

Industrial Building for Sale

2921 LaVanture Place
Elkhart, Indiana 46516



25,600 SF Industrial Facility, Great Investment Opportunity



Snapshot

Building:	25,600 SF
Land:	2.54 Acres
Zoning:	M-1
GL Doors:	2
Dock Doors:	2
Clearance:	16' to 18'
Fire Protection:	100% Sprinkled
Water & Sewer:	Municipal
List Price:	\$920,000

Property Details

Occupied, single-tenant net leased building for sale. 25,600 SF industrial facility includes nice 3,000 SF office area with secure vestibule, 8 private offices, conference room and receptionist area on 2.54 acres. The building was built in 1986 with an addition in 1996. The building features 18 FT eave heights, 2 recessed loading docks, (two) 14 FT tall overhead doors and 600 amp 480 volt 3 phase power. Wet sprinkled for fire protection. The manufacturing area has gas radiant and gas air rotation heat. 5 inch reinforced concrete floors. The building has a 8,000 SF clear span portion and a 15,000 SF section with 25 x 50 spacing. Zoned M-1 Mfg. Served by municipal utilities.

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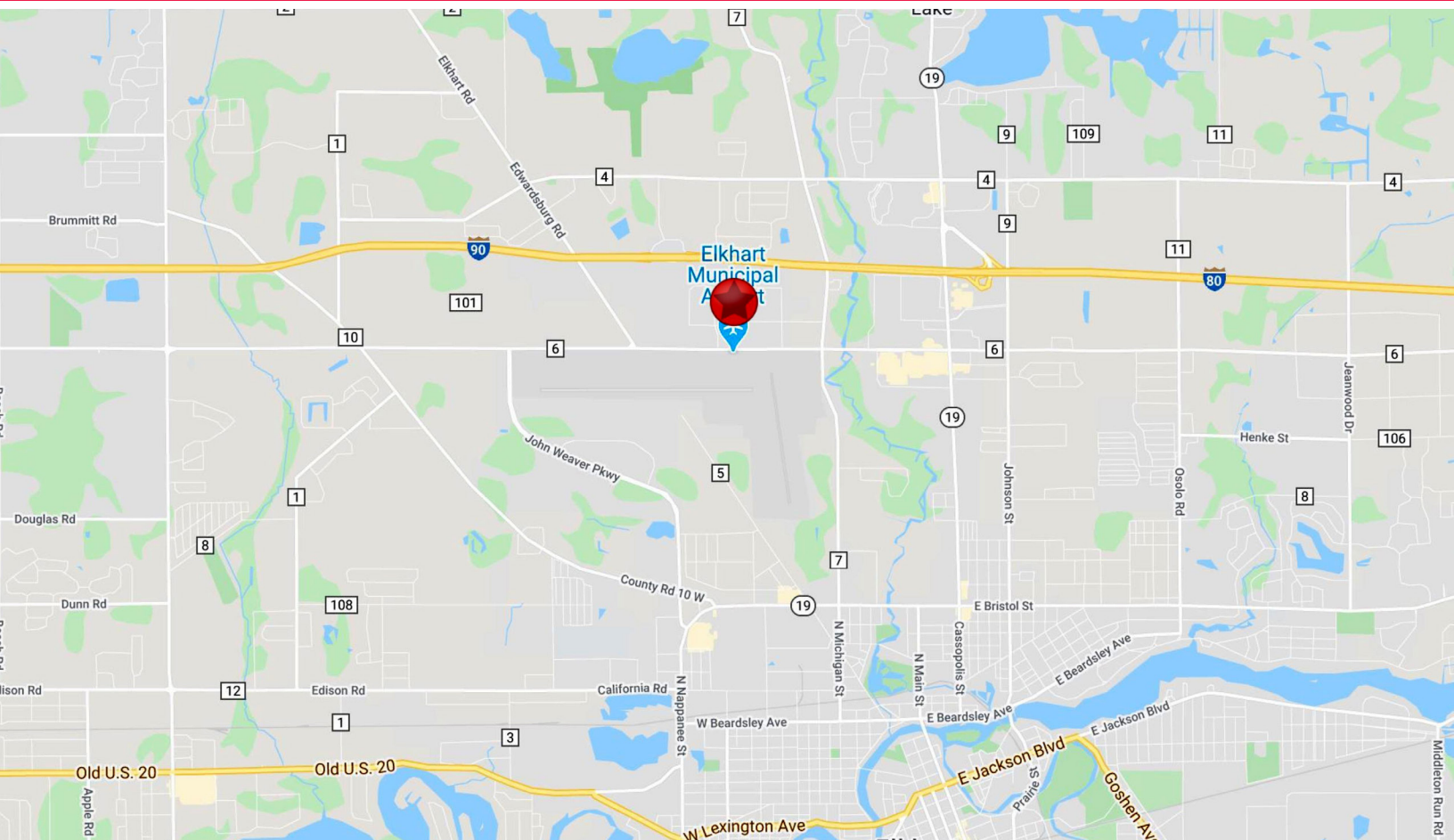
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located in Northside Professional Park



Location

The property is located in Northside Professional Park between the Indiana Toll Road (I80/90) and County Road Six just west of State Road 19. The neighborhood consists entirely of industrial uses and is serviced by municipal sanitary sewer and water services as well as city police and fire protection.



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