

For Sale in DeWitt, Michigan



1120 Commerce Park Drive
DeWitt, Michigan
15,000 sq ft—1.98 acres
Zone: “BC” General Business
\$1,175,000



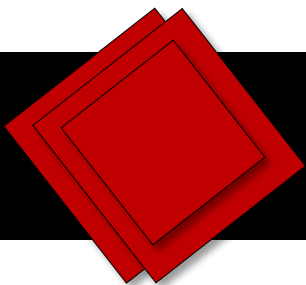
Driven to Make a Difference

Loretta Spinrad, Broker/Owner

1120 Commerce Park Drive, Ste C , DeWitt

517-331-1201

email: Loretta@Bridgetreetrealestate.net



General Information

1120 Commerce Park Drive is 15,000 sq ft building located within DeWitt's busiest commercial district just north of I69 along US 127.

Surrounding retail includes numerous franchise eateries, two strip malls (fully leased), numerous financial institutions, two hotels, service stations, and Meijer, a popular big box store. Nearby businesses also include a variety of insurance, investment, medical, and real estate services.

The property is currently part of a larger 44 acre parcel; however, will be split prior to closing. The sale will include a 15,000 sq ft building with 1.98 acres of land.

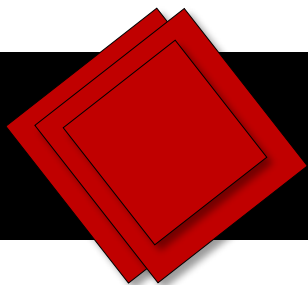
Property is zoned "BC" General Business.

Current taxes and assessment include the 44 acres and an additional building, not included in sale.



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Suite A - Conference Center

Suite A is a 9,000 sq ft block building consisting of a banquet room, catering kitchen, office, bathrooms, storage closet, and coat room.

The banquet room can be divided via folding walls, into three separate spaces for meetings or multiple events.

The banquet room will host up to 400 guests, has adequate bathrooms to service the space, and an outdoor patio.

If there is no interest in a banquet/conference business, the space could be subdivided into three separate retail or office spaces as there are multiple exit doors.

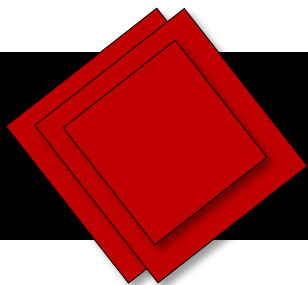
Suite A is a concrete block building with concrete block wall between the conference center and the remaining suites adjoining the south wall.

Personal property is negotiable.



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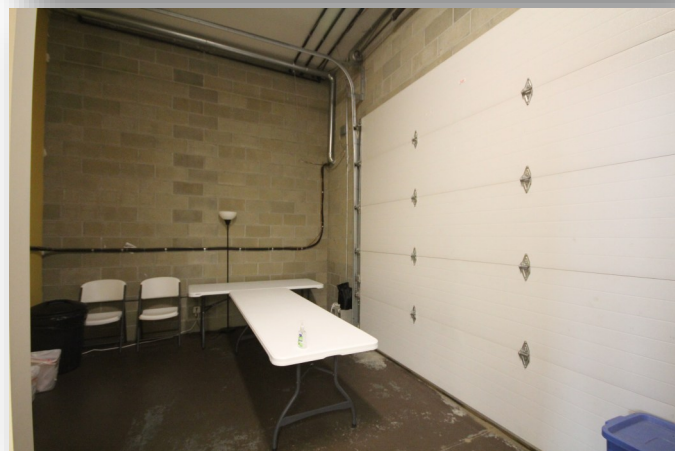
Suite B

The remaining 6,000 sq ft is divided into 4 separate suites, all of which are approximately 1,500 sq ft.

Suite B is currently leased to a training and testing organization for the construction trades. Tenant is currently on a month-to-month extension; however, would like to stay if possible

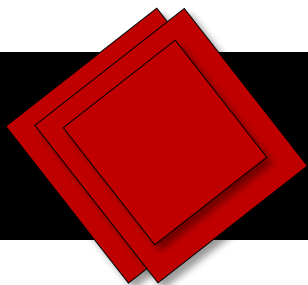
Suite B Details:

- Open Area: approximately 1080 sq ft
- Two Offices approximately 12 x 9 in size
- One Bathroom
- Storage Area
- 10' Overhead door
- 200 amp service
- Drop Ceiling
- Forced Air Gas
- Central Air
- Metal studs, so walls can be removed
- Current Lease \$1,300 per month includes monthly common area fee.
- Tenant is on modified gross lease and is responsible for their own utilities, janitorial expense, and annual HVAC inspections. Landlord is responsible for taxes, insurance, grounds, and exterior maintenance.



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Suite C

Suite C is currently vacant.

Suite C Details:

- Office area 1080 sq ft
- Storage area 156 sq ft
- One Bathroom
- Storage Area
- 10' Overhead door
- 200 amp service
- Drop Ceiling
- Forced Air Gas
- Central Air
- Metal studs, walls can be removed
- Currently leased to the local Chamber of Commerce and its non-profit foundation. Lease is \$1,500 per month which includes common area maintenance fee and is based on a modified gross lease with tenant responsible for their own utilities, janitorial expense, and annual HVAC inspections. Landlord is responsible for taxes, insurance, grounds, and exterior maintenance.



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Suite D

Suite D is currently leased as a Veterinarian Clinic. Tenant is currently on a month-to-month extension of previous lease which expired December 2024. Tenant would like to stay.

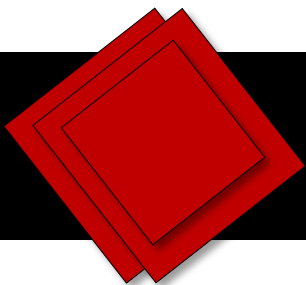
Suite D Details:

- 1,500 sq ft
- One Bathroom
- Storage Area
- 200 amp service
- Drop Ceiling
- Forced Air Gas
- Central Air
- Metal studs, walls can be removed
- Current Lease \$1,537.50 per month which includes set common area maintenance fee.
- Tenant is on modified gross lease and is responsible for their own utilities, janitorial expense, and annual HVAC inspections.
- Landlord is responsible for taxes, insurance, grounds, and exterior maintenance.



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Suite E

Suite E is currently leased and is currently operating as a pet grooming center.

Suite E Details:

- 1,500 sq ft
- Reception area and 10 separate rooms measuring approximately 7' x 9'
- One Bathroom
- One Laundry Room
- Storage Area
- 200 amp service
- Drop Ceiling
- Forced Air Gas
- Central Air
- Metal studs, walls can be removed
- Current Lease is month to month This is a modified gross lease with tenant responsible for interior, mechanical repair and utilities.
- Current Lease is \$1,525/month which includes monthly common area fee.



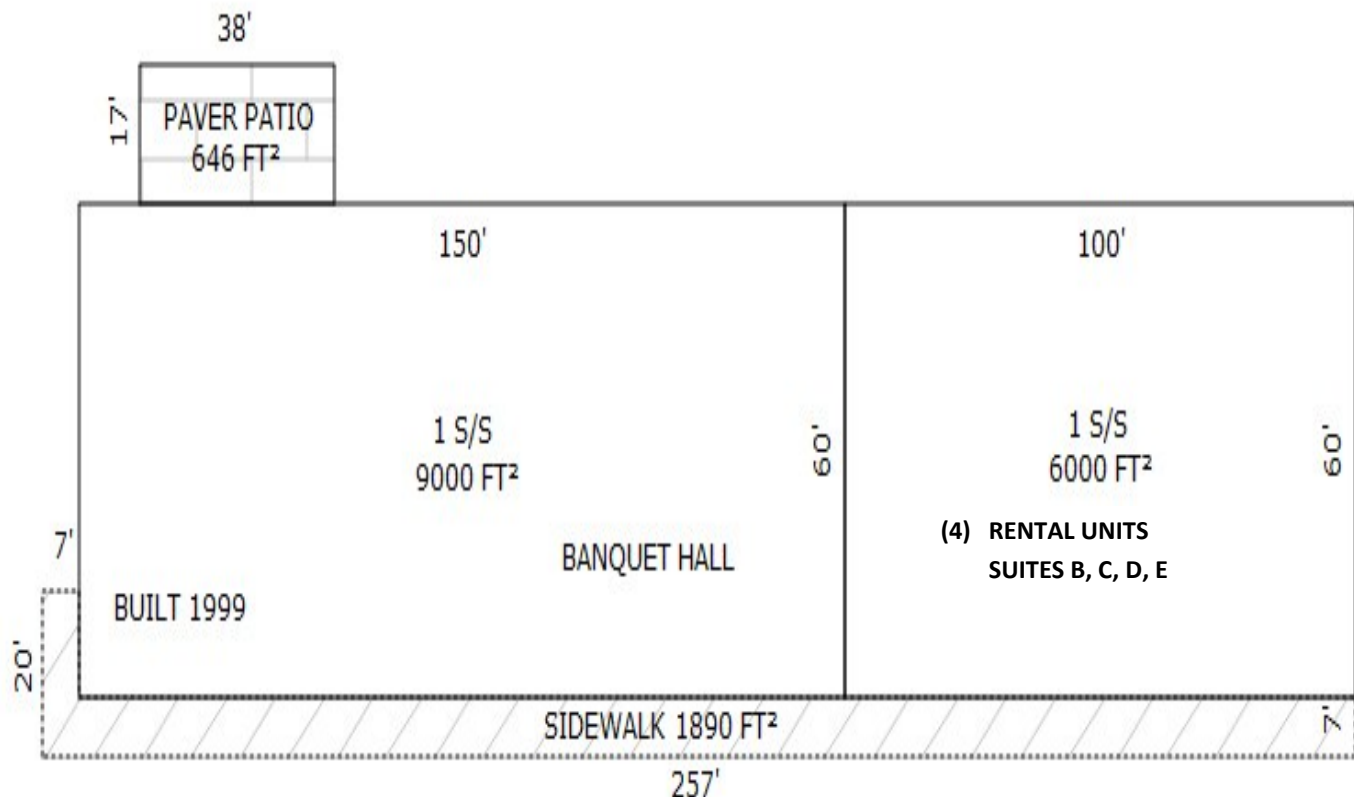
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Summary

To summarize, the building offers numerous opportunities; from conference center to multiple offices, and/or retail spaces.

- 15,000 total sq ft (9,000 sq + 6,000 sq ft)
- 116 parking spaces
- Pitched metal roof with overhang
- Each unit is separately metered
- High ceilings in all units
- Aluminum gutters and downspouts
- Insulated fixed glass windows, aluminum frames



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