

Land for Sale

22447 Innovation Drive  
Elkhart, Indiana 46514



**Shovel Ready 15.88 Acres With Municipal Water & Sewer Access**



**Snapshot**

Land:	15.88 Acres
Zoned:	DPUD E-3
Utilities:	Municipal Water & Sewer
List Price:	\$1,890,000

**Property Details**

Shovel ready 15.88 acres in highly desirable Elkhart East Industrial Park. Located on the corner of Innovation Drive and County Road 15 easily accessible to both the Toll Road (Elkhart East – Exit 96) and County Road 17. Site has access to municipal water and sewer on both adjacent roads. The immediate area is booming with new construction projects totaling over 5 million square feet, including a five floor Amazon fulfillment center on adjacent land between County Rd 17 and County Rd 19.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

*A Global Division of Cressy Commercial Real Estate*

**RYAN GABLEMAN, CCIM/SIOR**  
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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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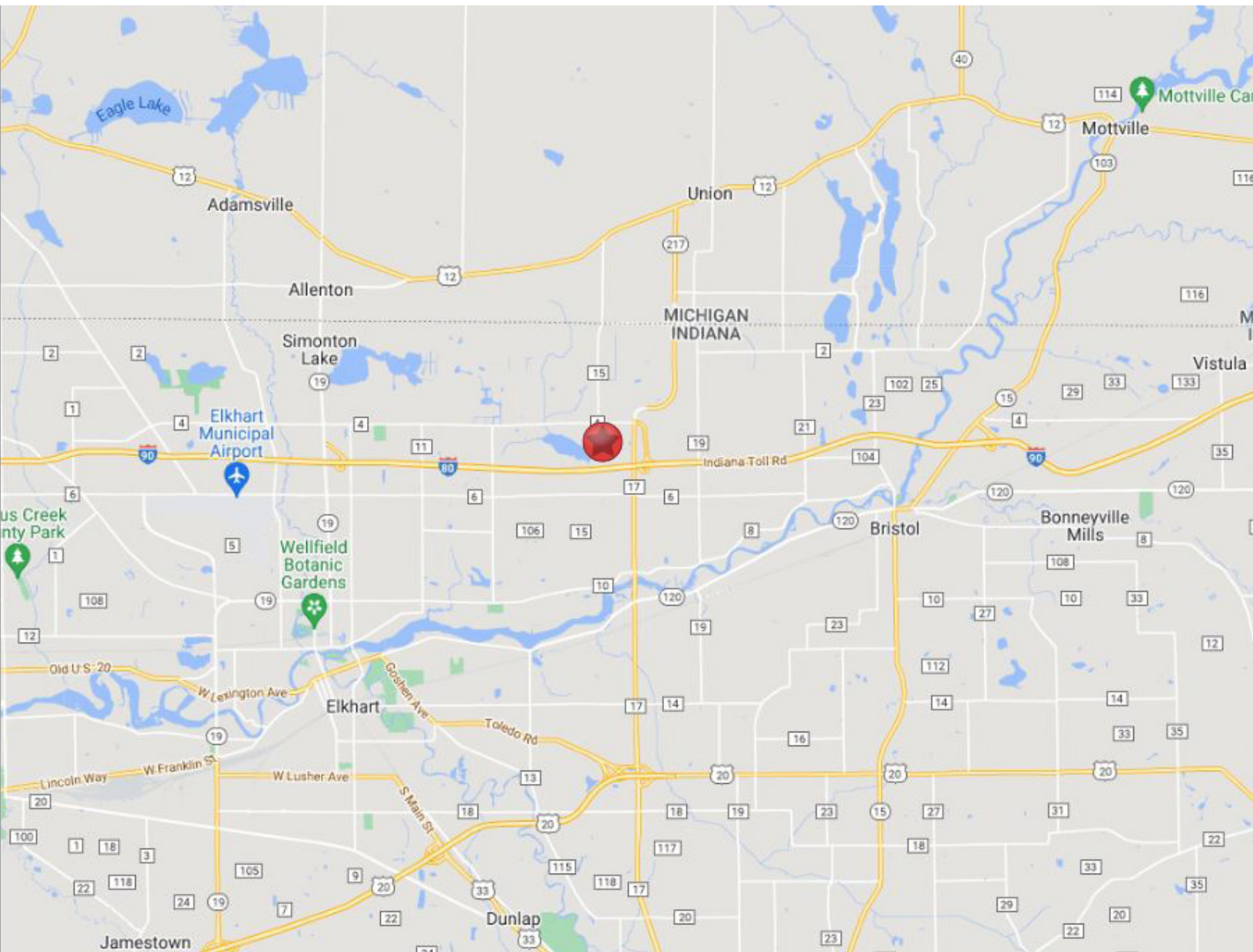
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Elkhart, Indiana 46514

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Location

Located at the intersection of County Rd 15 and Innovation Drive less than 1 mile from the 80/90 Toll Rd interchange and CR-17.

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