



Industrial For Sale or Lease

Property Name: Nuco Industrial Building
Location: 454 North Street
City, State: Mason, MI
Cross Streets: E. of Cedar Street
County: Ingham
Zoning: M-2, Gen. Manufacturing

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 180,900
Available Sq. Ft.: 180,900

Building Type: Built
Available Shop Sq. Ft.: 130,650
Available Office Sq. Ft.: 50,250

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 14' - 30'

Grade Level Door(s): 2: 12 x 14

Truckwells or Docks: 21

Exterior Construction: Masonry/Metal

Structural System: Steel/Concrete

Air-Conditioning: No

Heating: Gas Forced Air

Availability: Immediately

Power (Amps/Volts): 2000 Amps, 480 Volts, 480/277

Freestanding: Yes

Rail: No

Security: No

Interior: No

Lighting: Sodium Vapor

Bay Sizes: 15'x18', 55'x30', 20'x45'

Restrooms: 8

Cranes: No

Parking: 300

Year Built: 1921 (Retrofit: 1999)

Sprinklers: Yes

Signage: None

Exterior: Yes

Roof: Gable

Floors: 6" Concrete

Floor Drains: No

Acreage: 11.020

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$4.95

Lease Type: NNN

Sale Price: \$5,800,000 (\$32.06/sqft)

Imprv Allow: N/A

Tenant Responsibility: N/A

Mthly Rate: N/A

Lease Term: 3-5 Year(s)

Taxes: N/A

Options: N/A

Deposit: N/A

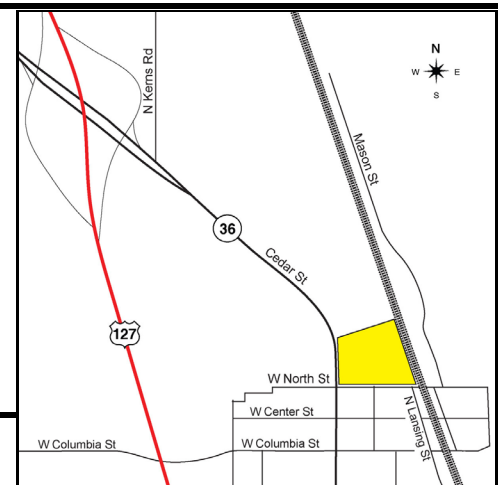
TD: N/A

Parcel #: 33-19-10-05-451-006

Assessor #: N/A

COMMENTS

- Heavy Power.
- Ideal for manufacturing/distribution.
- Near General Motors.
- Large fenced lot.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com
 Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com