



REAL ESTATE 23929 US 33 E, Elkhart, IN 46517 | o: (574) 875-5149 | f: (574) 875-6002 | myerstrust.com

**Beck Industrial Sub Phase II
Elkhart, IN**

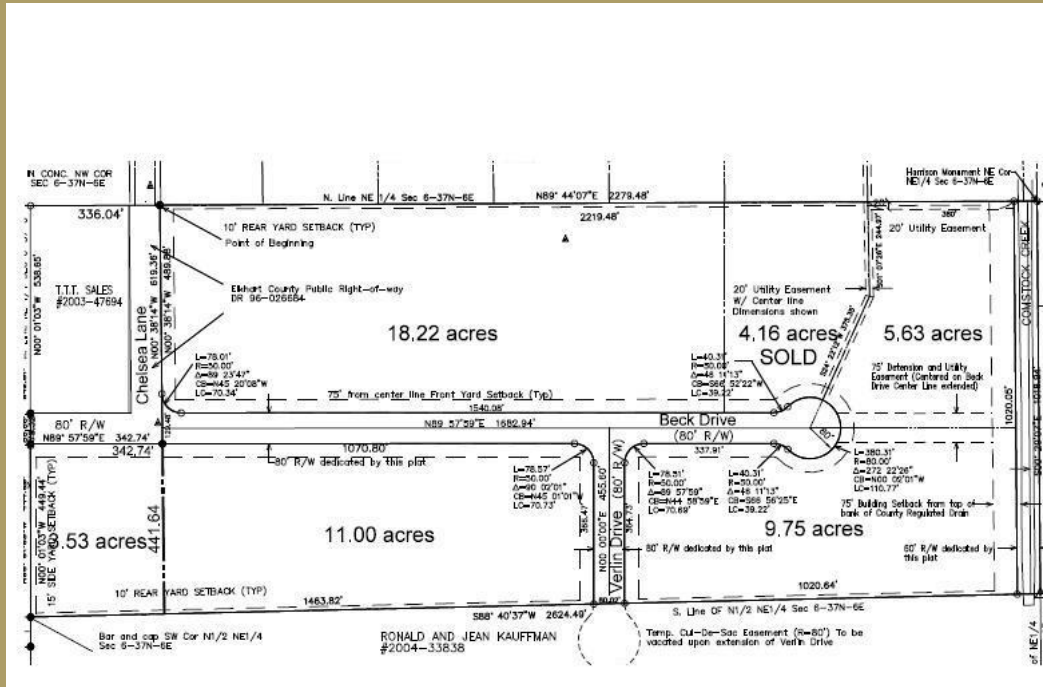


Beck Industrial is one of Elkhart's newest fully serviced developments. Located just off of the four lane CR 17 with easy access to both I80/90 and the US 20 Bypass this site is perfect for industry.

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Details:



Size: 48.13 acres remain. Lot sizes to fit almost any need can be made.

Location: Located on Beck Drive 0.5 miles East of CR 17 and 2.5 miles from the US 20 Bypass and 4 miles from the 180/90 toll road. $41^{\circ}41'37.79''N$ $85^{\circ}52'43.30''W$

Lot Desc: There are various lot sizes available and a “custom fit” lot can be arranged.

Work Force: Located in a very strong manufacturing area with a total population within 5 miles of 59,318 and day time work force within 5 miles of 27,644, and the county having a population close to 200,000.

Zoning: The development is zoned M-2 with some restrictions which allows for heavy manufacturing and screened outside storage.

Utilities: Roads, Water, and Sewer are run throughout the development to all remaining lots. For electric an AEP/NIPSCO dividing line runs through the development so users may choose their provider. NIPSCO is the provider for natural gas.

Buildings: The land can accommodate many building sizes. Building prices/terms are available upon request. DJ Construction is the exclusive builder and seller and is to approve all buildings.

Terms: Build to Suit Sale or Lease (Lease subject to financial terms and conditions of property owner)



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Contacts:

Please do not hesitate to call with questions or comments.



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