

Multi-Use

The Enterprise Building Indiana 421 S. Second St.

Elkhart, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Multi-Use Building for Lease in Downtown Elkhart



Snapshot

- Building:** 71,115 SF Main Building
1,625 Freestanding Building
- Land:** 1.6 Acres
- Zoning:** C-Commercial
- Parking:** Free adjacent parking lots
- OH Door:** 1
- Lease Rates:** Office - \$12.00 - \$15.00 PSF Gross
Retail - \$12.00 - \$14.00 PSF NNN
Warehouse - \$5.00 - \$8.00 PSF NNN

[VIEW PROPERTY ONLINE](#)

4100 Edison Lakes Parkway, Suite 350
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Property Details

The historic six-story Elkhart Truth building in downtown Elkhart currently has office space, ground floor retail, and warehouse/manufacturing space available for lease. Suites range from 1,500 SF to 30,000 SF. The building is slated for extensive rehab for the main entrance/lobby area which may include a cafe or pub. Office spaces offer flexibility in space size and layout offerings. Additional space available in the former print shop to the rear of the main building which includes a 5 ton lift for lower level access and boasts clean, secure storage space with overhead door access. Free standing retail building consisting of 1,625 SF with drive-thru available immediately adjacent to the west of the main building situated on Marian St.

LOCATION	SQUARE FEET AVAILABLE
BASEMENT	Storage & Utility Area: 1,037 SF / Manufacturing: 5,525 SF
1ST FLOOR	Office: 8,208 SF / Retail: 3,000 SF / Manufacturing: 7,010 SF
2ND - 6TH FLOORS	Office: 10,542 SF on 2nd Floor / 5,564 SF on each 3rd - 5th Floors / 3,022 SF on 6th Floor
RETAIL BUILDING	1,625 SF Freestanding Retail Building

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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.

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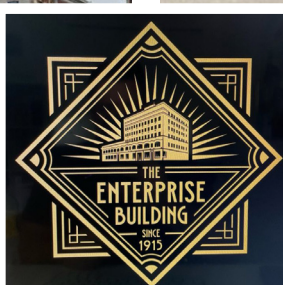
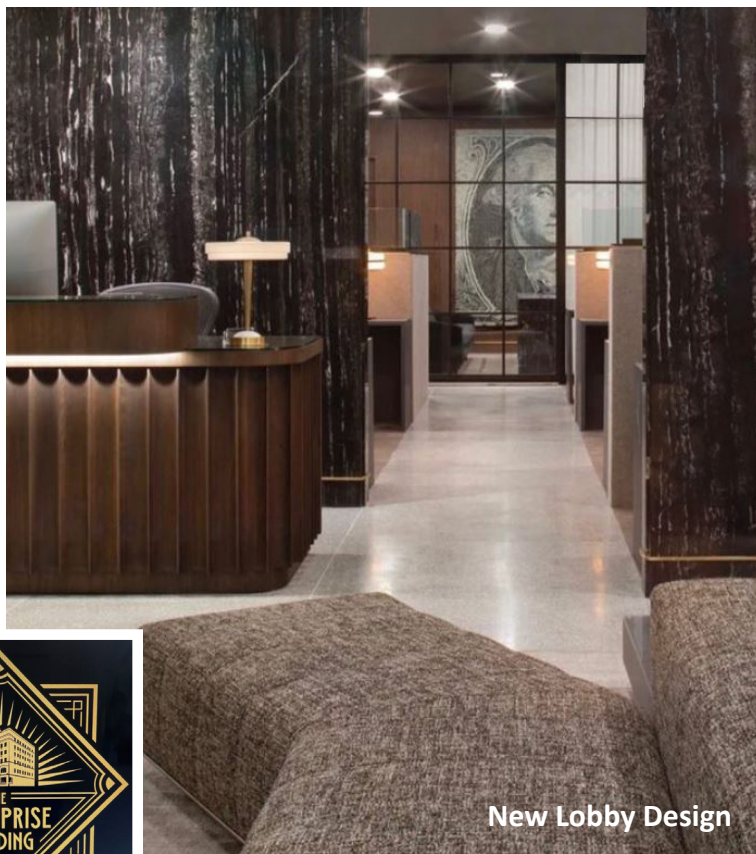
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Property Photos



New Lobby Design

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Surrounding Area Photos



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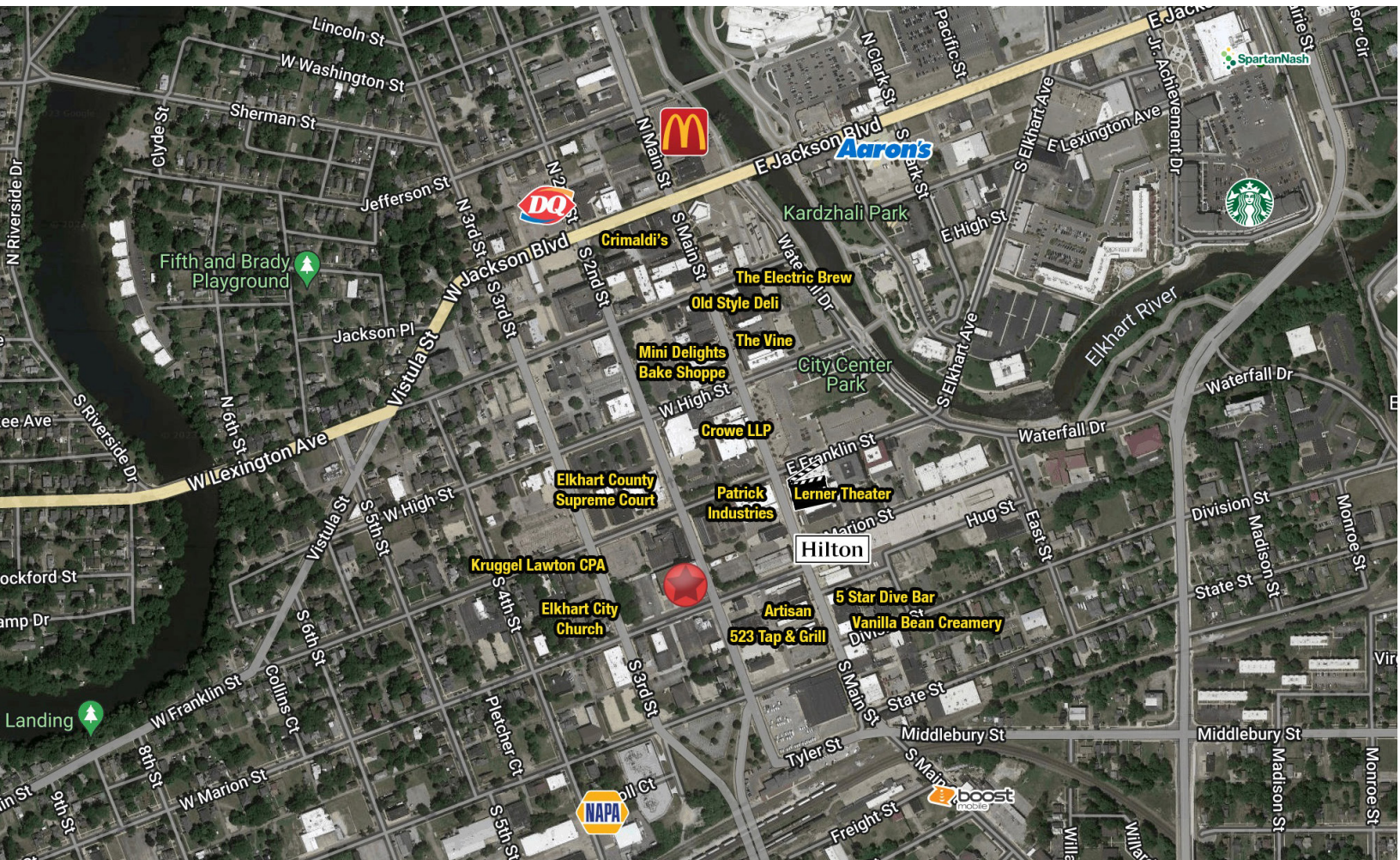
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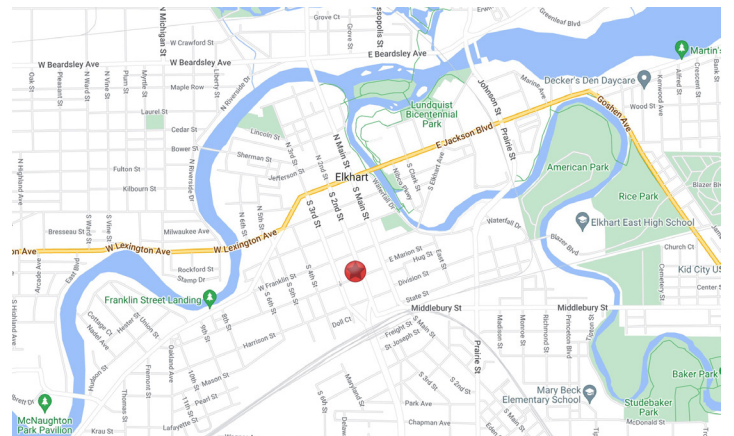
Located in Elkhart's Riverfront District



Location

This property is located in the continuing growing and developing Elkhart Riverfront District offering many economic benefits. The Elkhart Truth building is located at a signalized intersection at the northwest corner of South Second and Marion Streets in the downtown corridor. This walkable, mixed-use community is filled with restaurants, retailers, government offices, and other professional businesses.

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,632	61,437	100,204
NUMBER OF HOUSEHOLDS	5,123	23,272	37,908
AVERAGE HOUSEHOLD INCOME	\$45,581	\$55,717	\$67,347



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