Available for Lease

603 Industrial Parkway | Elkhart, IN

CLARK LOGIC

+/- 150,980 AVAILABLE SQUARE FEET

Matt Conlee | Director of Real Estate
574.333.5344 matt@clarklogic.com

Tim Monahan | Director of Development
269.861.9487 tim@clarklogic.com

Property Snapshot

Available for Lease	+/- 150,980 SF
Total Building Size	+/- 150,980 SF
Office SF	+/- 6,890 SF
Site Size	+/- 5.39 Acres
Building Type	Steel
Loading Docks	Thirteen (13)
GL Overhead Doors	One (1)
Clear Span Height	18' to 24'
Cranes	One (1), 10-ton
Floors	One (1)
Power	800 Amps / 480 Volts / 3 Phase
Fire Surpression	Yes, wet sprinkler
Parking	120
Rail Spur	Yes
Zoning	Light 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.

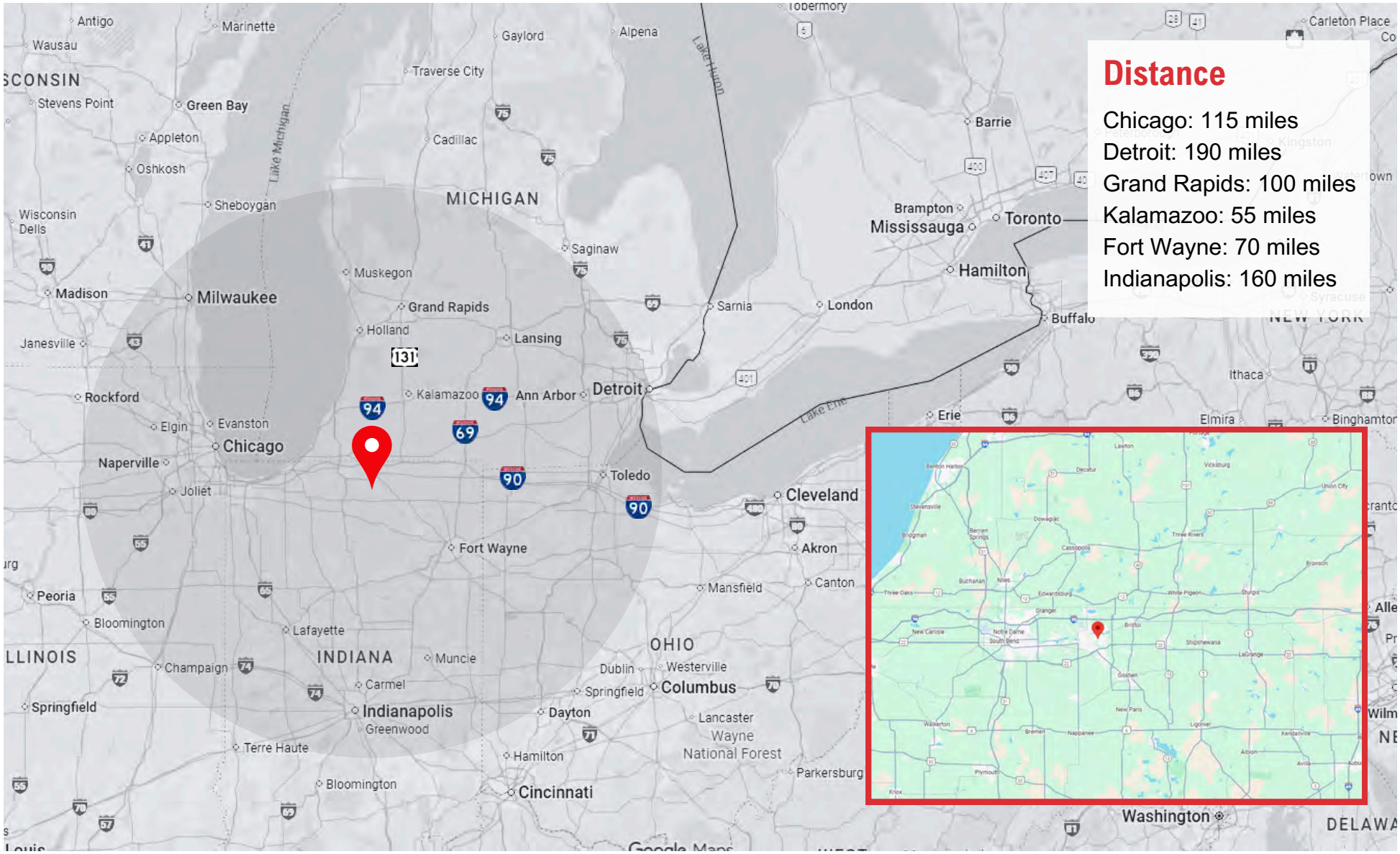
Property Description

Located in Elkhart's established industrial corridor, 603 Industrial Parkway offers approximately 150,980 square feet of manufacturing, warehouse and distribution space on 5.39 acres, with convenient access to Chicago, Detroit, Grand Rapids and Indianapolis.

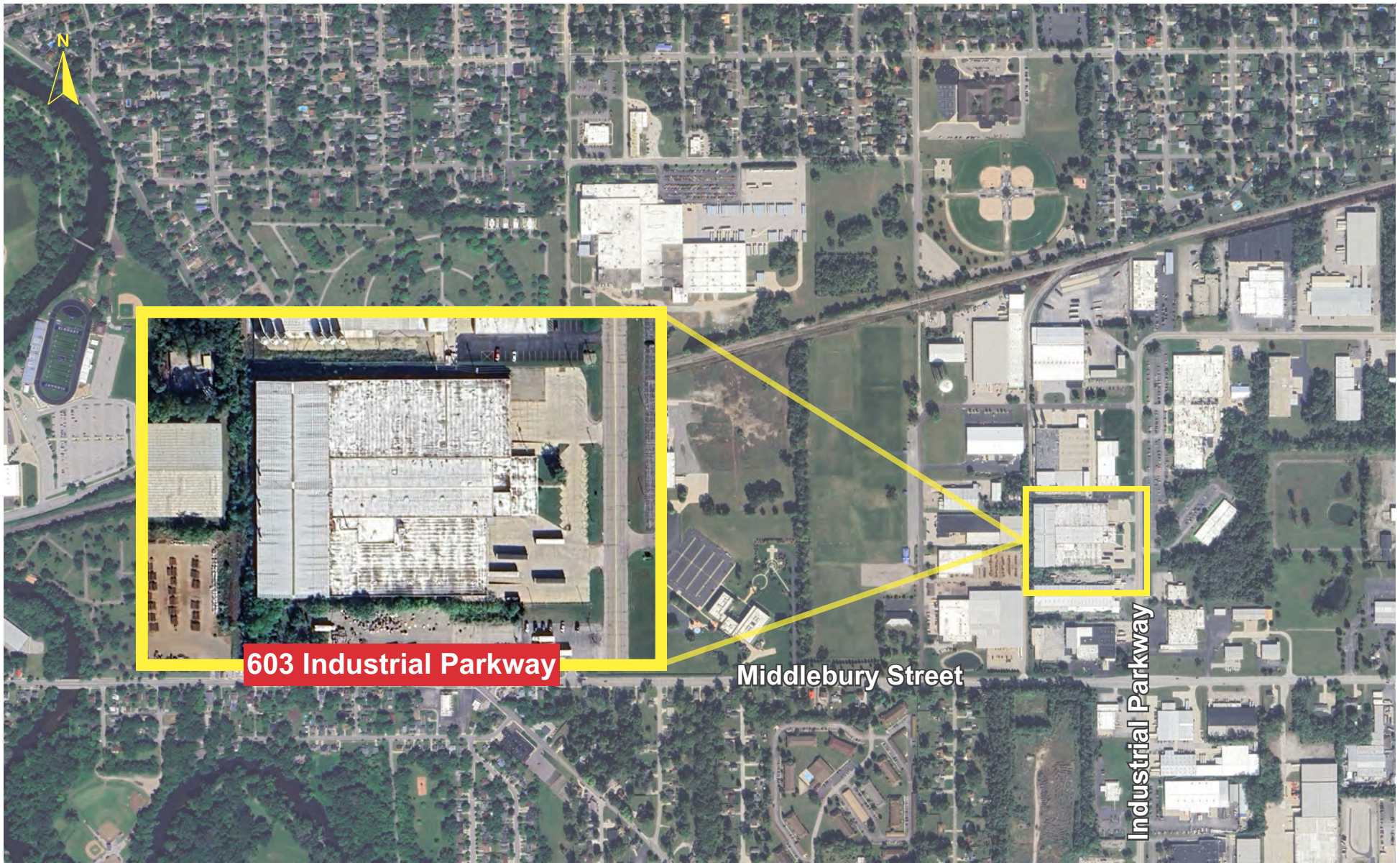
The steel-constructed facility features ceiling heights ranging from 18' to 24', 13 loading docks and one 14x12' grade-level overhead door. A rail spur provides an additional transportation option, while a 10-ton crane in the rear portion of the building runs the length of the section to support heavy manufacturing and material-handling operations.

A security system, wet sprinkler system, single-story layout and ample maneuvering space further enhance the property's functionality. With its combination of heavy infrastructure, transportation access and operational flexibility, the facility is well suited for manufacturing, warehousing, distribution and logistics users.

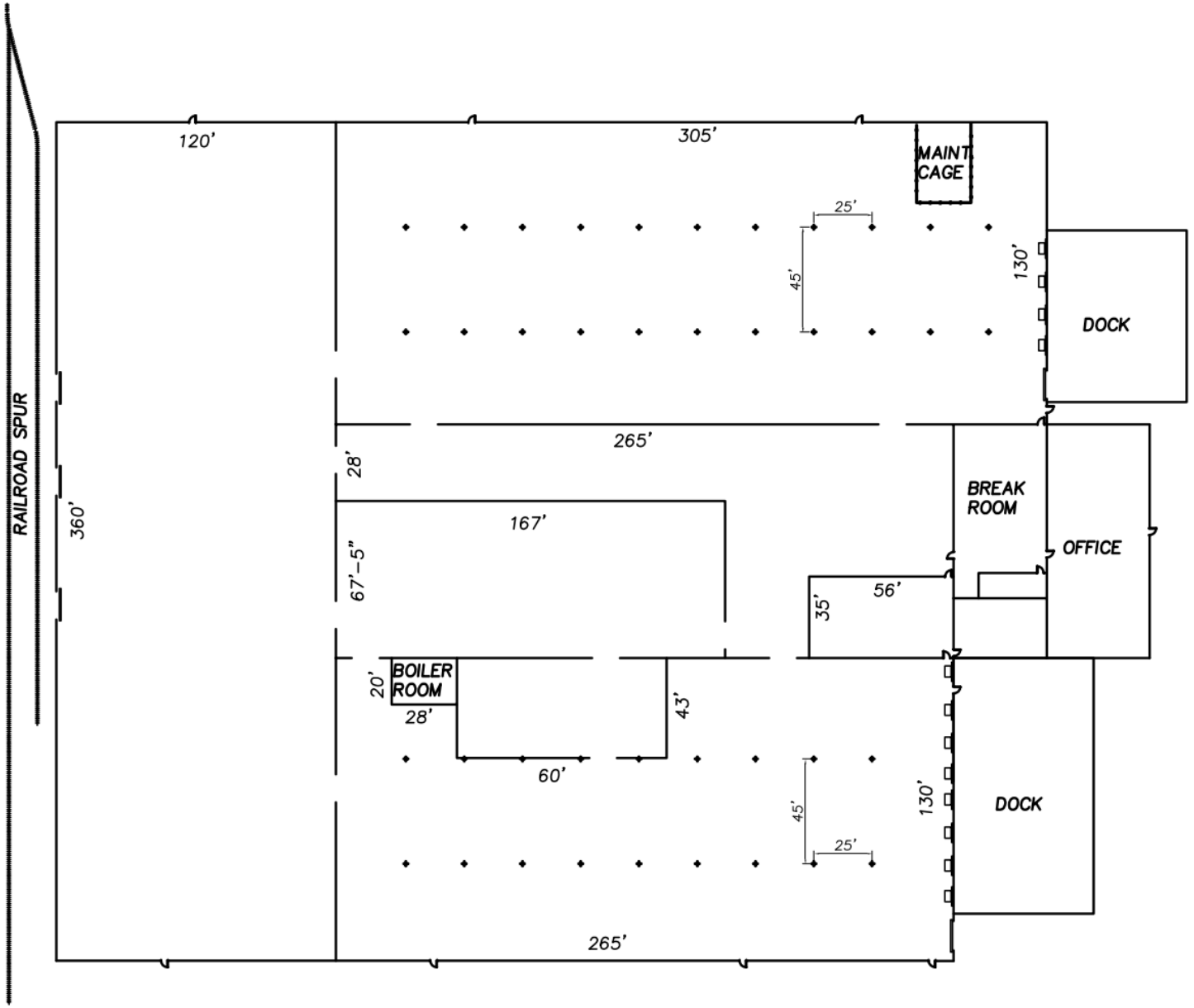
MAP VIEW


Distance
Chicago: 115 miles
Detroit: 190 miles
Grand Rapids: 100 miles
Kalamazoo: 55 miles
Fort Wayne: 70 miles
Indianapolis: 160 miles
Antigo
Marinette
Wausau
Gaylord
Alpena
Traverse City
Stevens Point
Green Bay
Appleton
Cadillac
Oshkosh
Lake Michigan
Sheboygan
MICHIGAN
Wisconsin Dells
Madison
Milwaukee
Muskegon
Grand Rapids
Saginaw
Holland
Lansing
Janesville
131
Rockford
Kalamazoo
Ann Arbor
Detroit
Elgin
Evanston
Chicago
Naperville
Joliet
Toledo
Fort Wayne
Cleveland
Akron
Canton
Mansfield
Peoria
Bloomington
Lafayette
ILLINOIS
INDIANA
Muncie
Champaign
Carmel
Springfield
Indianapolis
Greenwood
Terre Haute
Dayton
Hamilton
Bloomington
Cincinnati
OHIO
Dublin
Westerville
Springfield
Columbus
Lancaster
Wayne
National Forest
Parkersburg
Barrie
Brampton
Mississauga
Toronto
Hamilton
Sarnia
London
Buffalo
Lake Erie
Erie
Ithaca
Elmira
Binghamton
Carleton Place
Washington
DELAWA
Google Maps

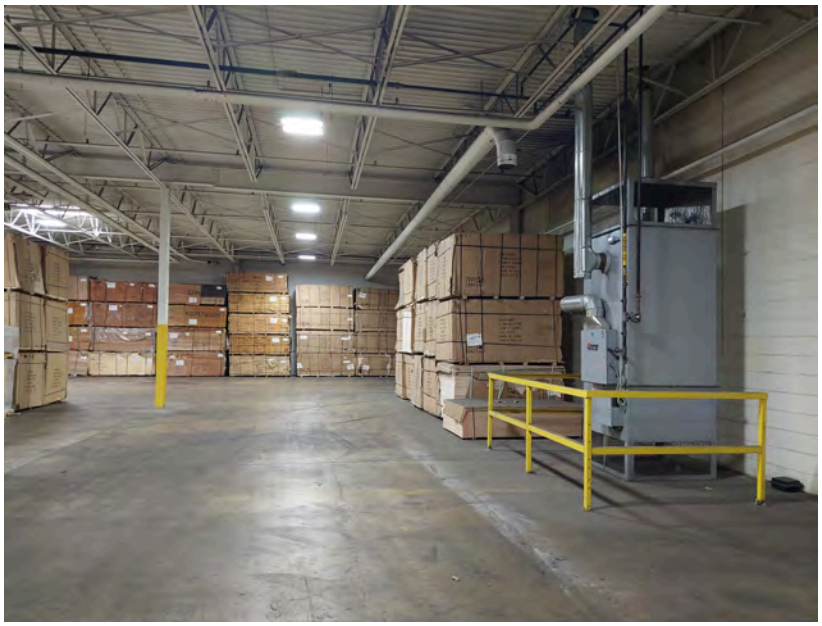
SITE AERIAL

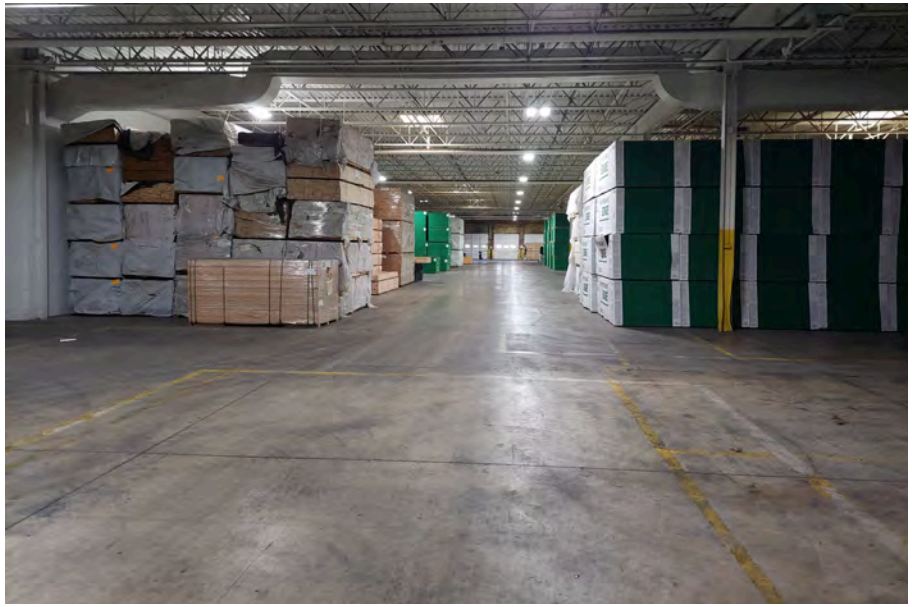

N
603 Industrial Parkway
Middlebury Street
Industrial Parkway

FLOOR PLAN


RAILROAD SPUR
120'
305'
MAINT CAGE
25'
45'
130'
DOCK
265'
28'
360'
167'
67'-5"
BREAK ROOM
OFFICE
56'
35'
BOILER ROOM
20'
28'
43'
60'
130'
DOCK
45'
25'
265'

INTERIOR





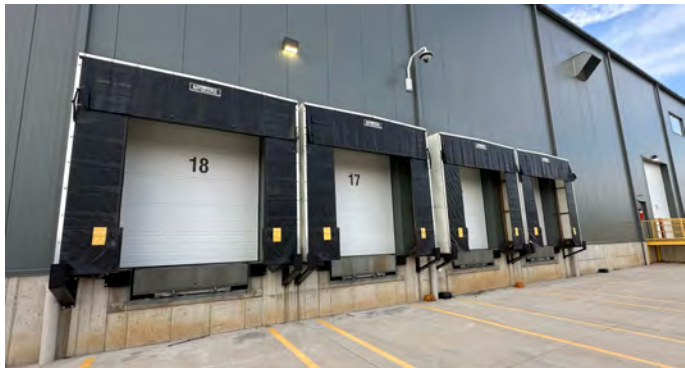
OUR FULL RANGE
OF SERVICES

- 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
- Concrete Flatwork
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing

CIMC VANGUARD

AUTHORIZED DEALER

New Trailers, Parts & Service



CLARK LOGIC

JAMIE CLARK
President
269.207.3081
jamie@clarklogic.com

MATT CONLEE
Director of Real Estate
574.333.5344
matt@clarklogic.com

TIM MONAHAN
Director of Development
269.861.9487
tim@clarklogic.com

CORPORATE LOCATIONS

REAL ESTATE HEADQUARTERS
2314 Helen Avenue
Portage, MI 49002
269.323.0717

MILHAM HEADQUARTERS
3700 E. Milham Avenue
Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS
3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405