

Industrial Campus for Sale or Lease

3601 & 3605 Charlotte Avenue

Elkhart, Indiana 46514



NEWMARK

Industrial Campus Available for Sale or Lease



Snapshot

Available Space:	223,250 SF
Land:	17.07 AC
Zoned:	M-1
Loading Docks:	16 (8 enclosed)
Grade Level OH Doors:	6
Clear Ceiling Height:	20'3" to 23'2"
Lease Rate:	\$4.95 PSF/YR NNN
Sale Price:	Contact Broker

Property Details

One of a kind industrial warehouse/manufacturing campus available for sale or for lease. Included are two connected industrial buildings totaling 223,250 SF on 17.07 acres of land. Each building is on its own parcel and each has separately metered utilities. Both buildings are zoned M-1 and are connected to municipal water and sewer. Located in a convenient industrial park setting just a quarter mile from State Road 19 and approximately 1 mile from the US-20 Bypass with easy access to US-31 and the Indiana 80/90 Toll Road.

[VIEW PROPERTY ONLINE](#)



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

A Global Division of Cressy Commercial Real Estate

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Building Details and Aerial

DETAILS	BUILDING 1	BUILDING 2
Building Size	145,260 SF Including 15,107 SF of Office Space	77,990 SF
Dock Doors	12 (8 fully enclosed)	4
GL Doors	3 (14' tall, 12' - 22' wide)	3 (12' - 14')
Clear Height	20'8" to 23'2"	20'3" to 22'6"
Power	1200A/480V/3-Phase	800A/480V/3-Phase
Year Built	1995	2006
HVAC	Air rotation heat with radiant tubes in dock area	Air rotation heat
Lighting	T-series	T-series
Fire Suppression	Yes, wet system except for dry portion in upstairs office area	Yes, wet system



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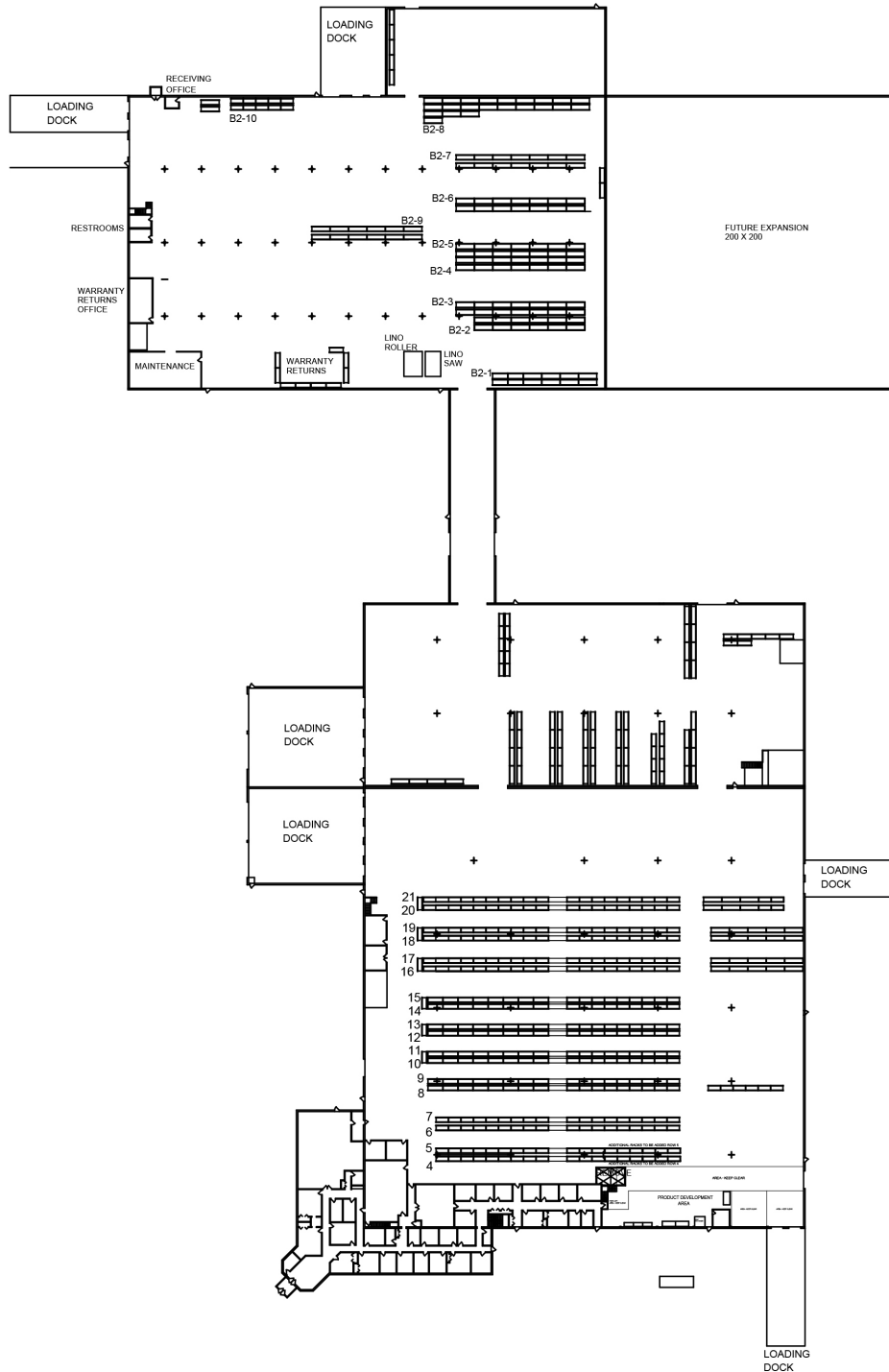
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Warehouse Floor Plan



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Building 1 Photos



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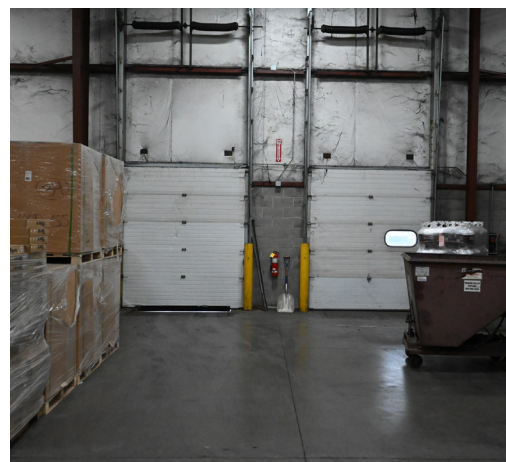
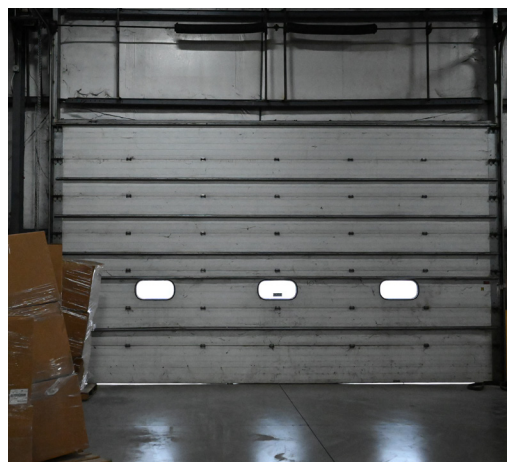
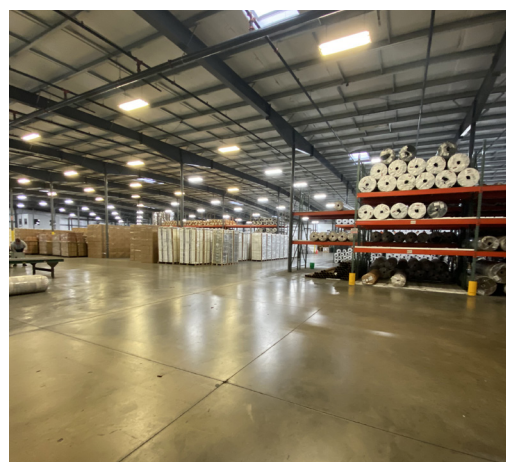
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Building 2 Photos



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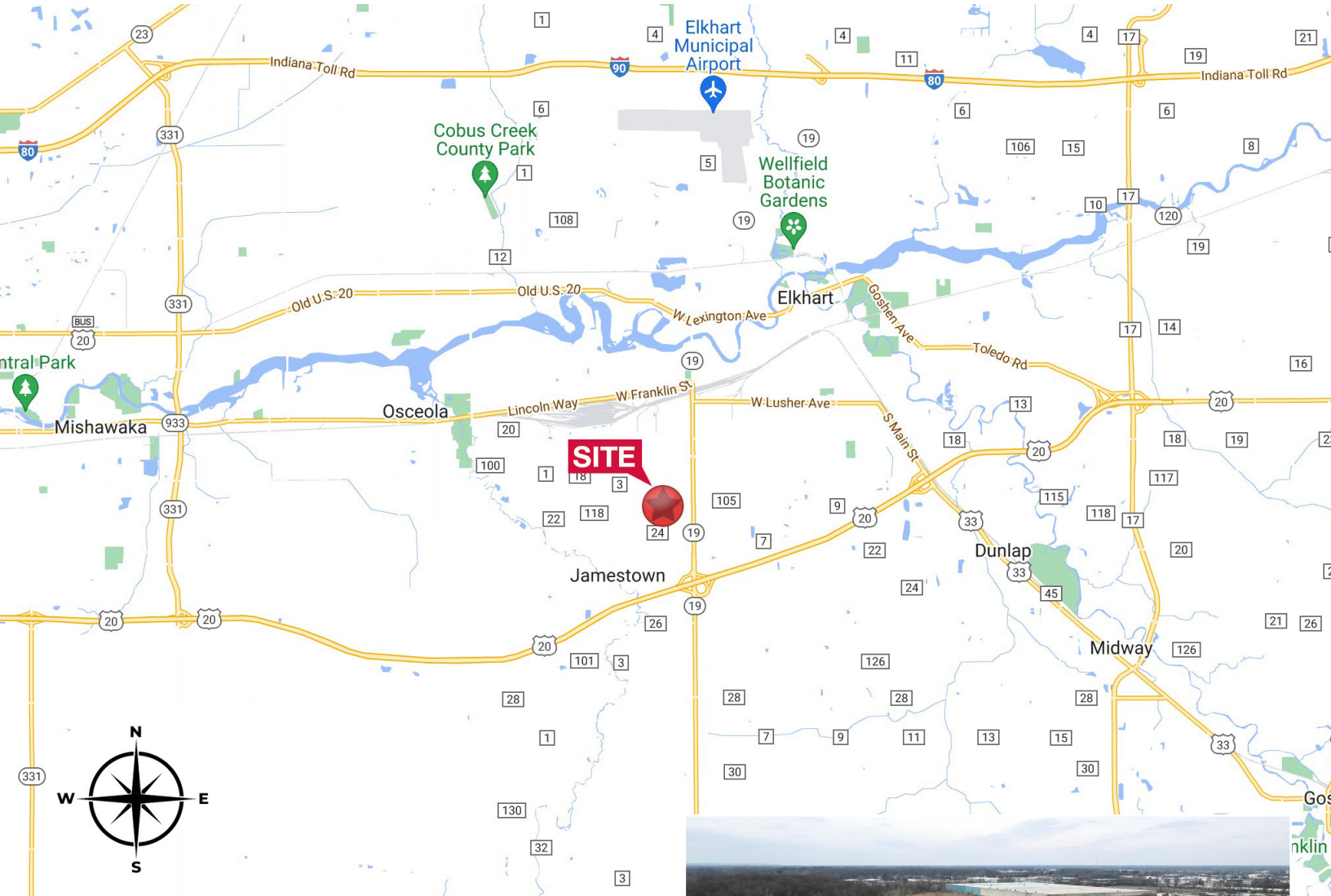
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Excellent Location Within 1 Mile of the US 20 Bypass



Location

The property is located on the south side of Elkhart in the Green Haven Industrial Park. It boasts great access just one mile from the US 20 Bypass.



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