

INDUSTRIAL LAND

1127 MILES AVE., ELKHART, IN

FOR SALE



FEATURES

- Former Bayer Headquarters site comprising of 25.22 acres of industrial development land
- Located within the City of Elkhart's New Technology TIF District
- All surrounding infrastructure is in place with high capacity utilities
- Near shovel ready site with below average development costs
- Conveniently located near State Road 19 with access to the 80/90 Toll Road to the North and US 20 Bypass to the South
- **FOR SALE: \$693,275 | \$27,500 PER AC**



FOR MORE INFORMATION:

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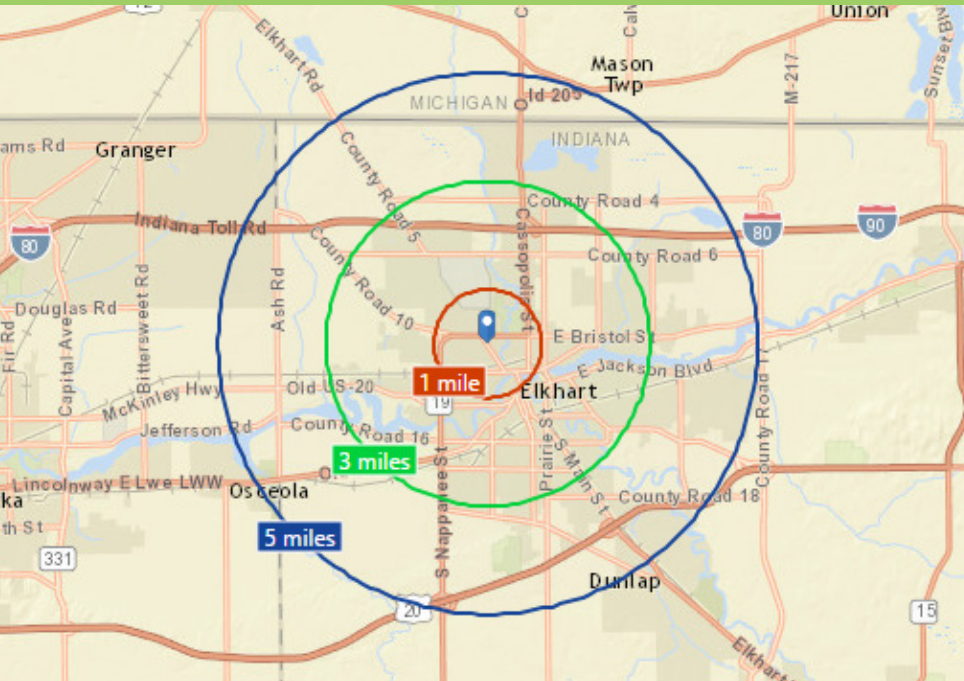
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INDUSTRIAL LAND

ELKHART, INDIANA



2016 EST. DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,707	53,410	102,020
Number of Households	2,964	20,005	37,979
Median Income	\$35,255	\$36,291	\$42,644

ELKHART COUNTY

Elkhart County is one of the fastest growing counties in Indiana. The county provides its 200,504 residents with a rich cultural and rural agricultural heritage. The highly encouraged entrepreneurial spirit combined with the strong network of supply industries presents a dynamic business climate to residents and newcomers. The area has a growing number of industrial and manufacturing opportunities, supported by its skilled labor force, low business costs and development of technology. The city of Elkhart is known as the “RV Capital of the World” and is the birthplace of the vision and innovation of many products making it one of the county’s three thriving cities.

ELKHART COUNTY HIGHLIGHTS

- National leader in logistics as its location in the state of Indiana offers the advantage of being within a day’s drive of 70 percent of the US population.
- Elkhart County ranks 2 in Indiana (behind Indianapolis/Marion County) for intellectual property and new patents. The county boasts its unique entrepreneurial business climate.



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