



Industrial For Sale or Lease

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
Available Sq. Ft.: 20,000 - 97,486

Building Type: Built
Available Shop Sq. Ft.: 91,486
Available Office Sq. Ft.: 6,000

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

PROPERTY INFORMATION

Clear Height: 16'
Grade Level Door(s): 2: 12 x 14, 12 x 14
Truckwells or Docks: 5
Exterior Construction: Masonry/Block
Structural System: Steel
Air-Conditioning: No
Heating: GFA/Radiant
Availability: Immediately
Power (Amps/Volts): 6000 Amps, 480 Volts, Primary

Freestanding: Yes
Rail: Yes, Possible
Security: Yes
Interior: No
Lighting: LED
Bay Sizes: N/A
Restrooms: Yes
Cranes: Yes, Possible
Parking: 250

Year Built: 1973
Sprinklers: Yes
Signage: N/A
Exterior: Yes
Roof: 2018
Floors: 8"
Floor Drains: Yes
Acreage: 5.240
Land Dimensions: N/A

PRICING INFORMATION

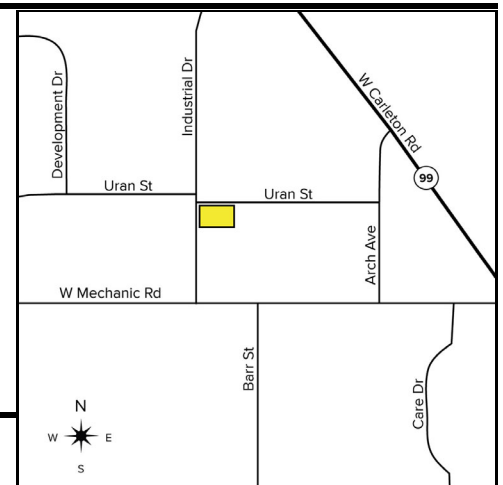
Lease Rate: \$4.75
Lease Type: NNN
Sale Price: \$3,995,000 (\$40.98/sqft)
Imprv Allow: N/A
Tenant Responsibility: N/A

Mthly Rate: N/A
Lease Term: N/A
Taxes: \$16,557.39 (2025)
Options: N/A

Deposit: N/A
TD: N/A
Parcel #: 006-221-276-01
Assessor #: N/A

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, windows & doors, 5 dock doors, 2 overhead doors, and 1,800 sq. ft. of office, plus 4,000 sq. ft. of office built into the shop. New roof on 66,000 sq. ft. of warehouse in 2018. Column spacing: 30x20 in 66,000 sq. ft. 30x25 in 25,000 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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