

FOR SALE

INDUSTRIAL/OFFICE HYBRID SPACE

257 E Randolph St., Nappanee, IN 46550



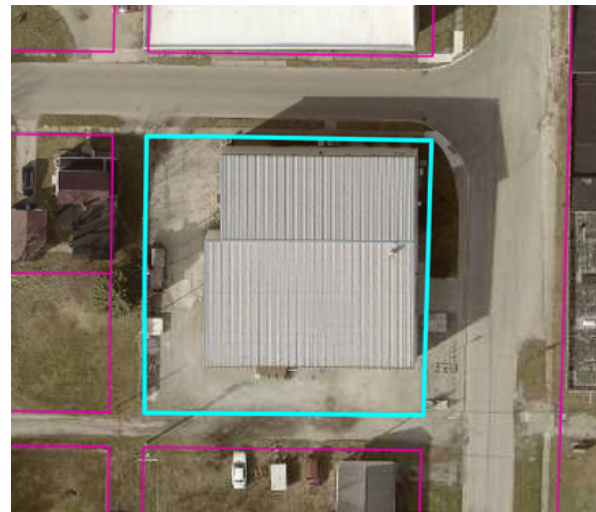
13,360 SF Total Space | Price: \$641,300



Unique Mixed Use + Hybrid space that can properly service many Business Lines located in southern Elkhart County, IN!

Property Highlights

- 13,360 SF Total Space
- 0.41 Acres
- 6,000 SF Warehouse with 100% Clear-Span
- Two Floors of Office (3,000 SF Per Floor) Featuring 14+ Sectioned Offices, Conference Room, Kitchenette, Server Room & Two Sets of Restrooms
- Steel Construction, Ideal for Manufacturing, Warehousing & Office Use
- Flat Roof
- 20' Clear Ceiling Height in Main Warehouse
- Fluorescent Lighting
- Radiant Heat in Warehouse | Forced-Air Heat in Office
- Power/Electric: 400 Amps | 240 Volts | 3-Phase
- Doors: 1 x 16' Grade-Level Door; 1 x 12' Grade-Level Door
- 6" Thick Concrete Warehouse Floors
- 2 x 2-Ton Cranes Included with the Property
- 2025 Taxes (Payable 2026): \$11,843



Greg Carroll

Broker

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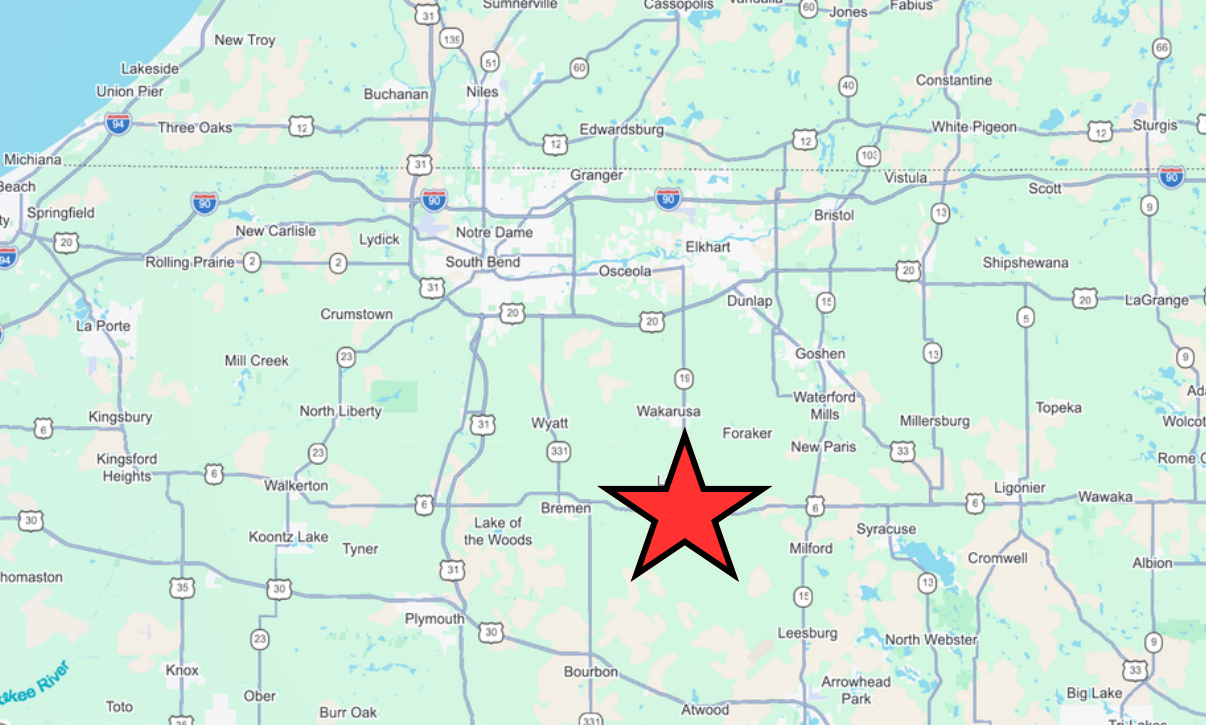
Pinnacle Properties

418 S. Main Street

Elkhart, IN 46514



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Excellent Nappanee location offering quick access to US-6, SR-19, and approximately 20 miles to the Indiana Toll Road for efficient east-west transportation. Positioned within Northern Indiana's renowned manufacturing corridor, the property provides convenient access to Elkhart, Goshen, Warsaw, and a deep regional workforce.

