC CORPORATION
QUALITY MACHINE & TOOL

GDC CORPORATION
BRUNK PLASTIC SERVICES
OMNISOURCE CORP

GOSHEN
HIGH SCHOOL

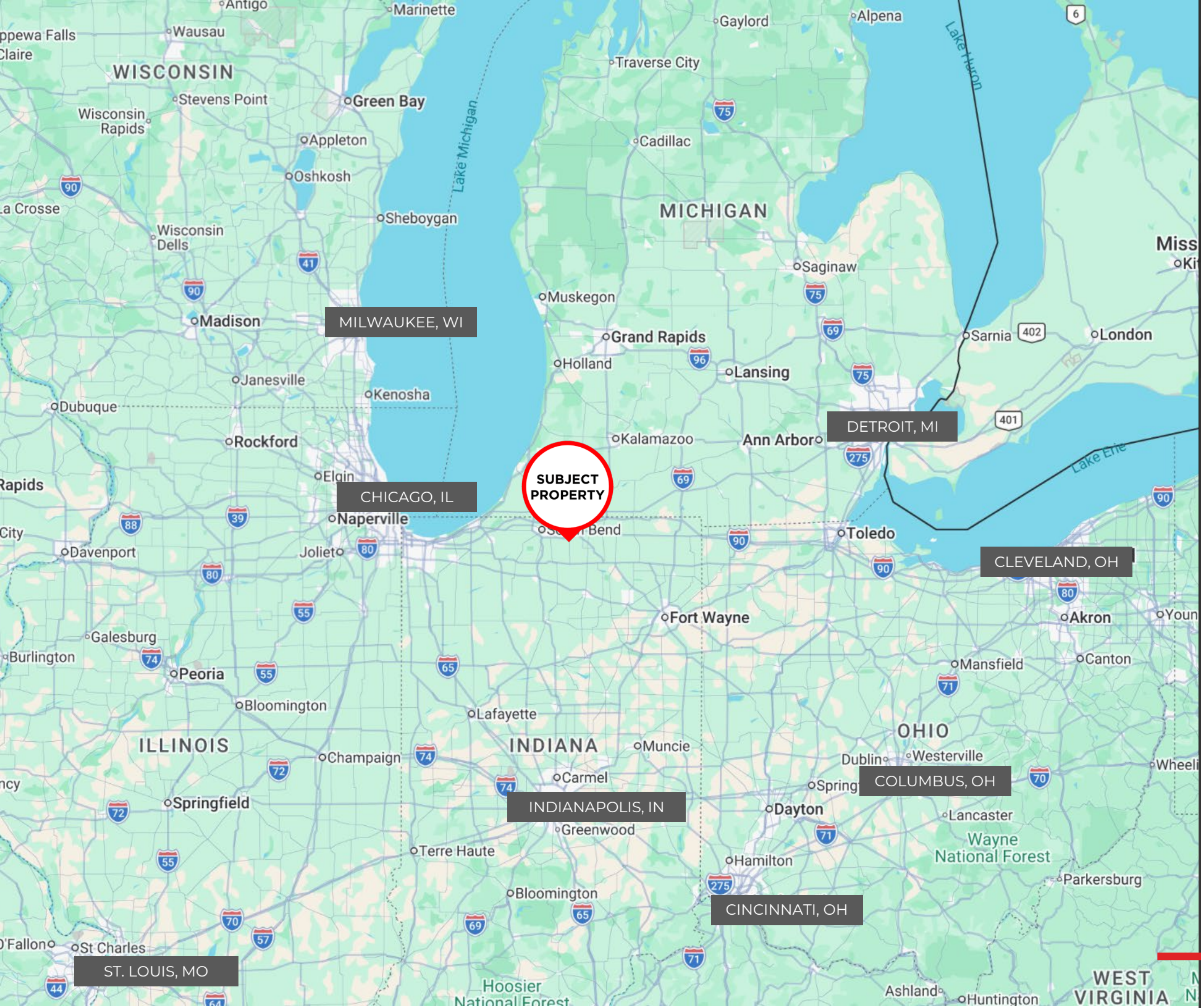
ELKHART COUNTY
FAIRGROUNDS

GLEASON INDUSTRIAL
GOSHEN STAMPING
DAIRY FARMERS OF AMERICA

PLYMOUTH AVE



AMENITIES & CORPORATE NEIGHBORS



REGIONAL MAP

LOCATION OVERVIEW



Goshen, Indiana is the county seat of Elkhart County and a well-established community in northern Indiana with a population of roughly 34,500 residents. Known for its historic downtown, strong local business base, and community-oriented character, Goshen offers a blend of small-city accessibility and regional connectivity. The city is part of the larger Elkhart-Goshen metropolitan area, which is recognized for its manufacturing strength, skilled workforce, and role within northern Indiana’s broader economic corridor.

Goshen also offers a strong quality-of-life environment, supported by local parks, trails, cultural amenities, and a walkable downtown with restaurants, shops, and community events. Its location provides convenient access to nearby employment centers, regional transportation routes, and the broader South Bend-Elkhart market, making it an attractive place for residents, businesses, and investors seeking a balanced mix of affordability, workforce access, and community stability.

GOSHEN, IN

ESTIMATED POPULATION	±34,434
HOUSEHOLDS	±12,152
AVG HOUSEHOLD INCOME	±\$59,184

BROKER REPRESENTATION

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

15,000

MULTI-FAMILY
APARTMENTS MANAGED

18,000,000

COMMERCIAL SF
MANAGED

\$22,500,000,000

IN CLOSED TRANSACTIONS



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SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



CREATING
VALUE
BEYOND
REAL
ESTATE



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