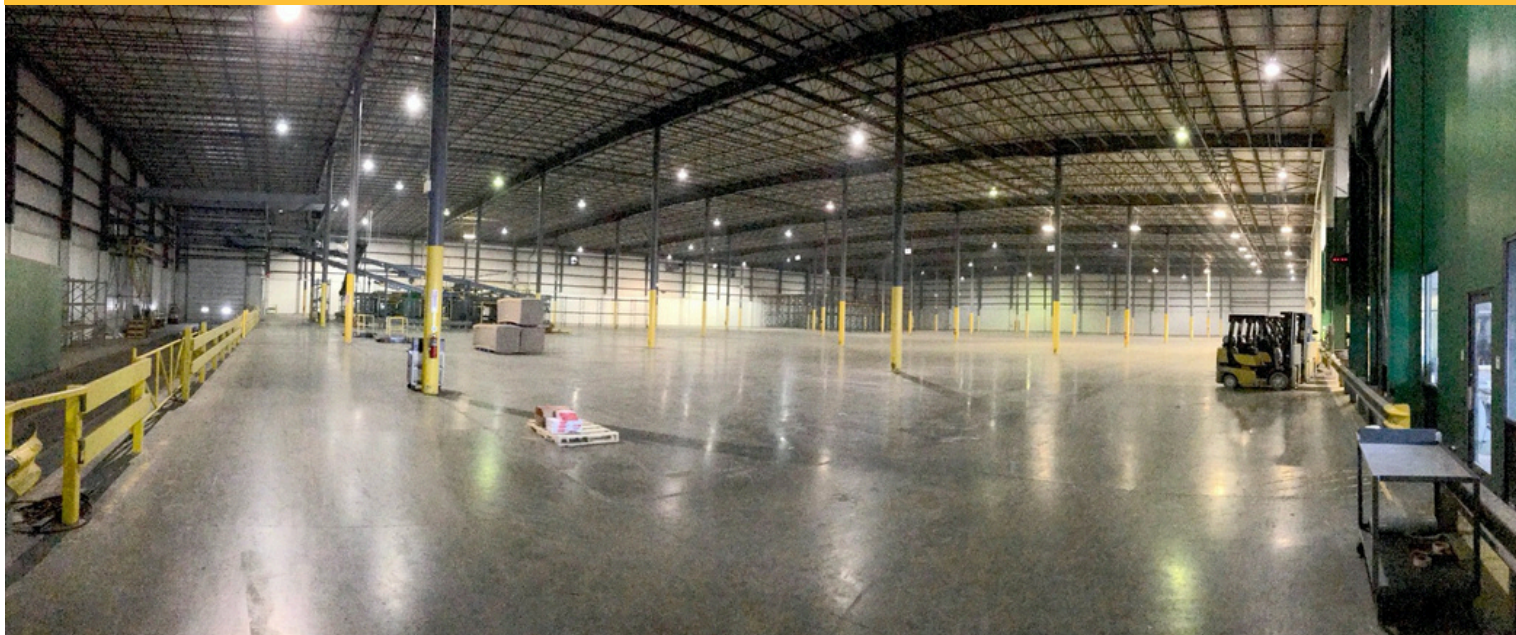


FOR LEASE

506 W. North Street, Plymouth, IN



150,000 - 300,000 SF Warehouse/Manufacturing



Lease \$5.00/SF/Year NNN

Excellent warehouse or manufacturing facility located south of US 30 in Plymouth, IN. Fully heated with 28' to 38' ceiling heights. 2,500 amp 480V electrical service. Two interior active rail spurs. Fenced secured outside storage. Located within a Federal Opportunity Zone.

- 300,000 SF Total
- \$4.00/SF NNN
- 2 Interior Rail Spurs
- Tilt Up Concrete
- 28' to 36.5' Clear Heights
- 15 Docks
- 2,500 Amps 480V 3 Phase
- T5 Lights
- Located in Federal Tax Opportunity Zone



Ryan White, CCIM
Managing Broker
574.315.9615

Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514

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Centralized Midwest Location

Located in Plymouth, IN just south of US 30 you are in a 200-mile radius of Chicago, Indianapolis, and Detroit, encompassing over 30 million people regionally.

Approximate Travel Time & Distances:

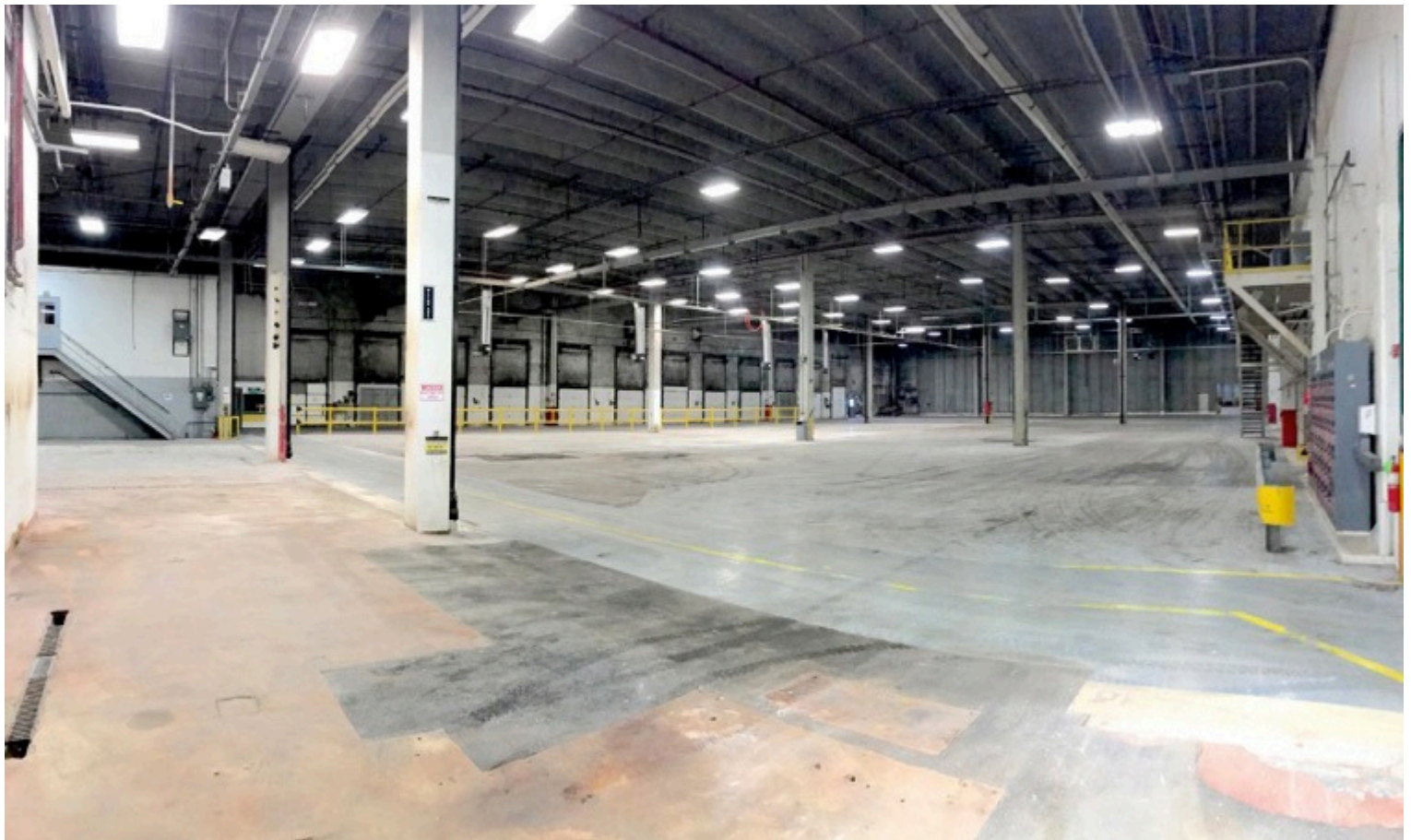
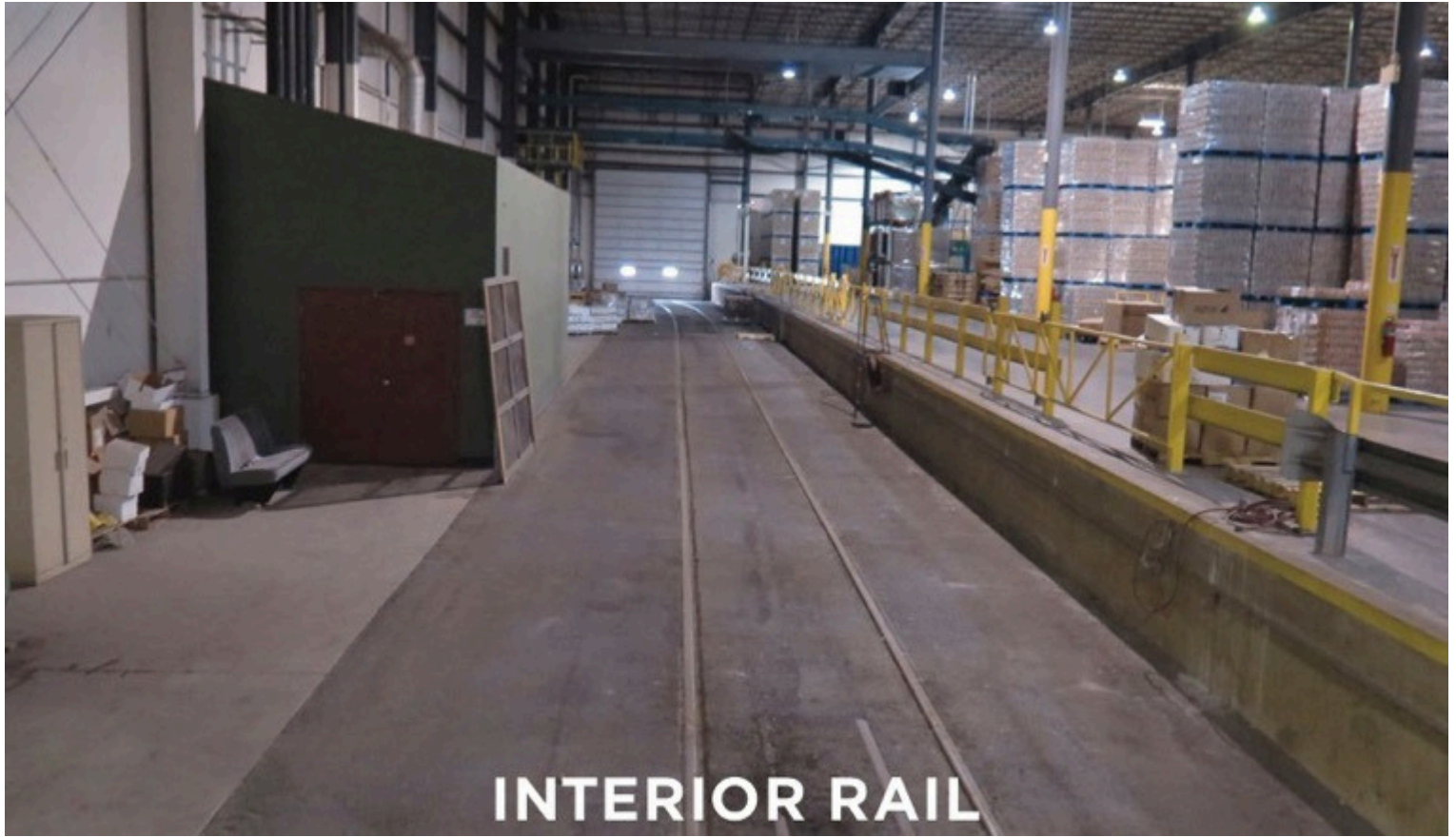
Chicago - 2 hours & 95 miles

Indianapolis - 2 hours 20 min & 115 miles

Detroit - 4 hours & 240 miles







506 West North Street
Plymouth, IN 46563

WESTERN AVENUE

43,340 SF

48,441 SF

84,300 SF

BLDG #9

17,012 SF

42,898 SF