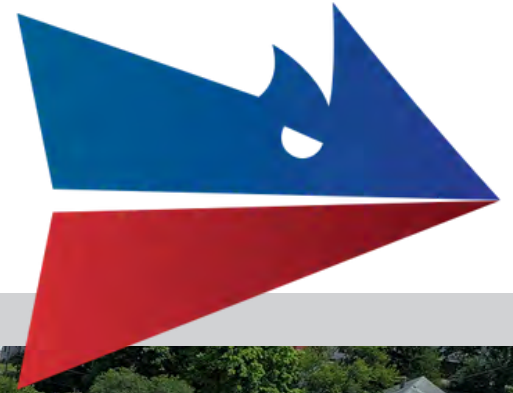


Available for Lease

301 E. Simonton Street | Elkhart, IN



CLARK LOGIC 

+/- 47,266 SF

Sarah Huber | Manager of Leasing

 850.687.4867  sarah@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com



Property Snapshot

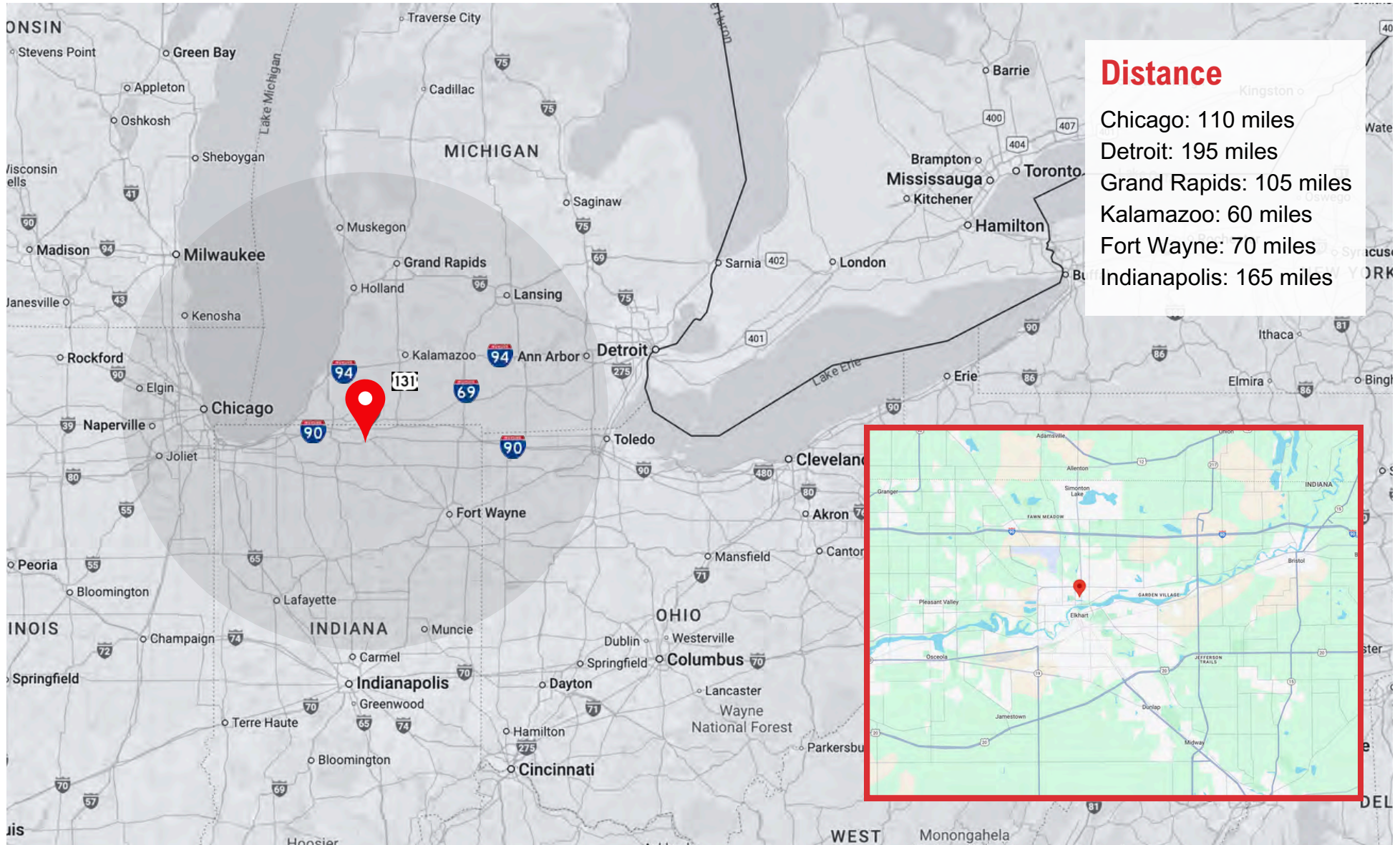
Total Building Size	+/- 47,266 SF
Acreage	+/- 2.12
Parking	+/- 320
Year Built	1915
Year Last Renovated	1997
Number of Docks	3
Grade Level Doors	4
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-Industrial

All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.

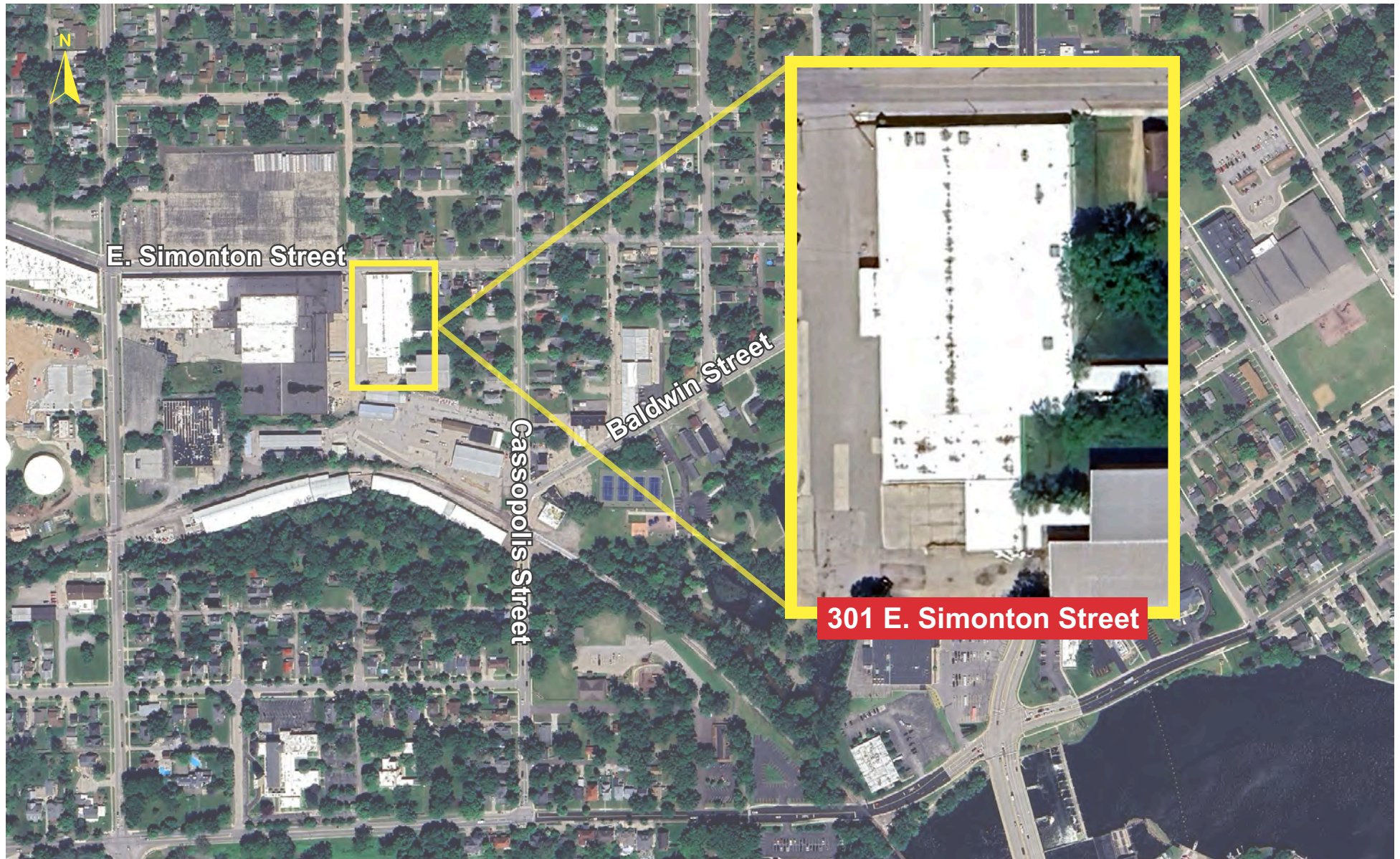
Property Description

This expansive property offers substantial 47,266+/- square feet of versatile space on a generous 2.12+/- acre lot, providing ample room for your operations. With 320+ parking spaces available, both employees and visitors will find convenience in accessing the facility. Originally constructed in 1915 and thoughtfully updated in 1997, this historic building seamlessly blends character with modern functionality. The property features three loading docks and four grade level doors, ensuring efficient logistics for your business. Strategic location offers quick access to major highways and transportation routes.

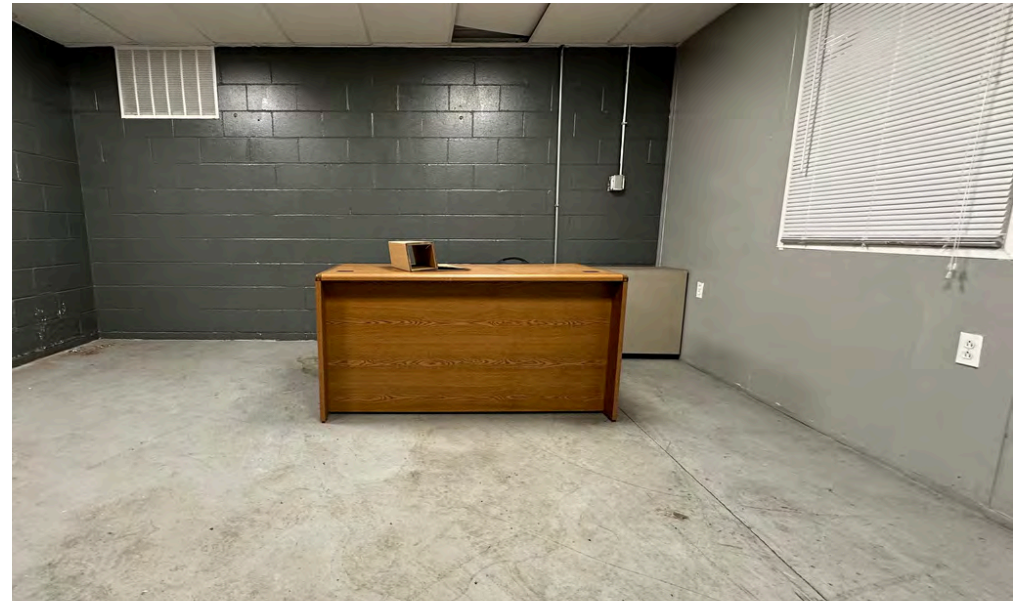
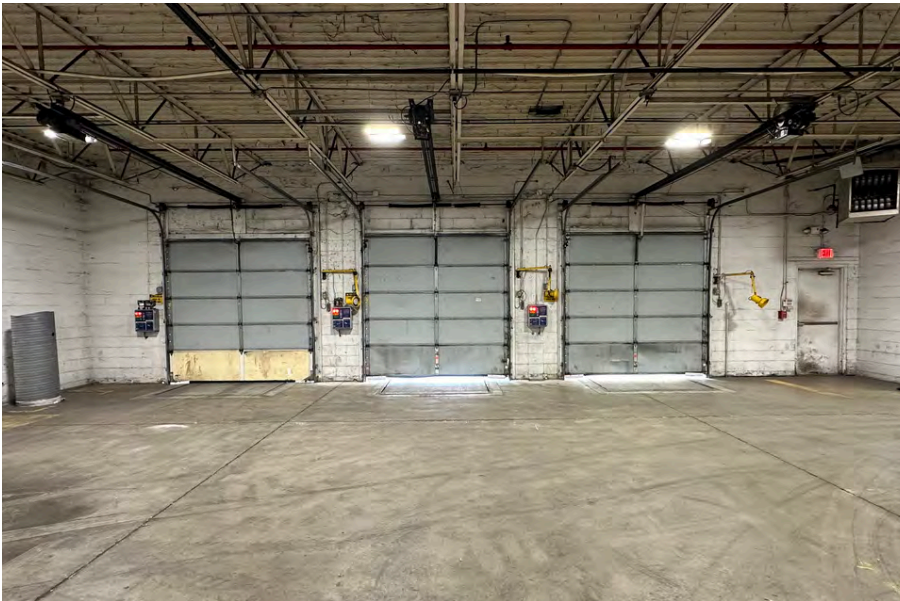
MAP VIEW



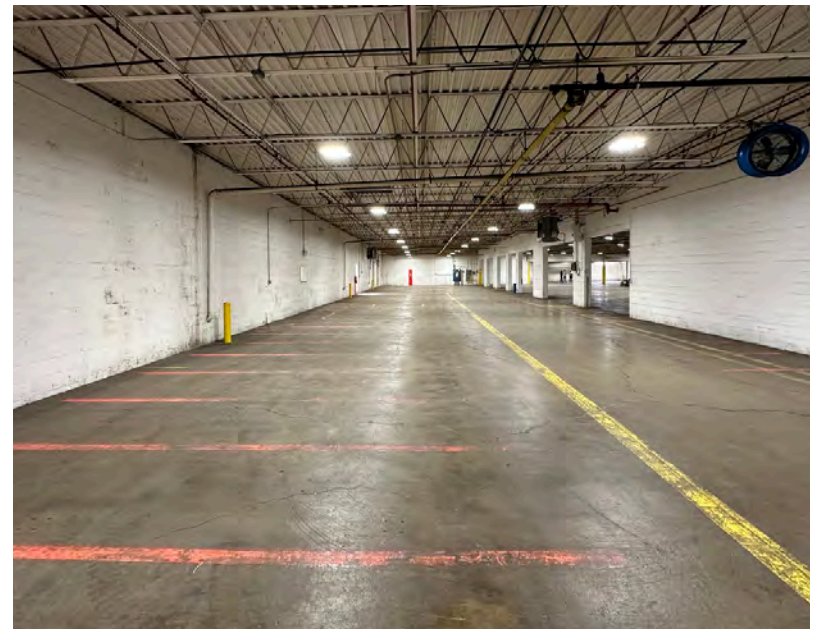
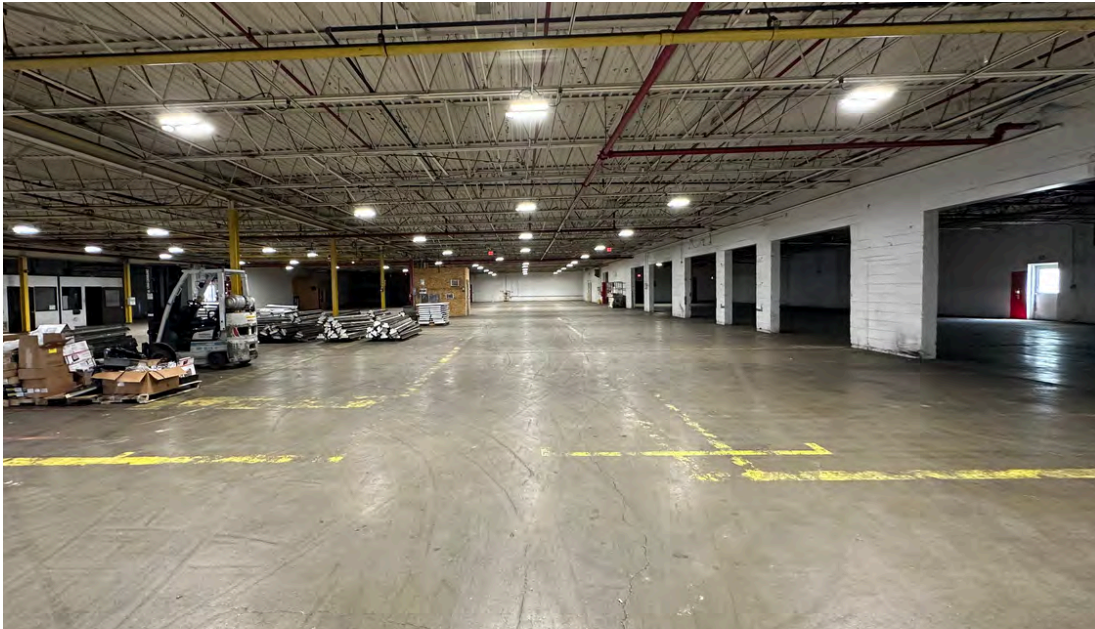
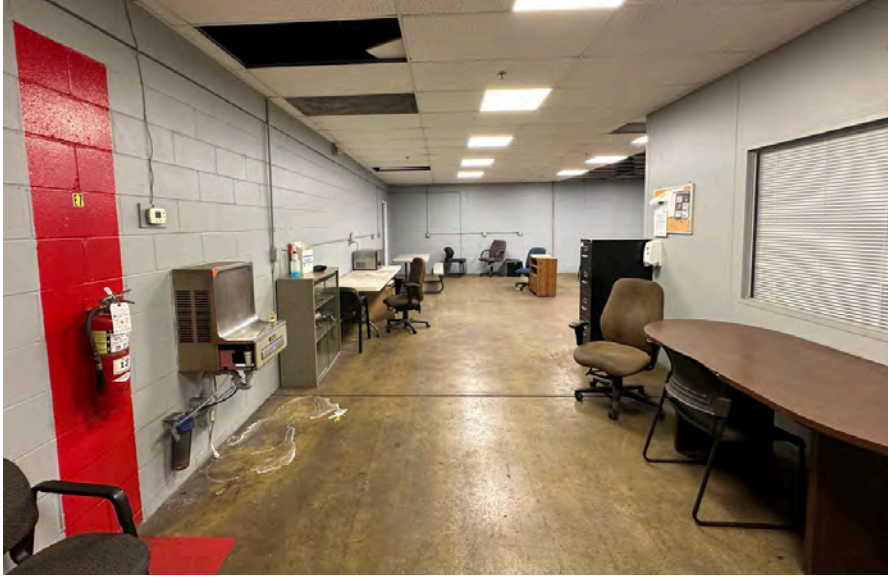
SITE AERIAL



IMAGES



IMAGES



OUR FULL RANGE OF SERVICES

- Real Estate & Development
- Transportation & Logistics
- Warehousing Services
- 3PL & Material Handling
- Heavy Machinery Moving & Rigging
- Cardboard, Paper & Pallet Recycling and Sales
- Landscape, Lawn Care & Snow Removal
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing

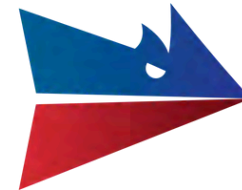


AUTHORIZED DEALER

New Trailers, Parts & Service



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CORPORATE LOCATIONS

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Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS

3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405

