



Industrial For Sale

Property Name:

Location: 221 Industrial Drive

City, State: Hillsdale, MI

Cross Streets: Uran Street

County: Hillsdale

Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	97,486	Building Type:	Built	Mezzanine:	N/A
Available Sq. Ft.:	97,486	Available Shop Sq. Ft.:	91,486	Office Dim:	N/A
		Available Office Sq. Ft.:	6,000	Shop Dim:	N/A

PROPERTY INFORMATION

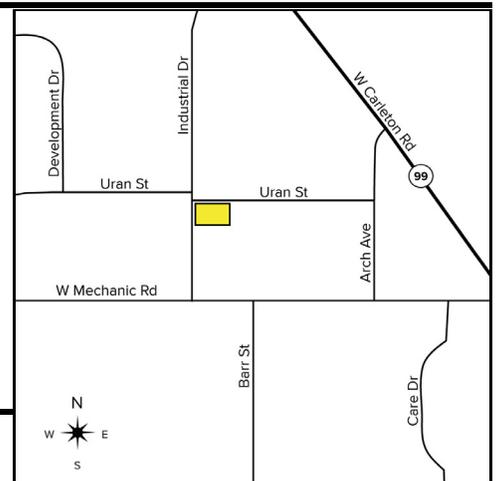
Freestanding:	Yes	Year Built:	1973
Clear Height:	16'	Rail:	Yes, Possible
Grade Level Door(s):	2: 12 x 14, 12 x 14	Security:	Yes
Truckwells or Docks:	5	Interior:	No
Exterior Construction:	Masonry/Block	Lighting:	LED
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	No	Restrooms:	Yes
Heating:	GFA/Radiant	Cranes:	Yes, Possible
Availability:	Immediately	Parking:	250
Power (Amps/Volts):	6000 Amps, 480 Volts, Primary		
		Roof:	2018
		Floors:	8"
		Floor Drains:	Yes
		Acreage:	5.240
		Land Dimensions:	N/A

PRICING INFORMATION

Sale Price:	\$4,200,000 (\$43.08/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$12,509.19 (2024/25)	Options:	N/A	Assessor #:	N/A
Parcel #:	006-221-276-01				

COMMENTS

Manufacturing building located in Hillsdale between Detroit, Chicago, Grand Rapids, Lansing, Toledo, and Fort Wayne. Primary power with 6,000 Amps of 480 Volts, 3 Phase split between two transformers. New heat, LED Lights. Updated monitored fire suppression, compressor lines throughout, new windows, 5 dock doors, 2 overhead doors and 1,800 sq. ft. of office, plus 4,000 sq. ft. of office built into the shop. Rail spur is available within 1/4 mile via bulk trailers. Short term tenant leases 17,000 sq. ft. can remain or vacate.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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