



AVAILABLE FOR LEASE

USDA CENTER

2903 - 2919 GARY DR
PLYMOUTH, IN 46563

KIENAN O'ROURKE

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,900 - 15,834 SF
LEASE RATE \$4.00 - \$10.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Up to 15,834 SF Available!
- Excellent location with Highway 30 visibility.
- Easily accessible with access off of Gary Drive.
- Plymouth is the economic hub for Marshall county providing a large percentage of jobs.
- 7 major manufacturers are located in Plymouth providing a boost for service providers.



USDA CENTER

2903 - 2919 Gary Dr, Plymouth, IN 46563



PROPERTY SUMMARY



PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Taxes & Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$4.00 - 10.00 SF/yr (NNN)
Number of Units:	6
Lot Size:	2.6 Acres
Building Size:	23,520 SF

SPACES	LEASE RATE	SPACE SIZE
2909 Gary Dr	\$10.00 SF/yr	1,900 - 15,834 SF
2917 Gary Dr	\$4.00 SF/yr	5,734 - 15,834 SF
2919 Gary Dr	\$4.00 SF/yr	8,200 - 15,834 SF



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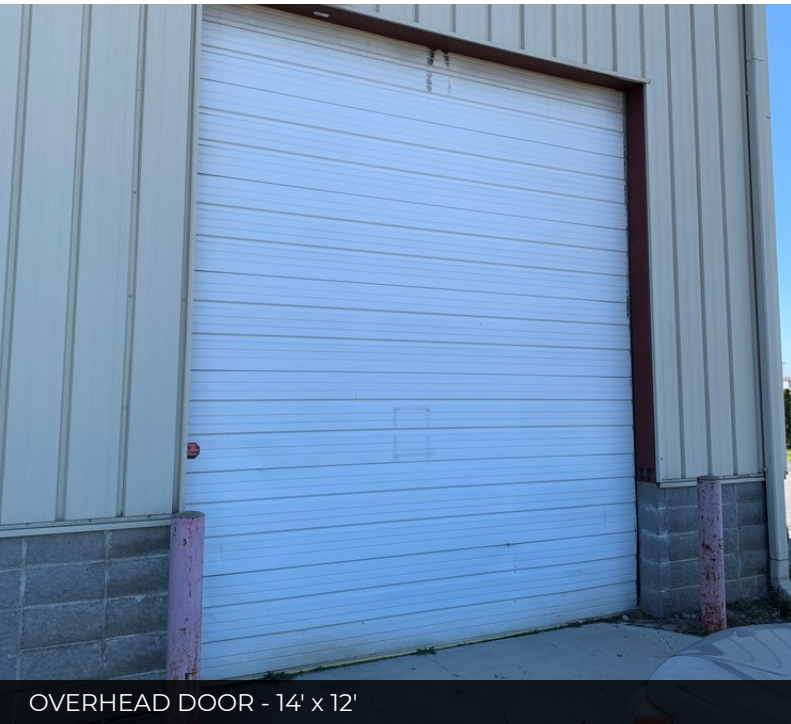
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ADDITIONAL PHOTOS



OVERHEAD DOOR - 14' x 12'



16' CEILING



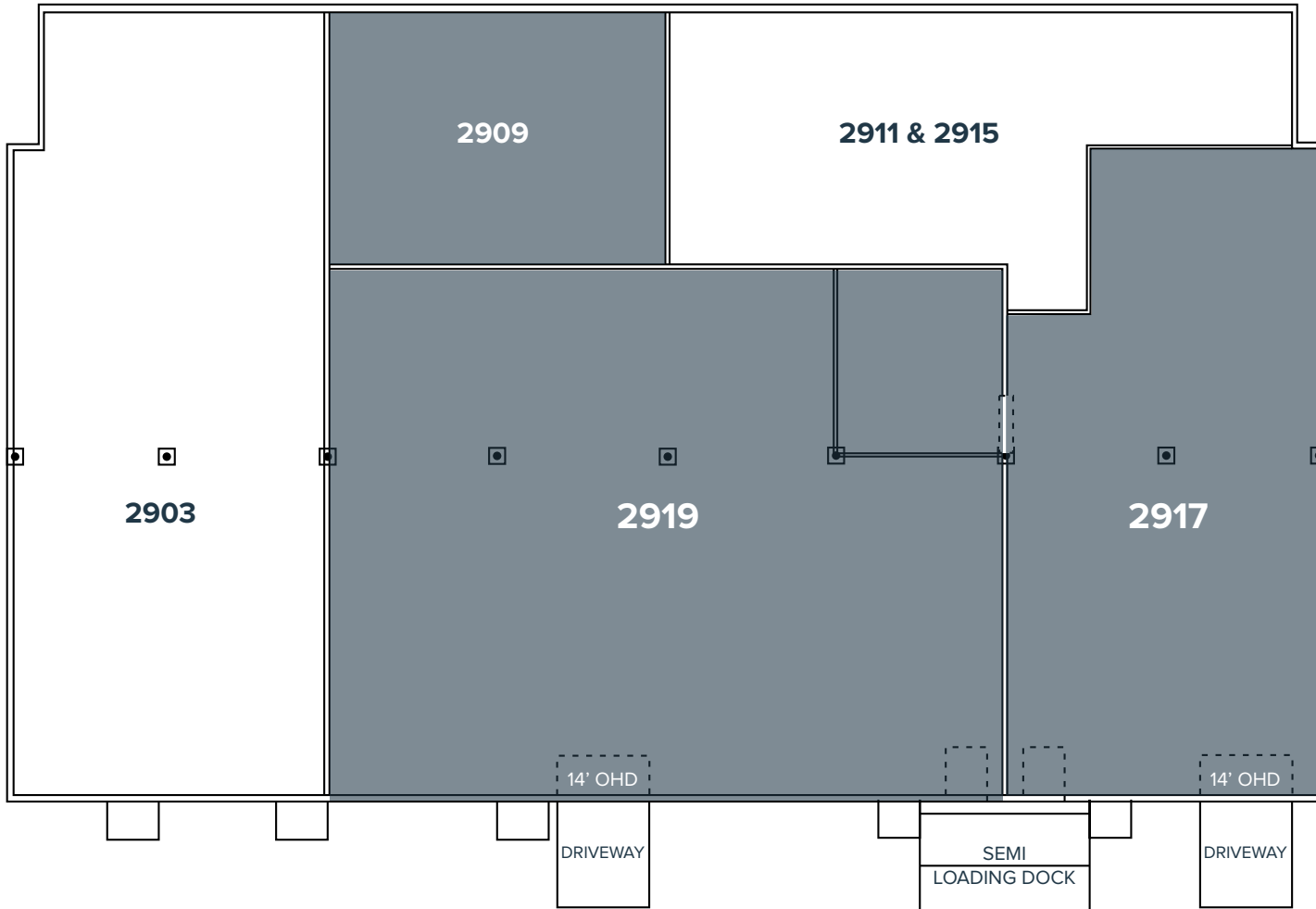
3 DOCK DOORS - 10' x 12'



3 DOCK DOORS & 1 OVERHEAD DOOR

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TENANT	SF	SUITE
USDA	-	2903
AVAILABLE	1,900 SF*	2909
DOT STOP	-	2911 & 2015
AVAILABLE	5,734 SF*	2917
AVAILABLE	8,200 SF*	2919

*up to 15,834 SF contiguous

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RETAILER MAP



Google

Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency

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PROPERTY DETAILS

LEASE RATE **\$4.00 - \$10.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

Building Name USDA Center
Street Address 2903 - 2919 Gary Dr
City, State, Zip Plymouth, IN 46563
County/Township Marshall/West Township
Side Of Street North

BUILDING INFORMATION

Building Size 23,520 SF
Price / SF \$4.00 - 10.00 SF/yr
Year Built 2004
Building Class B
Tenancy Multiple
Number Of Floors 2

PROPERTY DETAILS

Property Type Office
Property Subtype Office Building
Zoning C-3 (Commercial District)
Lot Size 2.6 Acres
APN# 50-41-25-000-006.002-020
Corner Property Yes
Traffic Count Street US Highway 30 - 17,805 VPD

PARKING & TRANSPORTATION

Parking Type Surface