

INDUSTRIAL FOR LEASE

CONCORD BUSINESS PARK

3701 S. Main Street, Elkhart, IN 46517

A redevelopment by



BUSINESS PARK FEATURES



Remaining available
62,600 +/- SF



Variable clear
height up to 32'



Heavy Power



Docks to suit



ESFR Sprinkler



Abundant parking

PROPERTY HIGHLIGHTS

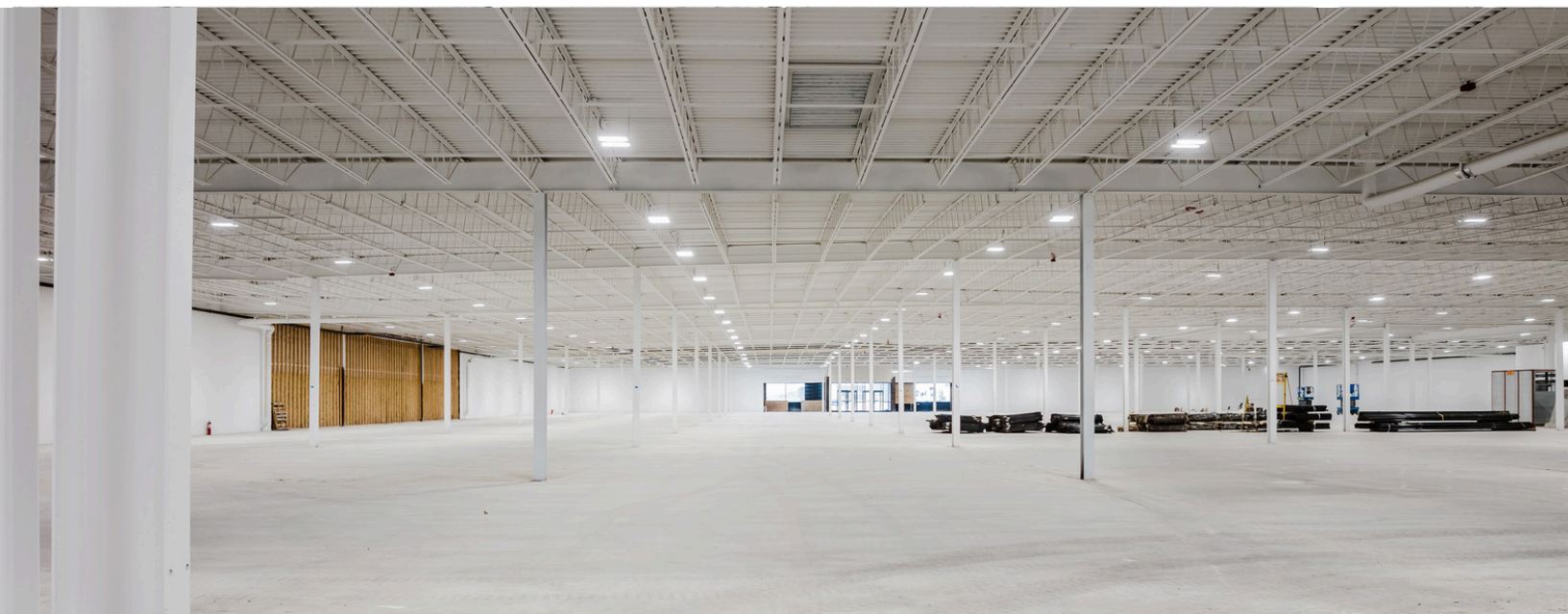
- The former Concord Mall in Elkhart, IN has undergone a complete transformation and redevelopment to become Elkhart's new, up and coming development, Concord Business Park.
- 400,000 SF Business park includes a combination of flex/light industrial/office/tech
- Units divisible from 29,000 SF - 62,600 SF
- Under 10 miles to the I-80/90 toll road.
- Centrally located in the City of Elkhart with new roadway access onto S. Main St (Rte. 33) and immediate access to Highway 20.
- The location offers convenient driving distances and serves a labor force of over 115,000 County wide
- New overpass scheduled for 2024 will bridge over the tracks, US 33 Highway and C.R. 45 connecting Concord Mall Drive and Sunnyside Avenue.



Pinnacle Properties
418 S. Main Street Elkhart, IN 46514

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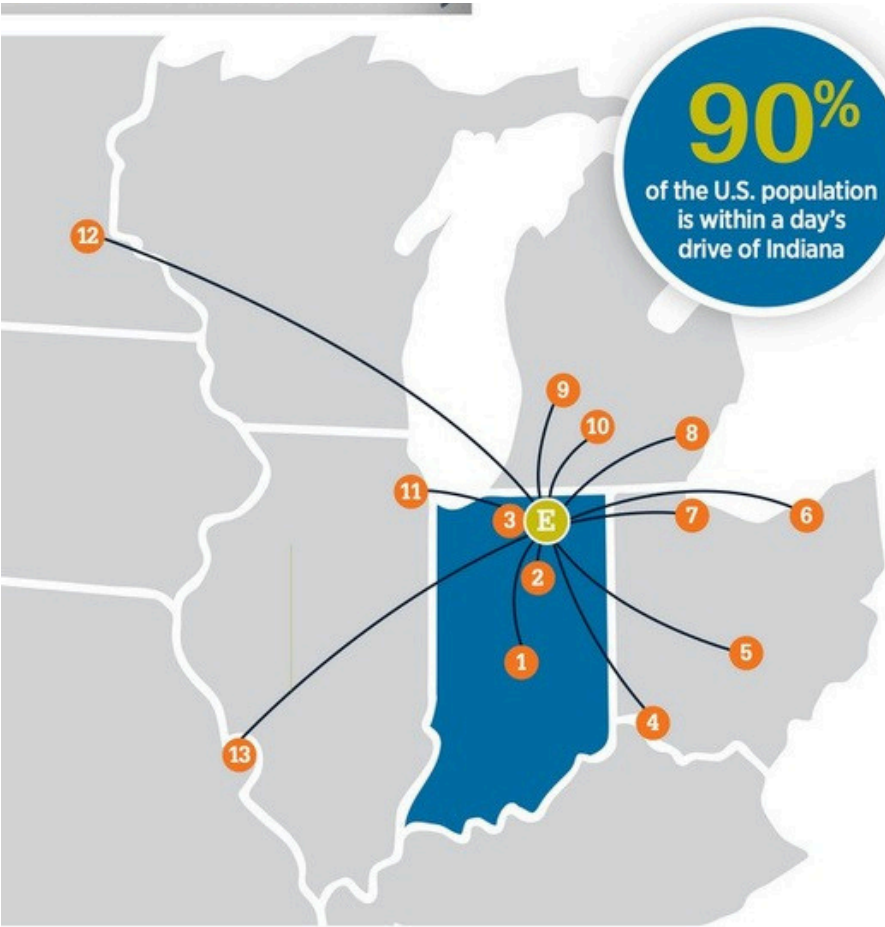
Elkhart/Goshen

4th ranked in the nation for Most Dynamic Metropolitans

*Walton Foundation's Most Dynamic Metropolitans study June 14, 2019

Logistics and Highways

- Elkhart County is served by Interstate - 80/90 with four 4-entry and exit locations. Elkhart
- County is served by six 6 state highways and four 4 US highways. The county is also easily accessible to interstate 69.



Distance from Elkhart to ...

| | | |
|----|------------------------|---------|
| 1 | Indianapolis, Indiana | 150 mi. |
| 2 | Warsaw, Indiana | 25 mi. |
| 3 | South Bend, Indiana | 25 mi. |
| 4 | Cincinnati, Ohio | 255 mi. |
| 5 | Columbus, Ohio | 225 mi. |
| 6 | Cleveland, Ohio | 241 mi. |
| 7 | Toledo, Ohio | 140 mi. |
| 8 | Detroit, Michigan | 200 mi. |
| 9 | Grand Rapids, Michigan | 102 mi. |
| 10 | Lansing, Michigan | 138 mi. |
| 11 | Chicago, Illinois | 120 mi. |
| 12 | Minneapolis, Minnesota | 530 mi. |
| 13 | St. Louis, Missouri | 392 mi. |

Labor Force (Elkhart County)

| | |
|-----------------------------------|----------|
| Labor Force | 116,133 |
| Labor Force within 25 mile radius | 616,278 |
| Average Yearly Wage | \$57,853 |

Indiana is a right-to-work state

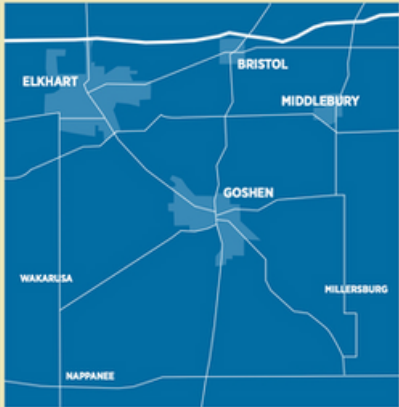
Unemployment Rate

| | |
|----------------|------|
| Elkhart County | 2.8% |
| Indiana | 3.2% |
| United States | 3.5% |

Population Total – Elkhart & Surrounding Counties



Population – Cities & Towns



| City or Town | Population |
|------------------|------------|
| Elkhart City | 52,485 |
| Goshen City | 33,327 |
| Nappanee City | 6,910 |
| Bristol Town | 1,695 |
| Middlebury Town | 3,633 |
| Millersburg Town | 939 |
| Wakarusa Town | 1,861 |

Population – By Age
Elkhart County

| | |
|------------------------|----------------|
| Preschool (0 to 4) | 15,441 |
| School Age (5 to 17) | 41,124 |
| College Age (18 to 24) | 18,287 |
| Young Adult (25 to 44) | 51,119 |
| Older Adult(45 to 64) | 49,307 |
| Older (65 plus) | 30,282 |
| Total | 205,560 |
| Median Age | 35.7 |

1 mile



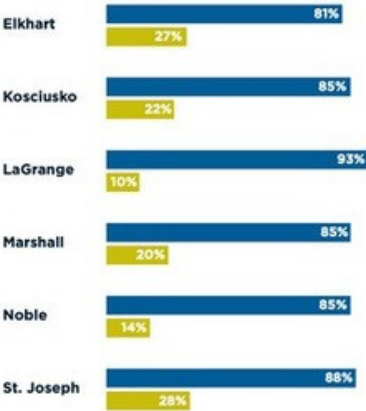
3 mile



5 mile



Education Level – Elkhart & Surrounding Counties



Source: STATIndiana, Median age calculated by the IBRC, US Census Bureau, 2015 ACS 5 year est. 2015, 2016.