

# INDUSTRIAL | SERVICE | OUTSIDE STORAGE

## 29423 PHILLIPS STREET

Elkhart, Indiana



## HIGHLIGHTS

Total Size:	9,200 SF (7,200 SF + 2,000 SF Structures)
Land:	2.44 Acres
Paving:	1.15 Acres Asphalt Paved / 0.5 Acres Gravel
Year Built:	1974 & 2001
Zoned:	M-1, Limited Manufacturing
Parking:	20 Passenger Cars + Truck Parking
Docks:	1 Recessed Truck Loading Dock & 2 Delivery Truck Height Docks
OH Doors:	1—12'; 2—8'; 3—14' Tall Overhead Doors
Bay Spacing:	20' x 80' Clear Span Bay With Bridge Crane; 42' x 50' Clear Span Bay; 20' x 50' Clear Span – Post Frame Building
Eave Height:	11' – 18'
Lighting:	T-Series Fixtures & Florescent Tube Fixtures
Power:	400 Amp /480 Volt/3 Phase; 200 Amp/240 Volt
Utilities:	AEP – Electric; NIPSCO – Gas; Private Well and Septic
HVAC:	Office – Gas Forced Air with Central A/C; Plant - Gas Unit Heaters
Annual Taxes:	\$5,272.54 (2024 Pay 2025)
Lease Rate:	Call For Lease Rate

## PROPERTY DETAILS

### TWO BUILDING COMPLEX!

**Building #1** is a 7,200 SF pre-engineered steel frame building with 1,900 SF of offices. Five (5) private offices, two (2) restrooms. Loading docks. 18' tall bay with crane. Compressed air lines. Docks. 14' grade level doors. Well and septic.

**Building #2** is a 20' x 50' post frame building with 16' eave height. Two (2) small offices. Four (4) grade level doors. 200 Amp/240 Volt power. Gas unit heat. No water.

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## PROPERTY LOCATION

The property is located on the west side of Elkhart just north of Old US 20 between Zimmer Road and County Road 3, and just south of County Road 12. State Road 19 is located approximately 1.7 miles east of the property, providing convenient access to the greater Elkhart business area. The property is located within a highly industrialized area and is surrounded by several manufacturing-type businesses.



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