

INDUSTRIAL SPACE FOR LEASE

2847 E 600 S
Warren, Indiana 46792



162,000 Square Feet

Plum Tree Warehouse Space for Lease



- Easy access, only 4 Miles to I-69, on SR 124
- 25' to 30' ceiling heights with large bay spaces
- 162,000 sq. ft. available — 5 buildings, including 2 story office space — will lease partial, individually, or in total
- Convenient semi and tractor trailer truck parking, with dolly pads and plug ins for block heating
- Short term leases considered
- Contract Warehouse Services offered with warehouse personnel
- Unload, store, pick, pack, load and other services available as needed
- 2 Bay, 5,000 sq. ft. maintenance facility with diesel fuel tank available
- Warren Travel Plaza, McDonalds, Marathon, & Comfort Inn, 4 miles

PROPERTY CONTACT
CRAIG MATHISON
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mathisoninv.com



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Property Name	Plum Tree Warehouse
Street Address	2847 E 600 S
City, State	Warren, IN
Zip	46792
City Limits	No
County	Huntington
Township	Salamonie

LEASE INFORMATION

Date Available	Immediately
Lease Rate	\$2.00 - \$5.00 PSF
Term	NNN or Modified Gross

BUILDING SIZES

Total Building Size (5 Buildings)	161, 890 SF
Office - 2 Stories	3,000 SF

UTILITIES

Electric Supplier	AEP
Natural Gas	Veteran
Internet & Fiber	Citizens

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Janitorial	Tenant
Interior Maintenance & Repairs	Tenant
Common Area Maintenance	Landlord
Insurance	Tenant
Property Taxes	Tenant
Roof & Structure	Landlord

SITE DATA

Site Acreage	27.49 A
Frontage	819 FT
Zoning	M1/GB
Zoning Description	General Business/ Light Industrial
Parking	Ample Semi and Truck Parking
Visibility	Good
Nearest Highway	SR 124
Nearest Interstate	I-69
Distance to Interstate	4 miles
Distance to Commercial Airport	Fort Wayne International, 19.46 miles



BUILDING 1 INFORMATION

Building Area	31, 800 SF
Office Building—2 Stories	3,000 SF
Year Built	Varies
Construction	Concrete block
Drive-in Doors	2
Docks	0
Roof	Membrane
Ceiling Height	25 FT
Heat	Gas fired unit heaters
Restrooms	2
Sprinklers	no
Quonset Huts (5, 000 SF each)	2

BUILDING 2 INFORMATION

Building Area	24,200 SF
Year Built	1978
Construction	Masonry block
Drive-in Doors	1
Docks	2
Roof	Sloped
Ceiling Height	25 FT
Heat	Radiant
Restrooms	1
Sprinklers	no

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BUILDING 3 SOUTH WAREHOUSE

Building Area	49,920 SF
Year Built	2000
Construction	Pre-engineered Steel Butler Bldg
Drive-in Doors	1
Docks	4
Roof	Standing seam metal
Ceiling Height	30 FT
Heat	Gas fired unit heaters
Restrooms	2
Sprinkler	ESFR
Lighting	Metal Halide
Column Spacing	60' x 30'

BUILDING 4 EAST WAREHOUSE

Building Area	40,950 SF
Year Built	1997
Construction	Pre-engineered Steel Butler Bldg
Drive-in Doors	2
Docks	2
Roof	Standing seam metal
Ceiling Height	26 FT
Heat/AC	Gas fired unit heaters
Restrooms	2
Sprinkler	No
Lighting	Metal Halide
Column Spacing	30' x 65'



BUILDING 5 SHOP

Building Area	5,000 SF
Year Built	1998
Construction	Pre-engineered Steel Butler Bldg
Drive-in Doors	4 (2 drive-thru service bays)
Docks	0
Roof	Standing seam metal
Ceiling Height	20 FT
Heat	Unit heater & Oil Heater
Restrooms	1
Sprinkler	No
Lighting	Metal Halide
Excellent Truck Maintenance Facility	

Parking

- 6 + Acres available for tractor / trailer parking & outdoor storage
- Stone lot
- Diesel fuel tank available
- Dolly pads
- Engine Block heater plug ins

PROPERTY INFORMATION

- Each Building is separately metered for electric & gas
- All electric services are single phase
- 10,000 gallon diesel fuel tank and dispensing pump

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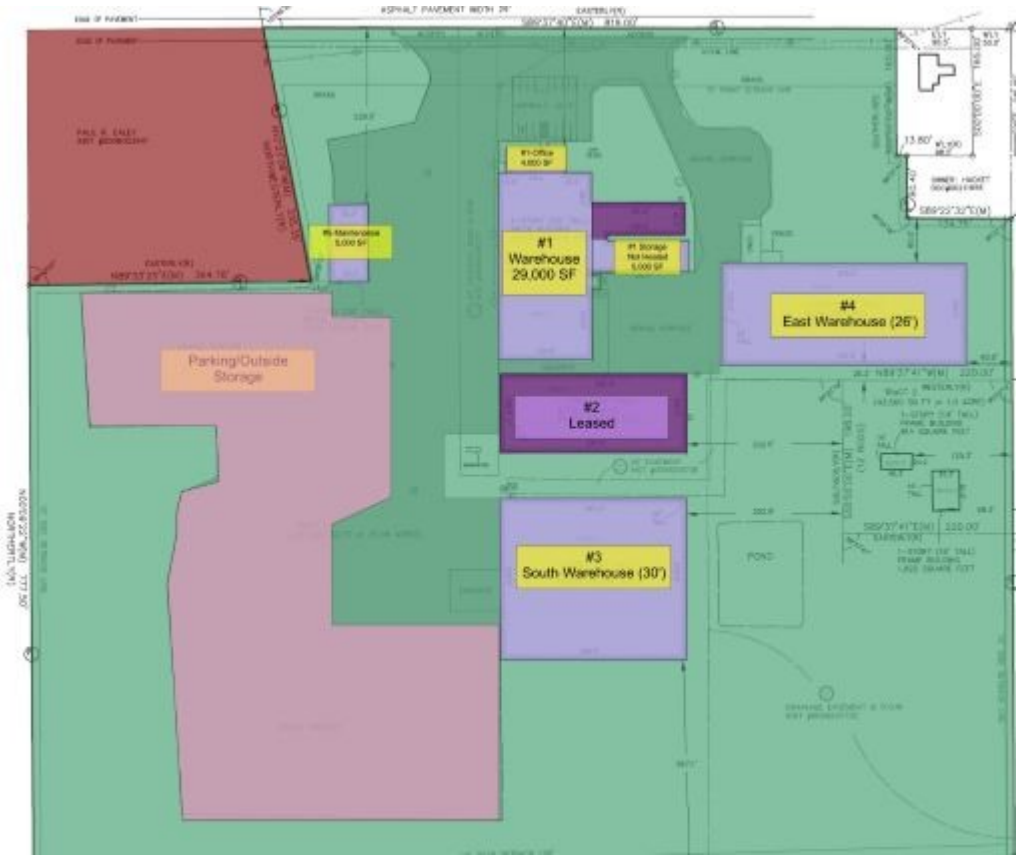
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Site Plan



Building	Size	Docks	Drive-In Doors	Ceiling Height
Building 1	31,800 SF	0	4	25 Feet
Office Space - 2 Stories	3,000 SF			
Building 2	24,200 SF	2	2	25 Feet
Building 3	49,920 SF	4	1	30 Feet
Building 4	40,950 SF	2	2	26 Feet
Building 5	5,000 SF	0	4 (2 drive-thru service bays)	20 Feet

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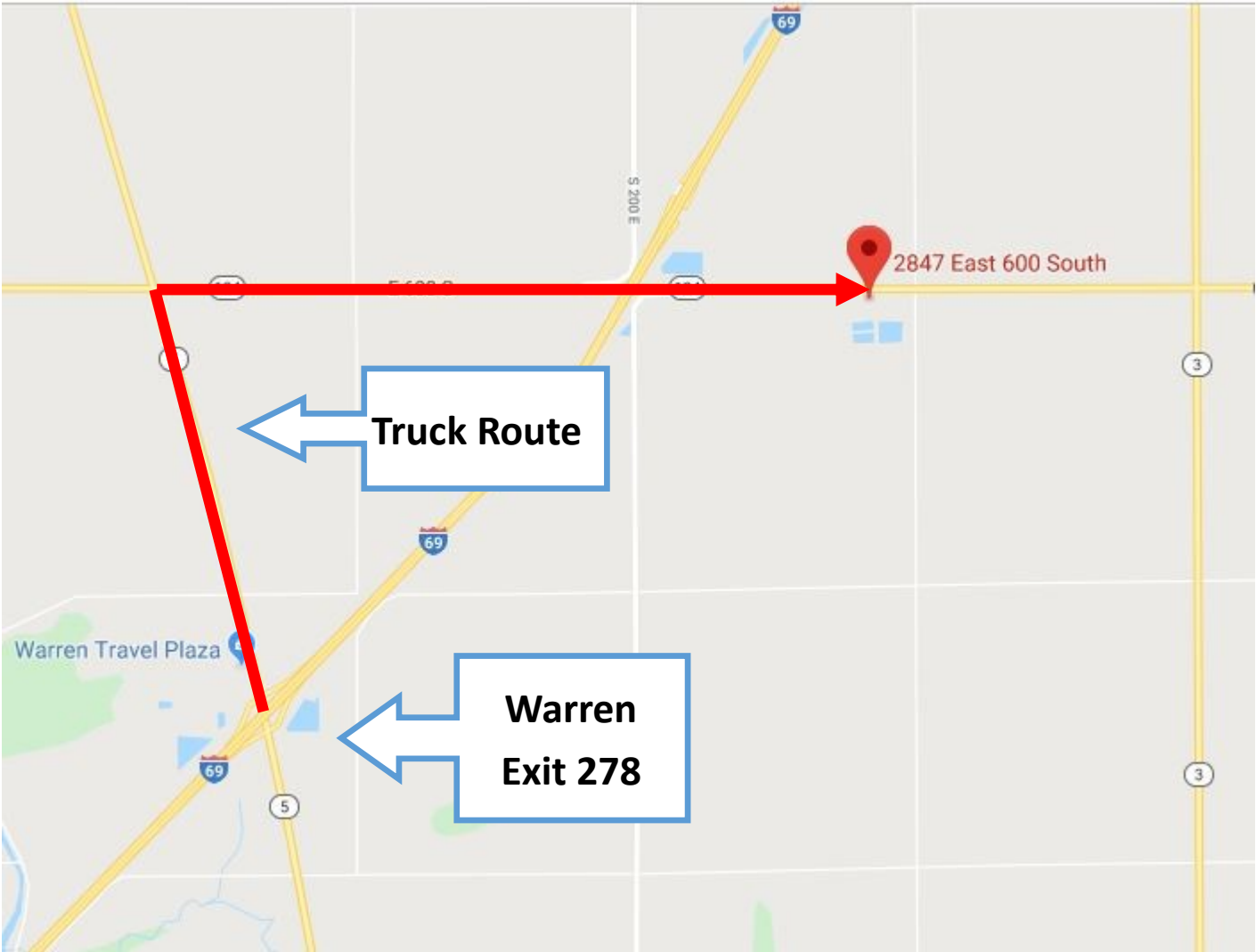
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Truck Route



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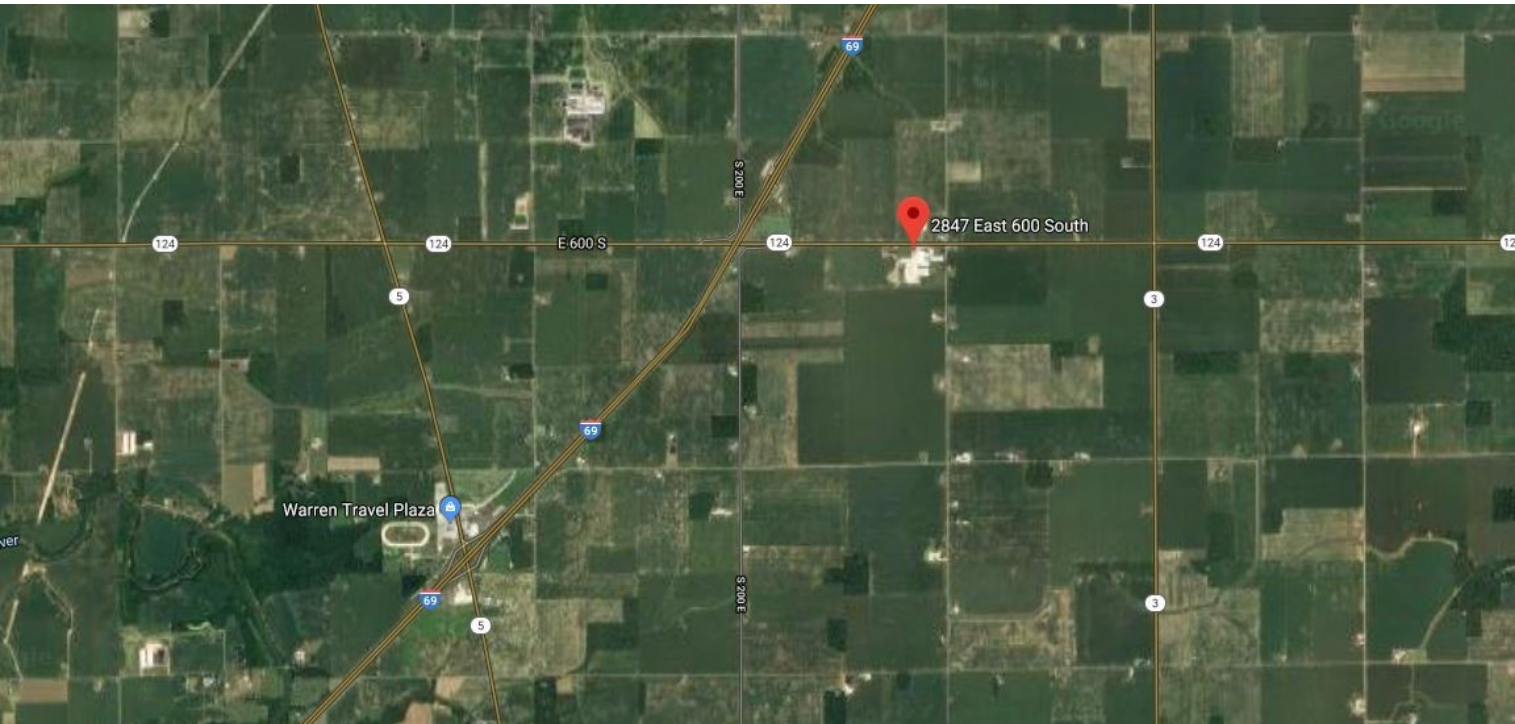
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Aerial Views



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