

# FOR SALE

506 W. North Street, Plymouth, IN



## 300,000 SF Warehouse/Manufacturing



**Sale Price: \$15,900,000 (\$53/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
- \$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

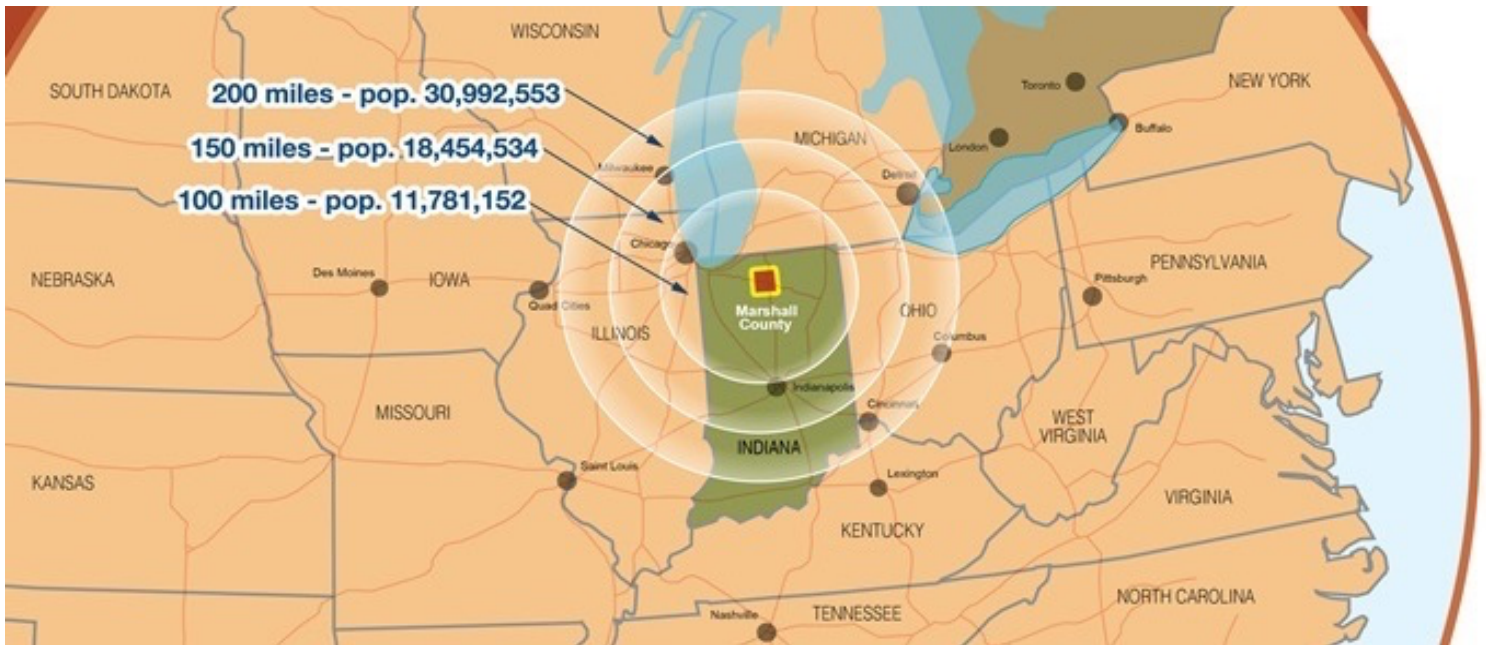


**Ryan White, CCIM**  
Managing Broker  
574.315.9615

**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:**

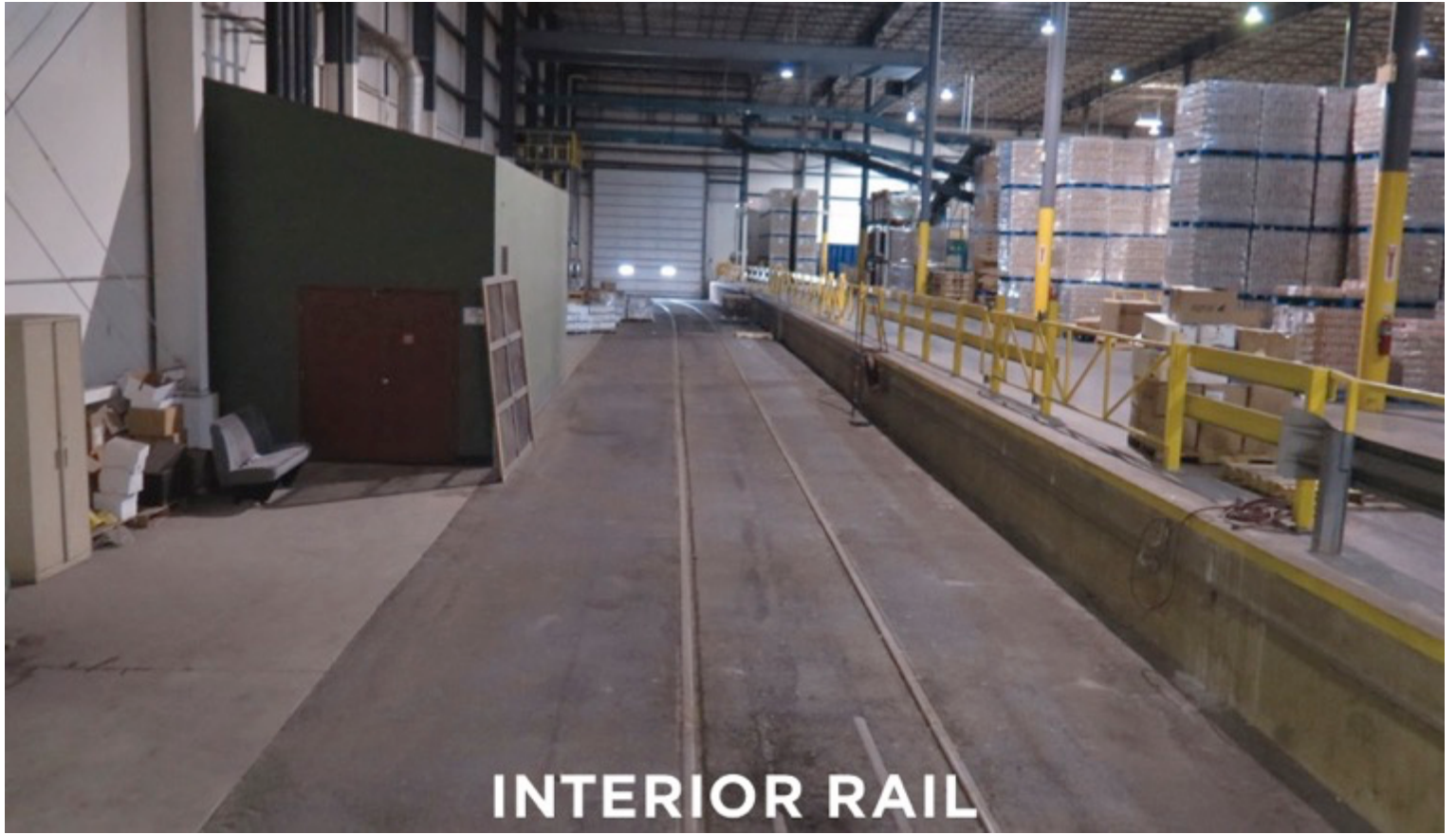
- Chicago - 2 hours & 95 miles
- Indianapolis - 2 hours 20 min & 115 miles
- Detroit - 4 hours & 240 miles











**INTERIOR RAIL**





506 West North Street  
Plymouth, IN 46563

