

INDUSTRIAL FOR SALE & LEASE

1827 CR-6 East
Elkhart, IN 46514



18,635 SF Total Space

Sale Price: \$1,862,568.25

Lease Rate: \$7.95/SF (NNN)



Truly “level-up” your business and operations at this breathtaking workspace in the heart of Elkhart’s industrial beltway! Built new in 2023, this modern and visionary property offers all the amenities, and then some more. You and your employees will want for nothing knowing that your work home is one of the premier locations in the entire Elkhart County area. Don’t think, just do, because this listing won’t be available for long.

Property Features:

- 18,635 SF Total Space
- 1.35 Acres
- 1st Floor Office – 1,956 SF
 - 21st Century Office Buildout: Lobby, conference room, client hospitality room, breakroom/kitchenette; four second-floor offices.
 - On-site gym with full shower & locker room, plus private mini-sauna.
 - Central air with mini-splits and furnace.
- 2nd Floor Office – 1,885 SF
- Warehouse – 14,794 SF
 - Cambridge heating systems
 - 16’-18’ clear heights
 - 2x Dock Doors with levelers
 - 1x 14’ Grade Level Door
 - 1x 10’ Door
 - Standard fire suppression system intact
 - LED lights; modern windows provide abundant natural light throughout
 - Steel beam construction offering a near-100% free span
- Power: 400 Amps/480 Volts/3-Phase
- 2025 Taxes, Payable 2026: \$35,742.62



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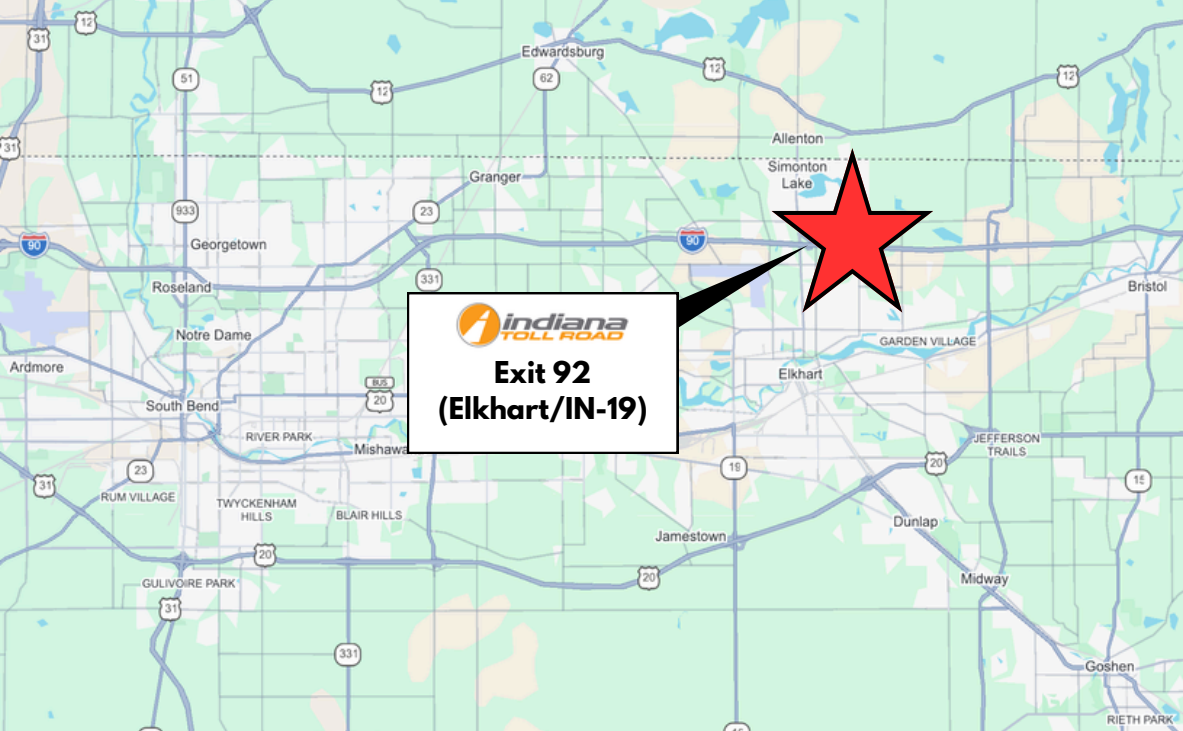
Pinnacle Properties

418 S. Main Street

Elkhart, IN 46514

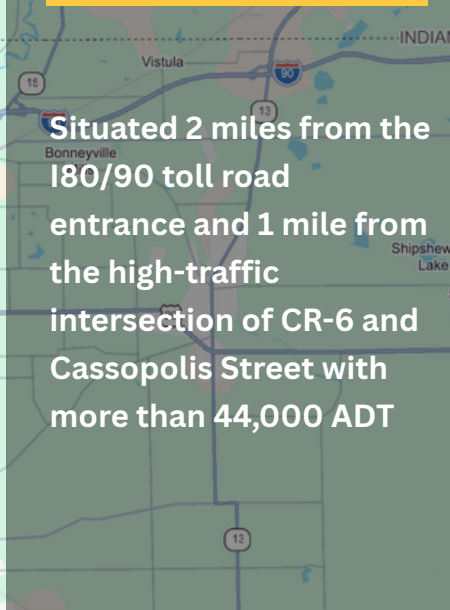


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Indiana TOLL ROAD
Exit 92
(Elkhart/IN-19)

LOCATION



Situated 2 miles from the I80/90 toll road entrance and 1 mile from the high-traffic intersection of CR-6 and Cassopolis Street with more than 44,000 ADT

