

WAREHOUSE WITH OUTDOOR STORAGE

217 PARKVIEW AVE E, ELKHART, IN 46514



JAMES JAMICICH

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WAREHOUSE WITH OUTDOOR STORAGE

217 Parkview Ave E, Elkhart, IN 46514



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.25 SF/yr (NNN)
Building Size:	6,648 SF
Available SF:	6,648 SF
Lot Size:	2.02 Acres
Zoning:	M-2

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 217 Parkview Ave E, Elkhart, IN, 46514. This property offers a versatile space designed to meet the diverse needs of businesses. Featuring modern amenities, ample parking, and customizable floor plans, the property provides a flexible canvas for businesses to establish their operations. With high visibility and easy access, it is positioned to attract heavy foot traffic and enhance brand exposure. The location's strategic positioning within the city ensures seamless connectivity to key amenities and business resources. Whether it's for retail, office space, or commercial endeavors, this property presents a prime opportunity for businesses to flourish in the heart of Elkhart.

PROPERTY HIGHLIGHTS

- 2-minute drive from 80/90 toll road and 5-minute drive to Michigan border for easy customer accessibility
- 2 acres of industrial outdoor storage
- 14' overhead doors and 60' depth for the ability to fit full semi tractor/trailers
- Sits along a quickly expanding retail corridor

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PROPERTY PHOTOS



JAMES JAMICICH

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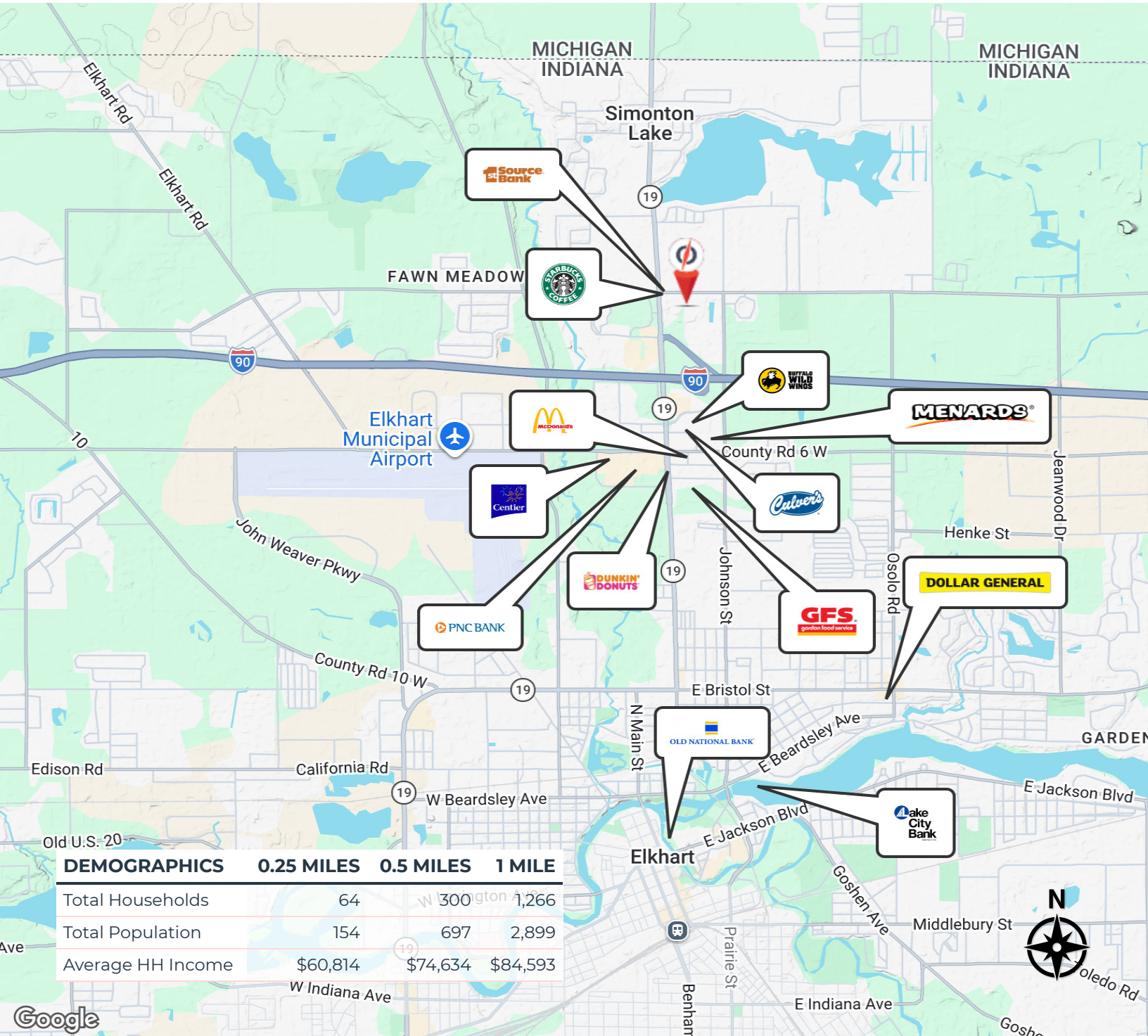
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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE

\$8.25 SF/YR (NNN)

LOCATION INFORMATION

Building Name	Warehouse with Outdoor Storage
Street Address	217 Parkview Ave E
City, State, Zip	Elkhart, IN 46514
County/Township	Elkhart

BUILDING INFORMATION

Building Size	6,648 SF
Building Class	B
Lease Rate	\$8.25 SF/YR (NNN)
CAM Charge	\$0.50 SF
Insurance Charge	\$0.40 SF
Tax Charge	\$1.17 SF
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Number Of Buildings	2
Overhead Doors	1 - 10', 3 - 14'
Floor Drain	In warehouse

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-2
Lot Size	2.02 Acres
APN#	20-02-17-45-301.600-00-27

UTILITIES & AMENITIES

Utilities:	Tenant
Lawn & Snow:	Tenant
Taxes & Insurance:	Tenant
Interior Maintenance & Repair:	Tenant
Exterior Roof & Structure:	Landlord
Heating	HVAC & radiant heat
Air Conditioning	In office
Gas	Yes
Electrical	1 phase 240V
Water	Well and septic