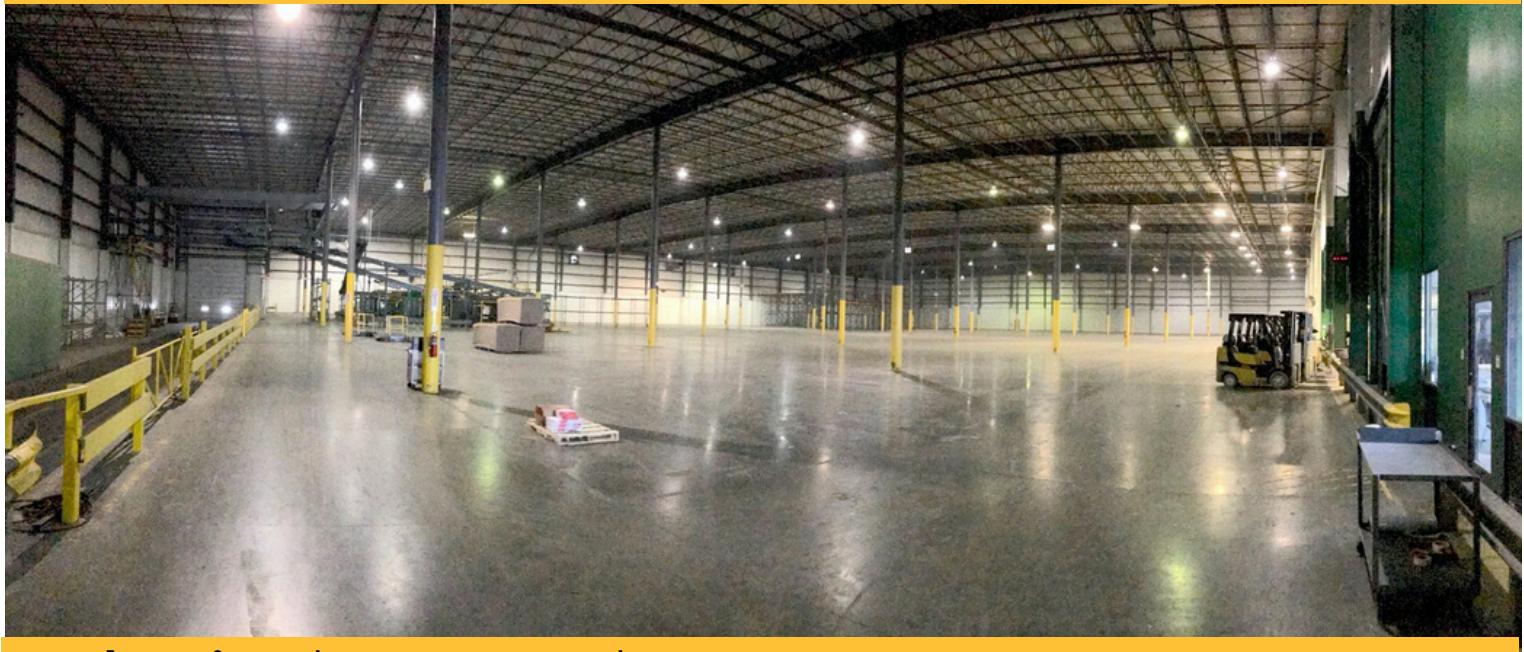


FOR SALE

506 W. North Street, Plymouth, IN

300,000 SF Warehouse/Manufacturing



Sale Price: \$12,900,000 (\$43/SF)

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.

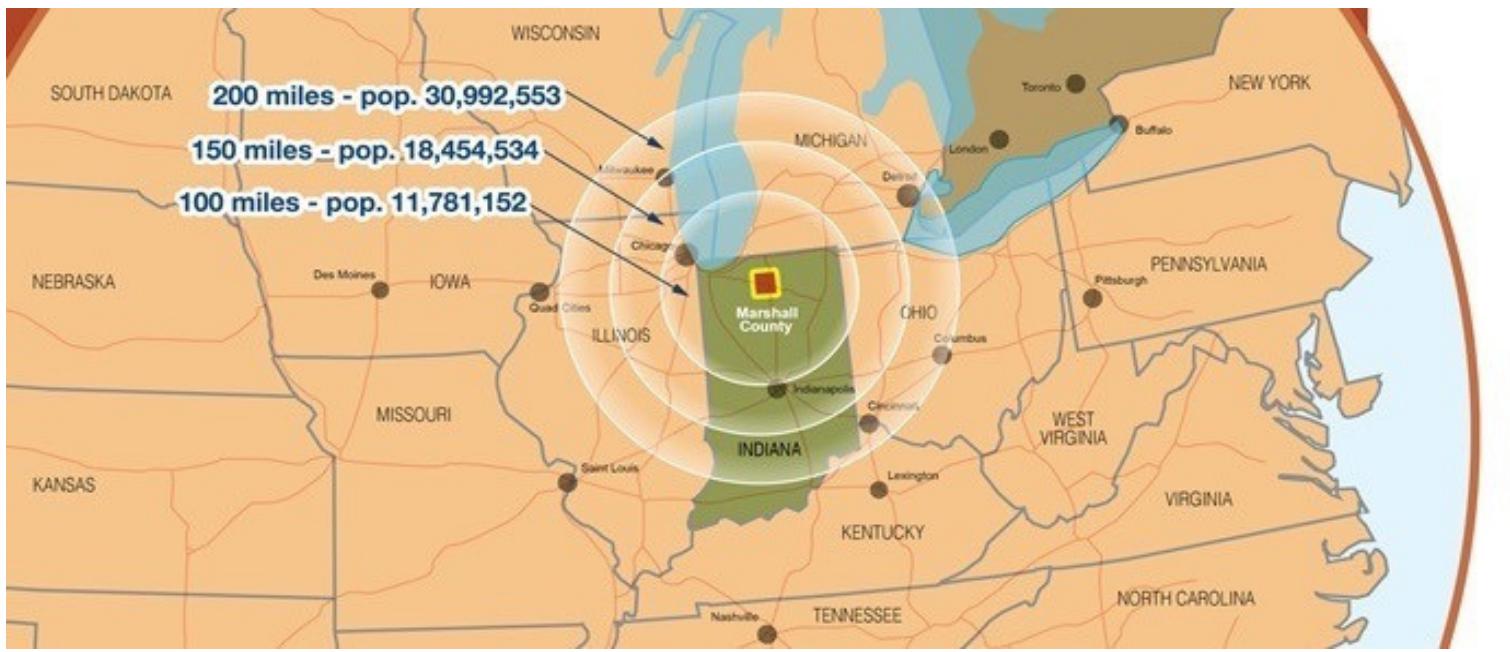
- 300,000 SF Total
- \$5.00/SF NNN
- 2 Interior Rail Spurs
- Tilt Up Concrete
- 28' to 36.5' Clear Heights
- 15 Docks
- 2,500 Amps 480V 3 Phase
- T5 Lights
- Located in Federal Tax Opportunity Zone



Ryan White, CCIM
Managing Broker
574.315.9615

Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Centralized Midwest Location

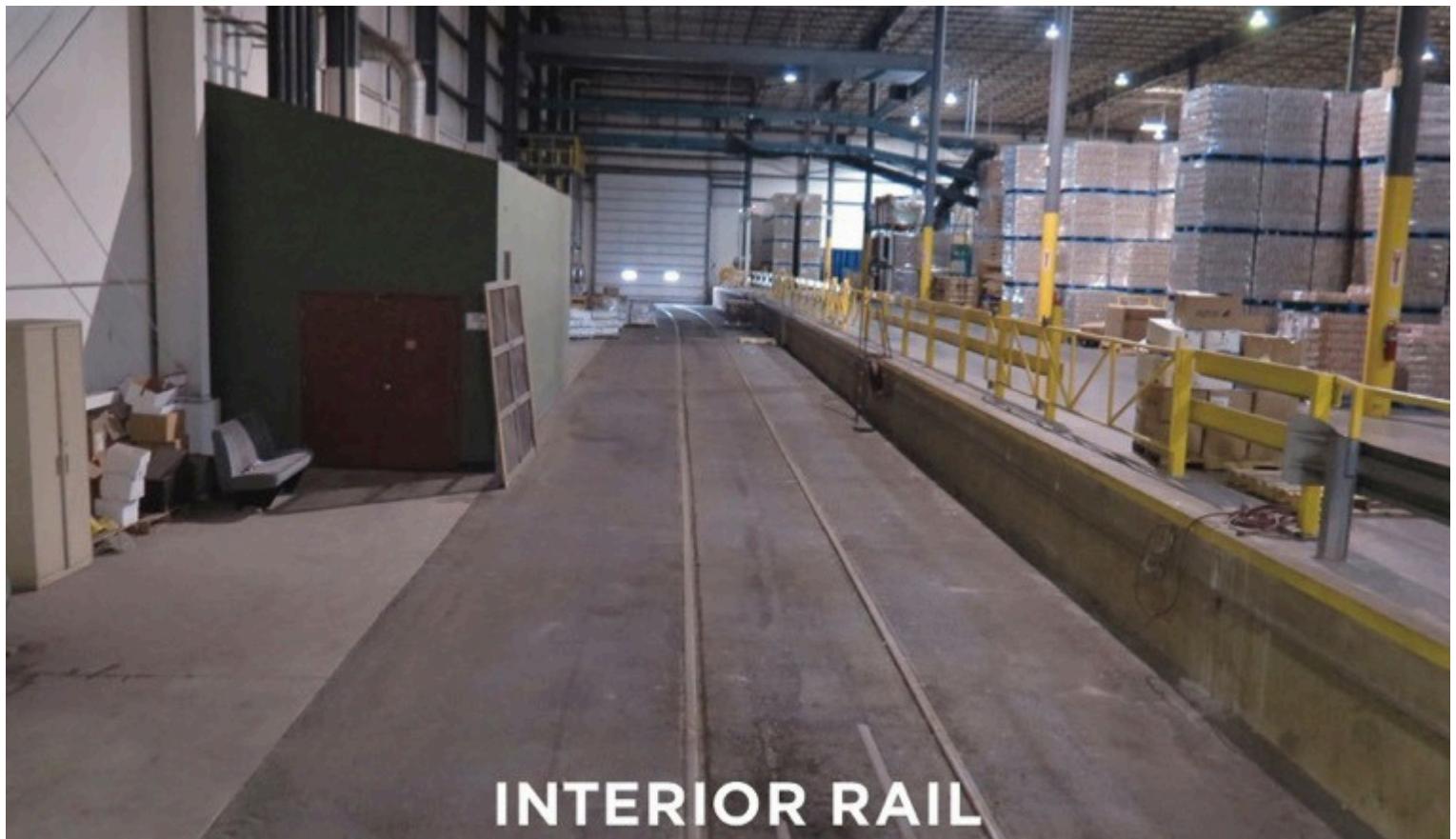
Located in Plymouth, IN just south of US 30 you are in a 200-mile radius of Chicago, Indianapolis, and Detroit, encompassing over 30 million people regionally.

Approximate Travel Time & Distances:

Chicago - 2 hours & 95 miles
 Indianapolis - 2 hours 20 min & 115 miles
 Detroit - 4 hours & 240 miles







INTERIOR RAIL



506 West Plymouth, IN 46563
North Street

