

# Office/Medical Building for Lease or Sale



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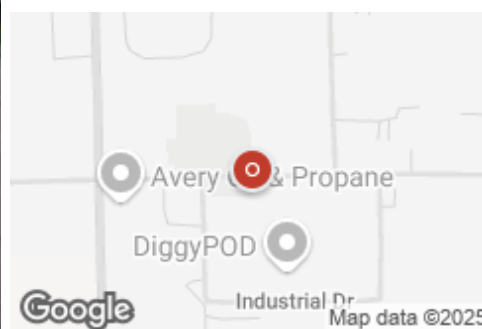
Gil Henry & Associates

1060 S. Main St., Suite A Adrian, MI 49221 | 517-263-8971

## Krueger Professional Building

Office: Medical/Dental

200 E Russell, Tecumseh, MI, 49286



### Property Features

#### Location Details

Address	<b>200 E Russell, Tecumseh, MI 49286</b>
Zoning	<b>I-1</b>
County	<b>Lenawee</b>

Parcels	<b>XT0-555-0272-00</b>
Name	<b>Krueger Professional Building</b>
Nearest MSA	<b>Adrian</b>

#### Building Details

Sub Type	<b>Medical/Dental</b>
Building Status	<b>Existing</b>
Building Size	<b>11,000 SF</b>
Land Size	<b>1.27 Acres / 55,321 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built	<b>1997</b>
Occupancy Type	<b>Multi-tenant</b>
Building Class	<b>B</b>

Parking Spaces	<b>50</b>
Parking Ratio	<b>-</b>
Number of Tenants	<b>5</b>
Electricity	<b>Yes</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>
Rail Service	<b>No</b>

### Listings

2 Listings | 7,823 - 11,000 SF | **\$750,000**

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Medical Offices Building	-	7,823 SF	<b>Negotiable</b>	8/06/2025
For Sale	No	Medical Offices Building	-	11,000 SF	<b>\$750,000</b>	8/06/2025



## Additional Photos

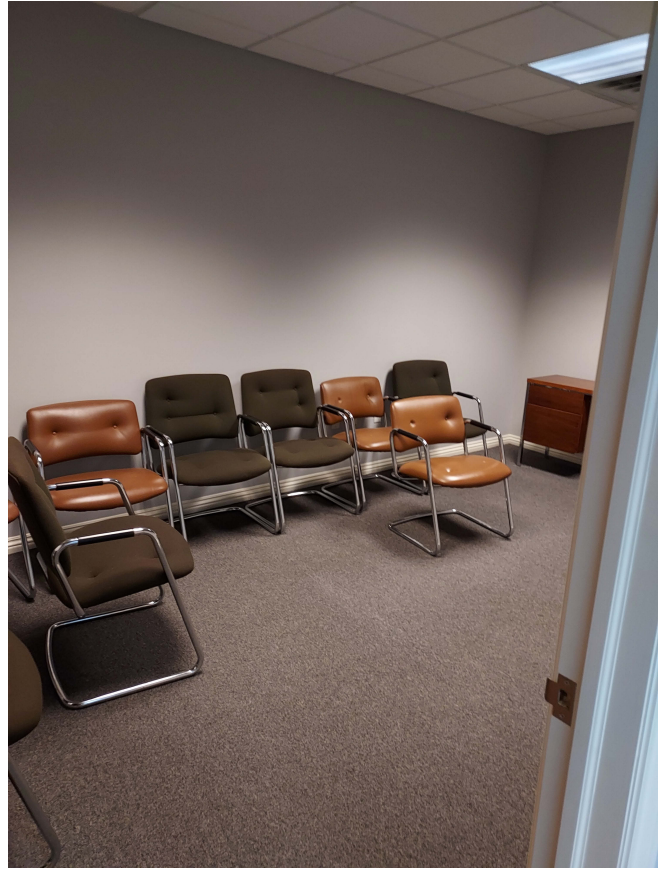
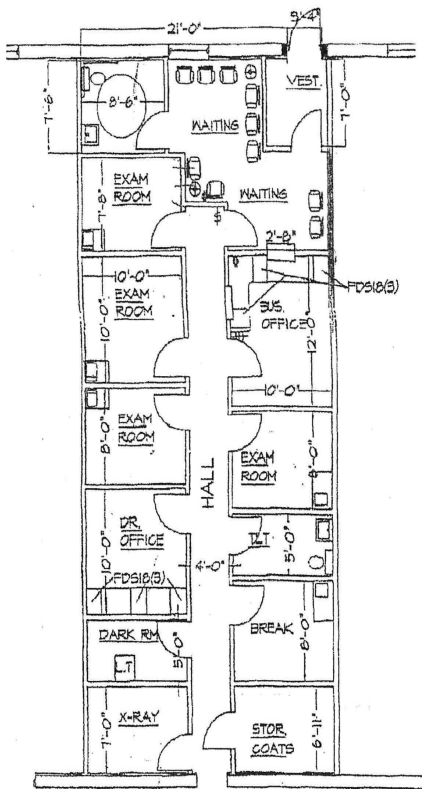




EXHIBIT A-1  
FLOOR PLAN



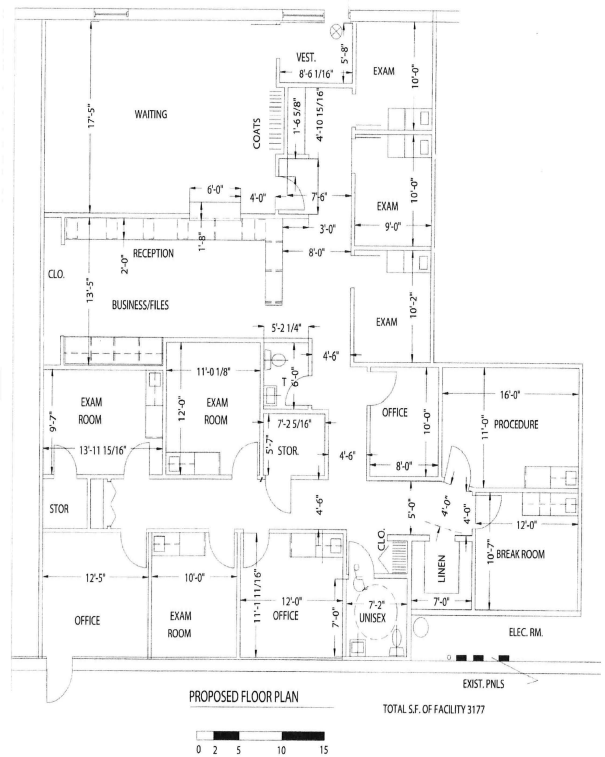
200 Russell Road - Suite B  
KRUEGER DEVELOPMENT

EXHIBIT A-1A

SITE PLAN SHOWING THE LAND, BUILDING PREMISES, COMMON AREAS  
AND LOCATION OF TENANT'S SIGNS

200 E. Russell Rd., Suite C  
Tecumseh, Michigan 49286

See attached drawings.



PROPOSED FLOOR PLAN

TOTAL S.F. OF FACILITY 3177

