

HEAVY MANUFACTURING/DISTRIBUTION FACILITY NEAR LANSING, MICHIGAN LESS THAN 5 MINUTES TO US-127



**FOR SALE OR
LEASE**
511 N. Mead St.
St. Johns, MI

AVAILABLE SPACE:
±265,000 SF

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264,913 SF INDUSTRIAL FACILITY

511 N. Mead Street, St. Johns, MI



HEAVY MANUFACTURING FACILITY

511 N. Mead Street offers a rare opportunity to buy or lease a large industrial facility totaling approximately 264,913 square feet on a 10.88-acre site in St. Johns, Michigan. The property is well suited for manufacturing, distribution, or warehouse users seeking substantial scale and infrastructure in Mid-Michigan.

The building features 18-foot average clear heights, multiple dock-high and grade-level doors, heavy power (1,000 amps / 480V), fire suppression, and a 12-ton crane positioned over a dock well. Approximately 10,000 square feet of office space supports operational needs, with ample on-site parking available.

Located less than five minutes from two US-127 interchanges and just 0.3 miles from downtown St. Johns, the property offers excellent regional access. Nearby industrial users include MWC Glanbia, Martin Brower, and BRP, placing the site within an established employment and logistics corridor.

This asset presents a compelling opportunity for users or investors seeking a high-capacity industrial property with flexibility and strong connectivity in a growing regional market.

SALE PRICE:

\$2,650,000

\$10 PSF
CASH OR NEW MORTGAGE

LEASE RATE:

\$4.50

PSF/YR, NNN



SIZE:

265,000 SF with
10,000 SF of Office



SITE:

10.88 Acres



CEILINGS:

18' Average
Clear Height



HEAVY POWER:

1,000 AMPS
1260/480 Volts



DOORS:

3 Dock Doors &
4 Grade-Level Doors



CRANE:

12-Ton
Over Dock



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511 N. Mead Street, St. Johns, MI

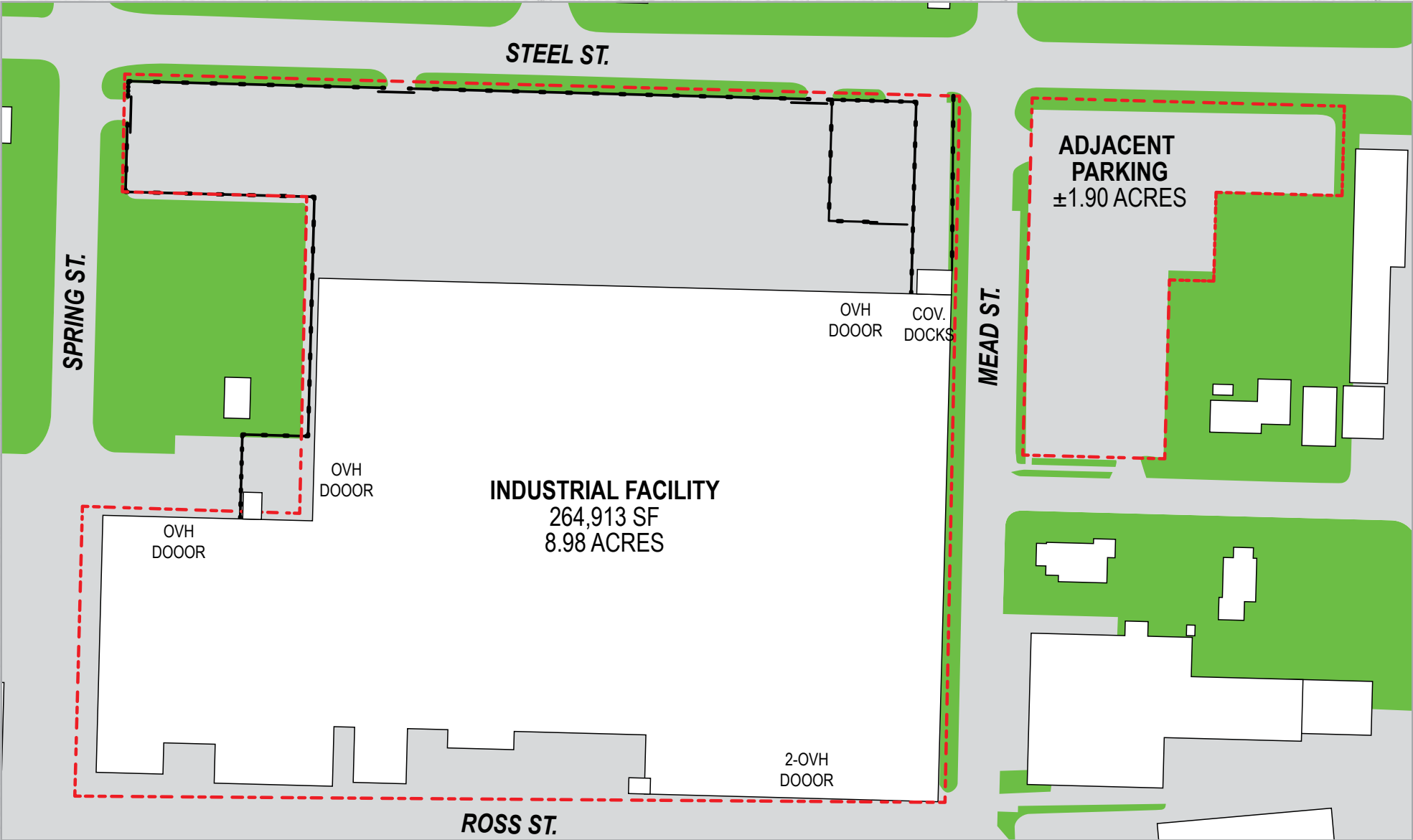


SPECIFICATIONS:

Total Building Area	264,913 SF
Office Area	±10,000 SF
Parking Spaces	100+
Floors	8" Concrete
Crane	12-Ton Over Dock
Heat	GFA
Year Built	1982/Reno. 2003
Ceiling	Min/Max.18.0'
Grade/Dock Doors	3 Dock Doors and 4 Grade-Level Doors
Fire Suppression	Yes
Acres:	Warehouse: 8.98 Adjacent Parking: 1.90 Total 10.88
Power:	1,000 Amps 1,260/480 Volts
Taxing Authority	City of St. Johns
Parcel #	300-490-111-001-60
SEV/Assessed Value	\$848,700
2025 Taxes	±\$49,278
Zoning	I-2 (Industrial)



SITE PLAN:



AREA INFORMATION

0.3 Miles

to Downtown St. Johns &
County Seat

0.1 Miles

to Business US-127 (Old US-27)

<2 Miles

to US-127 interchanges at
Exits 99 and 96

<1.2 Miles

to MWC Glanbia, Martin Brower
and BRP

<1 Hour

to Lansing, Flint and
Mt Pleasant

