

# Lux Building

160 County Road 15, Elkhart, Indiana

## BUILDING FOR SALE

### PROPERTY DESCRIPTION

Conveniently located near the CR 17 corridor, this well maintained 69,200 sf facility sits on 6.7 acres. The building features 3,200 square feet of office and showroom with 66,000 square feet of warehouse. Amenities include 800 amp three phase power, dedicated break room, fire suppression, multiple recessed docks, polished concrete floors, and more

Situated on the east side of Elkhart, the building provides excellent access to major regional markets via I-80/90 (Indiana Toll Road), US-20, and US 12.

**For Sale: \$2,750,000**



### PROPERTY FACTS

- 69,200 sf facility situated on 6.7 acres
- Pre-engineered steel building constructed in 1979
- Municipal water and sewer
- 800 amp three phase power
- Eave height of the building ranges from 15'– 20'
- Four grade-level overhead doors and five loading docks allow for an efficient flow of goods
- The entire building has fire suppression

**AFTON  
KEYSER**

**PETE LETHERMAN, SIOR, CCIM**

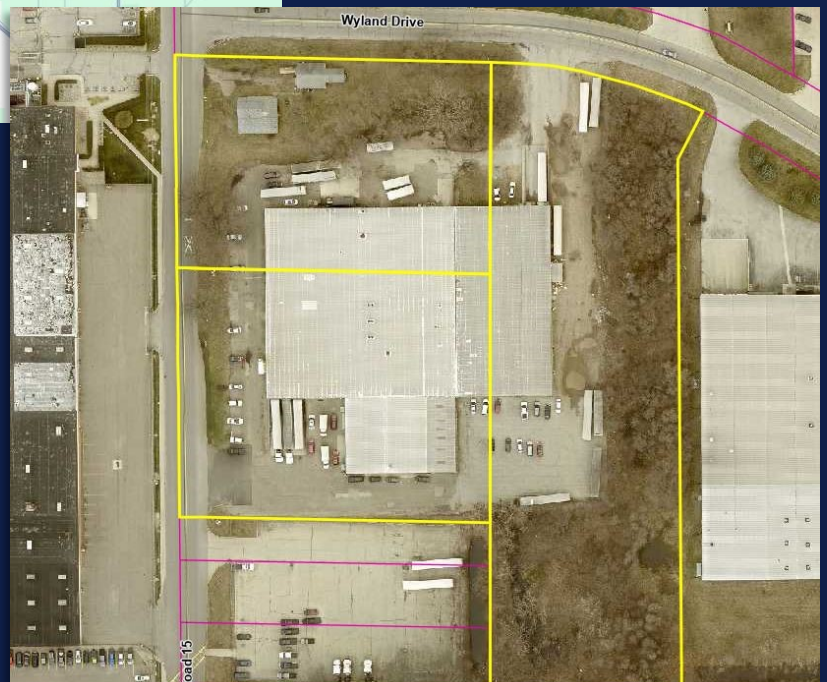
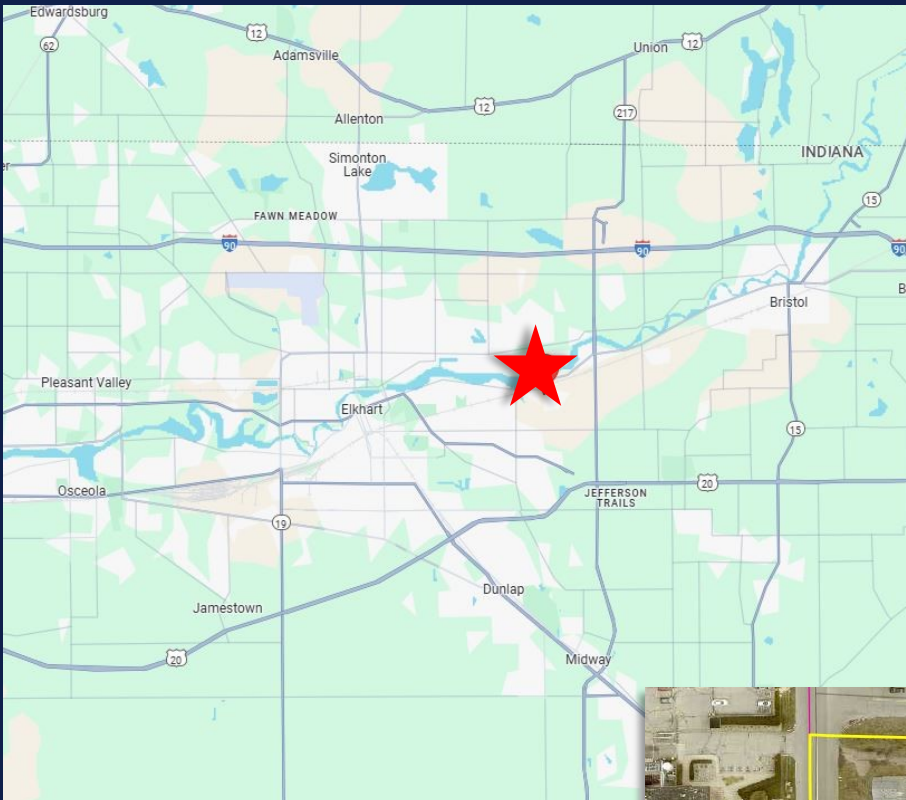
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## WAREHOUSE



## OFFICE



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## BUILDING

<b>Building SF:</b>	69,200
<b>Office/Showroom:</b>	3,200
<b>Warehouse:</b>	66,000
<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Light Manufacturing
<b>Year Built:</b>	1978
<b>Year Refurbished:</b>	Not Applicable
<b>Construction Type:</b>	Pre-Engineered Steel
<b>Roof Type:</b>	Metal
<b>Floor Type:</b>	Concrete
<b>Floor Thickness:</b>	Unknown
<b>Lighting Type:</b>	T-5
<b>Sprinkler:</b>	Fire Suppression
<b>Security:</b>	TBD
<b>Restroom:</b>	Warehouse
<b>Heat:</b>	Gas-forced Air Rotation
<b>AC:</b>	Office
<b>Ceiling Height:</b>	15' (min) 20' (max)
<b>Column Spacing:</b>	TBD
<b>Bay Size:</b>	TBD

## SITE

<b>Land Size (Acres):</b>	6.7
<b>Zoning:</b>	Manufacturing
<b>Access:</b>	Count Road 15 & Wyland
<b>Topography:</b>	Generally level

## UTILITIES

<b>Gas:</b>	NIPSCO
<b>Water:</b>	Municipal
<b>Sewer:</b>	Municipal
<b>Power:</b>	800 Amp 240v 3-Phase
<b>Power Supplier:</b>	I & M

## LOADING & DOORS

<b># Ext. Docks:</b>	5
<b>Total Overhead Doors:</b>	6 grade-level doors
<b>Loading &amp; Doors Comments:</b>	Five docks: three on the south and two on the north

## CRANE

<b>Crane Comments:</b>	Yes
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## RAIL

<b>Rail Comments:</b>	N/A
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## PARKING

<b># Spaces:</b>	Ample
<b>Parking Comments:</b>	Additional parking could be available in the south portion of the property

## TAXES

<b>2023 pay 2024 Taxes:</b>	\$44,255
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## COMMENTS

**Public Comments:** Property includes a 1,000 square foot home at the corner of Wyland Drive & CR 15

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