

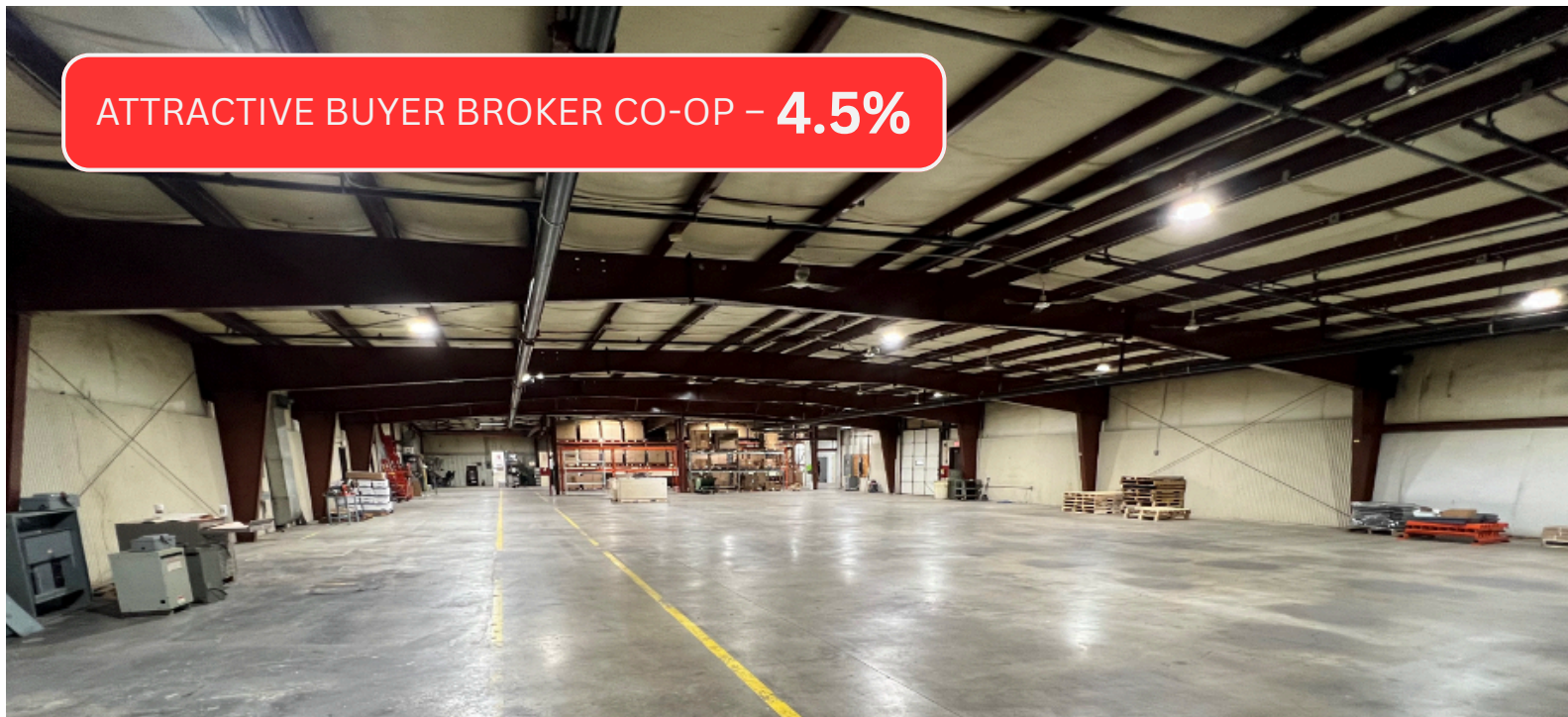
# INDUSTRIAL SPACE FOR LEASE

1101 Lafayette Street  
Elkhart, IN



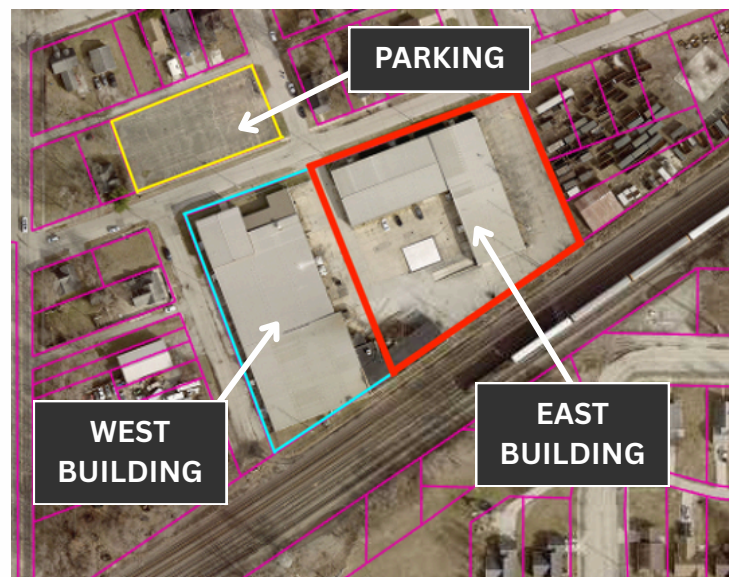
21,826 SF Total Space | Lease Rate: \$3.00/SF (NNN)

ATTRACTIVE BUYER BROKER CO-OP – 4.5%



## Property Highlights

- 21,826 SF Space (East Building) - The available building is located on a professionally maintained shared parcel and offers access to a common parking area.
- 1 Overhead Door
- 1 Dock
- Power:
  - 480 volt three phase 1200 amp
- Both lot and parking are fully fenced
- M1 - Light Manufacturing
- 3.26 Acres (including a 0.46 Acre Parking Lot)
- Taxes '25, pay '26: \$28,967.48



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

Greg Carroll  
Broker  
574.360.9381  
GCarroll@PinnProp.Com

Pinnacle Properties  
418 S. Main Street  
Elkhart, IN 46514

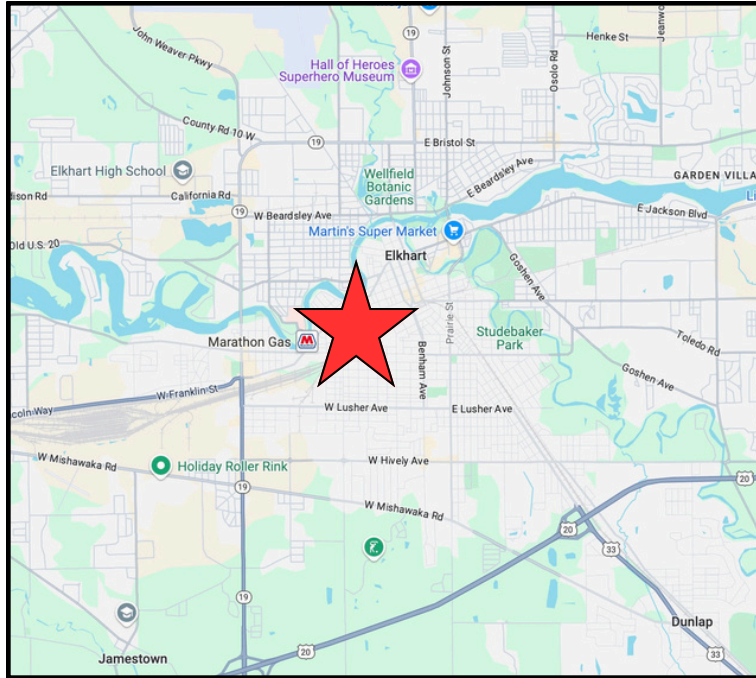


Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or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



1101 Lafayette Street, Elkhart, IN

## LOCATION



## FLOOR PLAN

