



## 1492 Grand River Avenue

Williamston, Michigan 48895

### Property Highlights

- Versatile spaces for Industrial / Warehouse/Distribution needs and various business operations.
- Clear heights are 12'6" below crane rails, 16' at next low point and up to 21' elsewhere.
- Ample parking and vacant lot behind building suitable for storage.
- State-of-the-art infrastructure for efficiency and convenience.
- Strategic location with easy access to major transportation routes.

### Offering Summary

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$6.75 SF/yr (NNN) |
| Building Size: | 16,450 SF          |
| Available SF:  | 16,450 SF          |
| Lot Size:      | 6.44 Acres         |

### For More Information



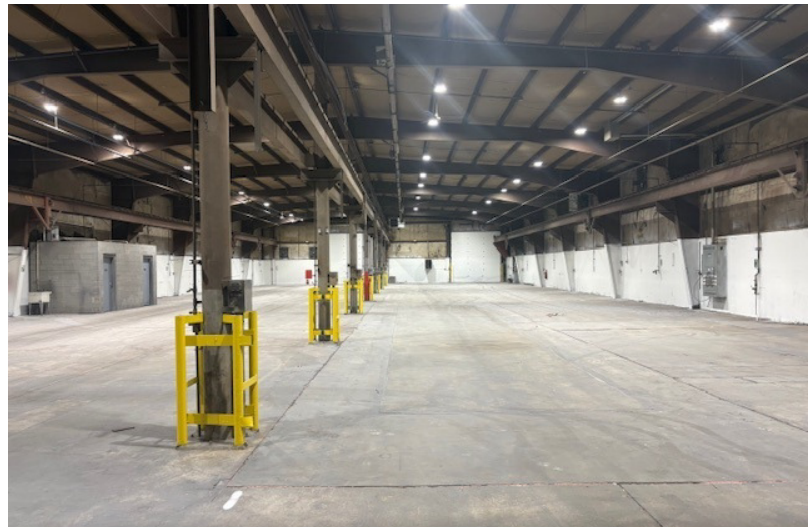
#### Jeffrey Branch

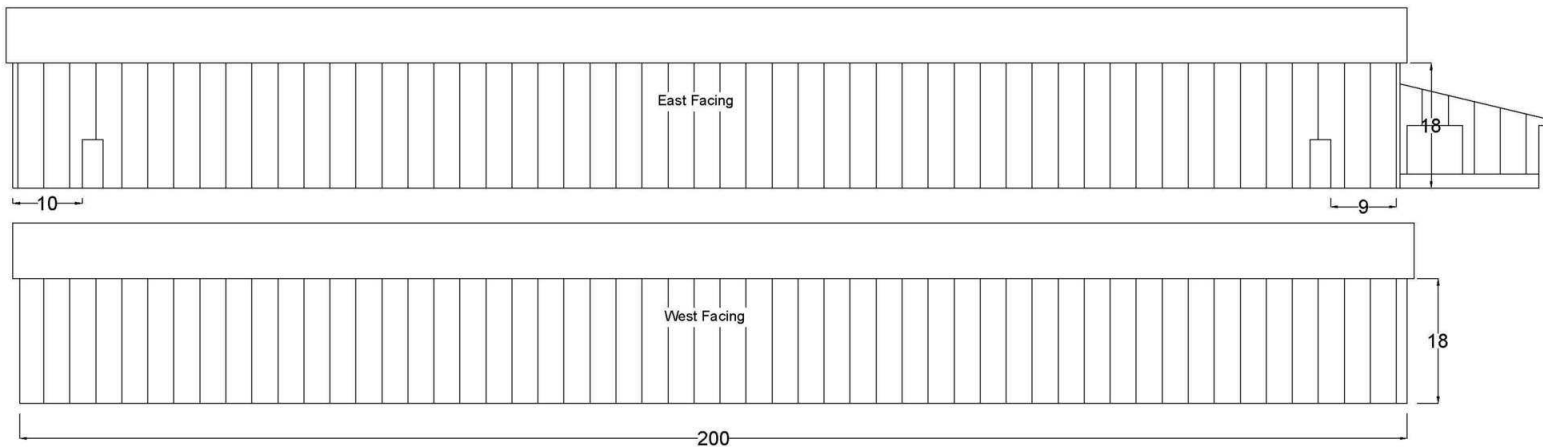
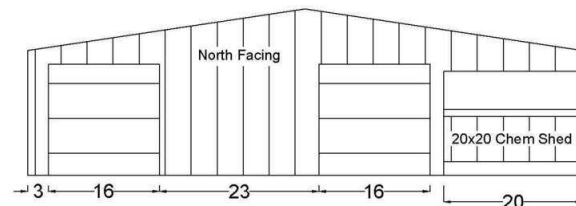
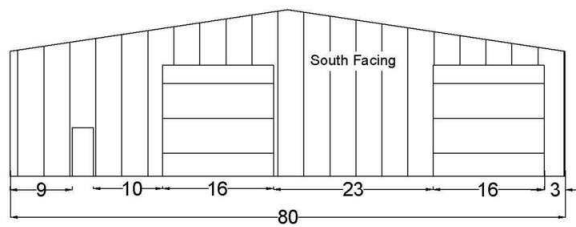
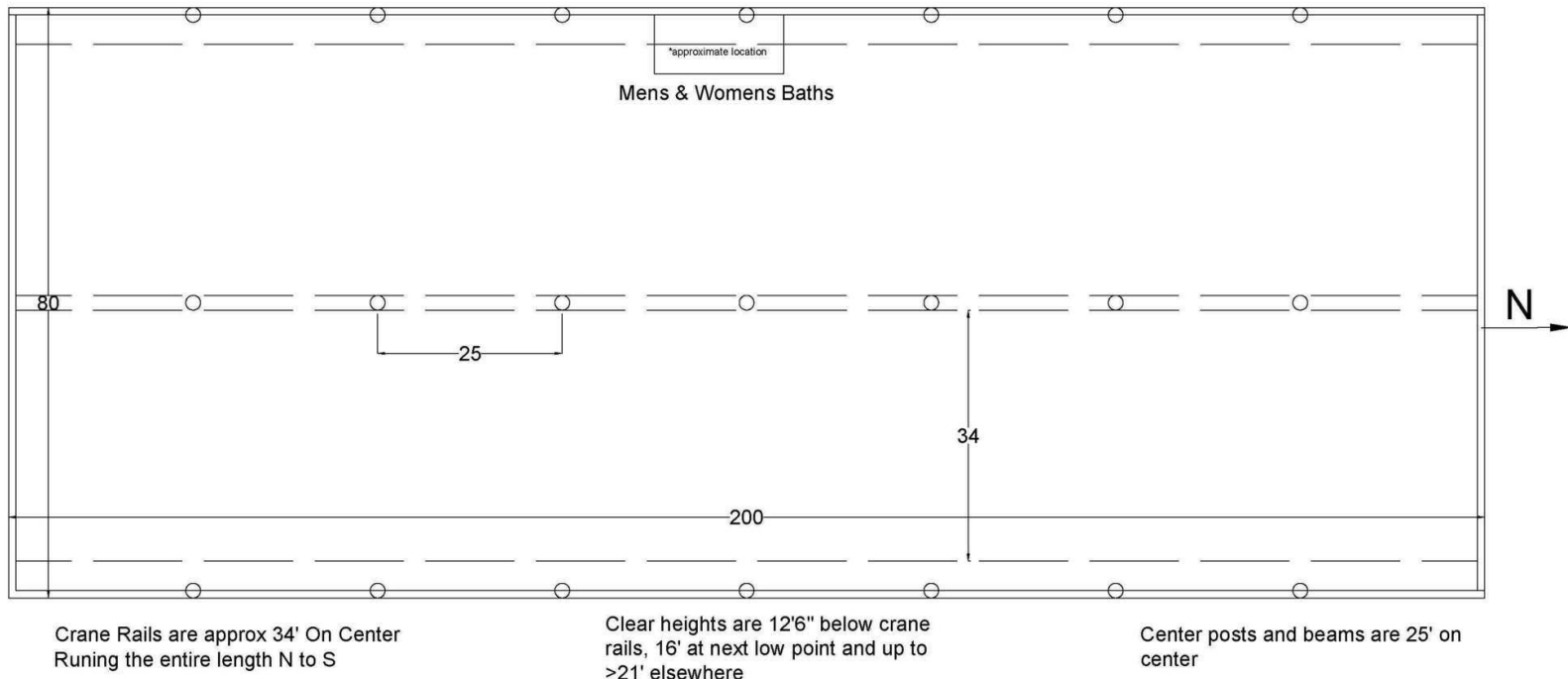
Associate Broker  
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jbranch@naimidmichigan.com



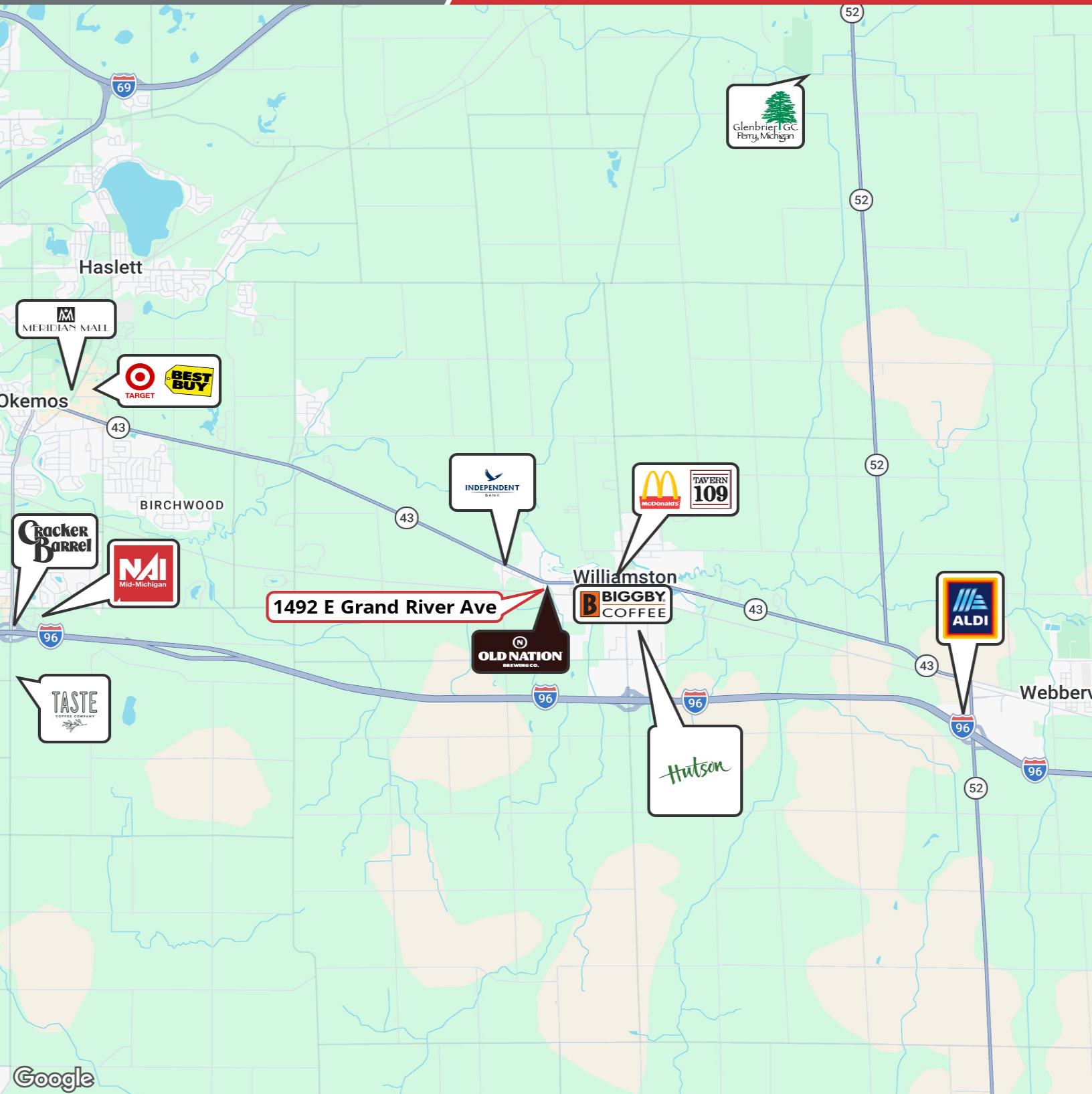
#### Eric Lilleboe

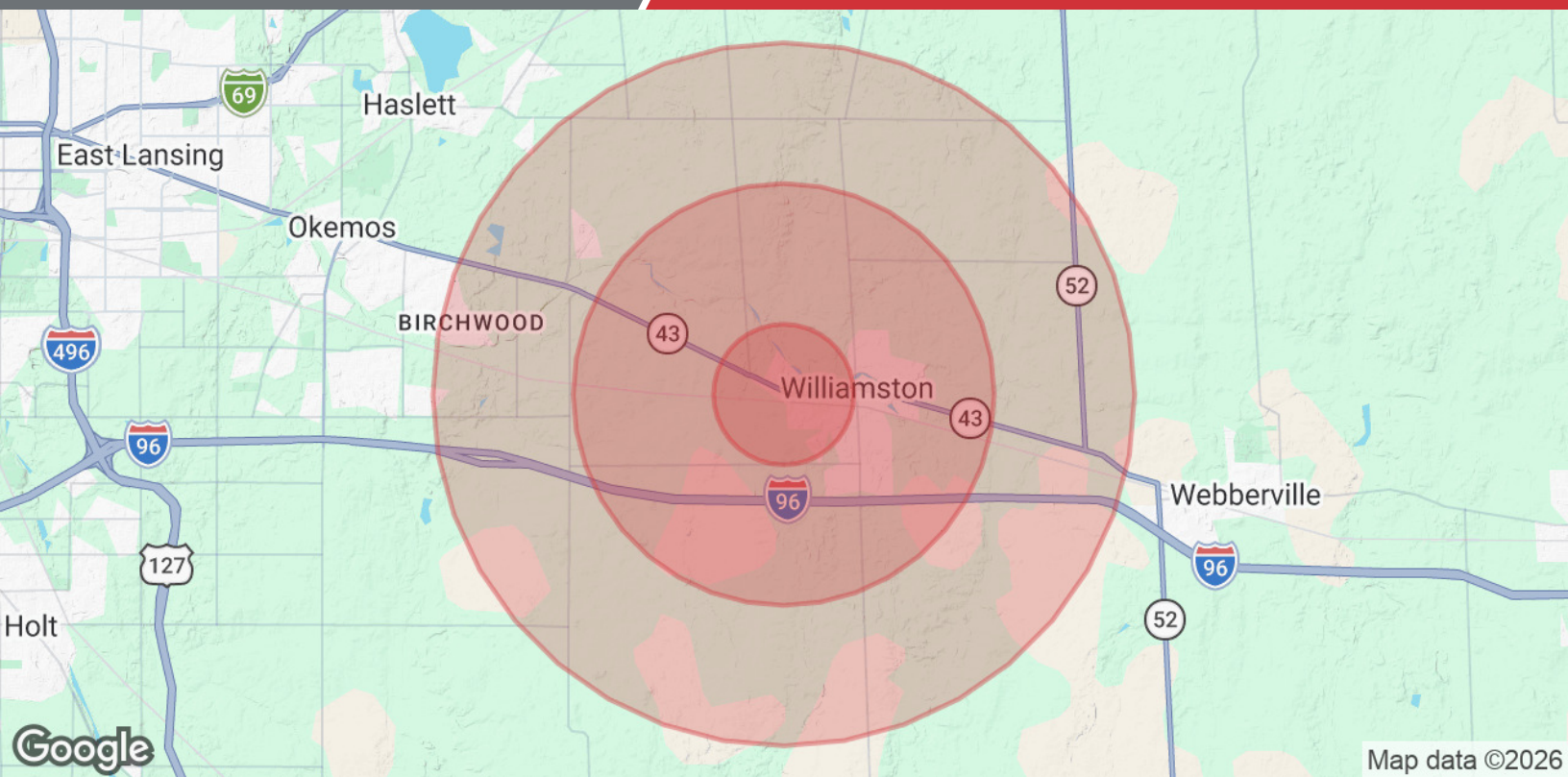
Commercial Advisor  
O: 517 230 4937 | C: 517 230 4937  
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| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,896     | 7,850     | 13,115    |
| Average Age          | 40        | 42        | 43        |
| Average Age (Male)   | 39        | 41        | 42        |
| Average Age (Female) | 41        | 43        | 44        |
| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 806       | 3,156     | 5,099     |
| # of Persons per HH  | 2.4       | 2.5       | 2.6       |
| Average HH Income    | \$122,477 | \$134,648 | \$144,261 |
| Average House Value  | \$285,372 | \$329,649 | \$350,720 |

2020 American Community Survey (ACS)