



Industrial For Sale

Property Name:

Location: 405 Morton Street

City, State: Bay City, MI

Cross Streets: Euclid Avenue and Salzburg Road

County: Bay

Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 6,500

Available Sq. Ft.: 6,500

Building Type:

Built

Available Shop Sq. Ft.: 6,500

Available Office Sq. Ft.: 0

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 10' - 12'

Grade Level Door(s): 0

Truckwells or Docks: 0

Exterior Construction: Steel

Structural System: Steel

Air-Conditioning: HVAC

Heating: HVAC

Availability: Immediately

Power (Amps/Volts): N/A

Freestanding: Yes

Rail: No

Security: Yes

Interior: N/A

Lighting: LED

Bay Sizes: N/A

Restrooms: 2

Cranes: No

Parking: 7

Year Built: 2020

Sprinklers: No

Signage: Yes

Exterior: N/A

Roof: Rubber Flat

Floors: N/A

Floor Drains: Yes

Acreage: 4.860

**Land
Dimensions:** N/A

PRICING INFORMATION

Sale Price: \$650,000 (\$100.00/sqft)

Taxes: \$41,811.39 (2024)

Parcel #: 160-032-176-001-00

Deposit: N/A

Options: N/A

TD: N/A

Assessor #: N/A

COMMENTS

- Excellent opportunity for contractors or outdoor storage use.
- Modern metal building constructed in 2020 with access to heavy power.
- Property currently houses a marijuana cloning operation which may also be available for purchase.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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