



PROPERTY HIGHLIGHTS

- Originally built in 1920, expanded in 1986
- Zoned C-3 for diverse industrial/manufacturing uses
- Close proximity to the Adrian area for regional accessibility
- Ample space for production, warehousing, or distribution
- High ceilings and open floor plan for versatile use
- Rail Access
- Convenient access to major transportation routes
- Steel roof covers entire structure
- Ample parking
- Several cranes
- Three phase 220 and 440 volt power

PROPERTY DESCRIPTION

Former Blissfield coal plant. Building was most recently home to one of the world's leading manufacturers of surface plates and precision inspection equipment.

OFFERING SUMMARY

Sale Price:	\$545,000
Building Size:	21,670 SF
Zoning:	C-3
APN:	BL2-620-0310-00 & BL2-620-0320-00
County:	Lenawee

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

KYLE JURGENSON

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BUILDING INFORMATION

Building Size	21,670 SF
Number of Cranes	3 (One 30 ton Two 1 ton)
Minimum Ceiling Height	20 ft
Number of Drive In Bays	2
Number of Grade Level Doors	2
Office Space	2,600 SF
Number of Floors	2
Year Built	1920
Year Last Renovated	1986
Gross Leasable Area	21,670 SF
Construction Status	Existing
Warehouse %	90.0%
Framing	Masonry block and steel
Condition	Good
Roof	Metal
Free Standing	Yes
Foundation	Concrete
Exterior Description	Brick, Block, and Steel Construction

Sale Price

\$545,000

LOCATION INFORMATION

Street Address	203 E ADRIAN BLISSFIELD, MI 49228
City, State, Zip	Blissfield, MI 49228
County	Lenawee
Market	Adrian
Township	Blissfield
Nearest Highway	US 223

PROPERTY INFORMATION

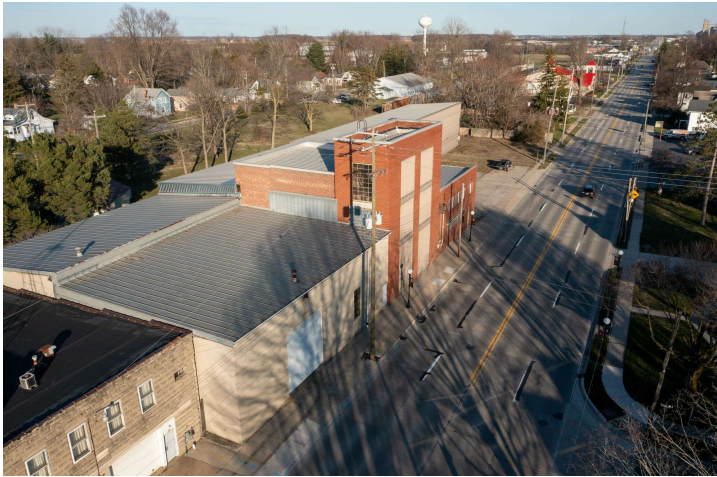
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	C-3
Lot Size	18,437 SF
APN #	BL2-620-0310-00 & BL2-620-0320-00
Lot Depth	0 ft
Traffic Count	13064
Traffic Count Street	E Adrian St.

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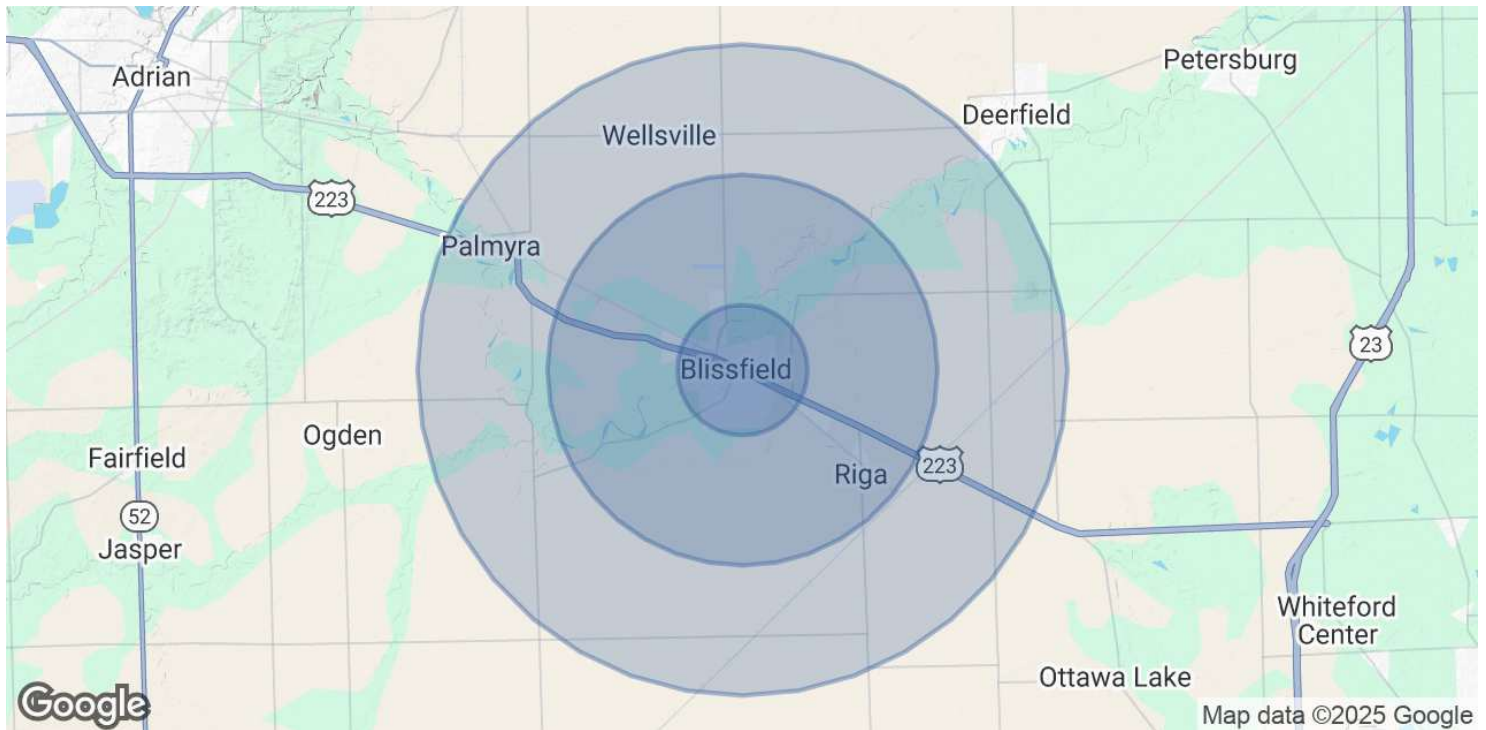


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,575	4,296	6,438
Average Age	35.7	37.9	40.2
Average Age (Male)	36.5	37.8	39.8
Average Age (Female)	40.5	41.4	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	640	1,758	2,682
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$63,018	\$66,279	\$69,239
Average House Value	\$118,182	\$129,462	\$133,439

2020 American Community Survey (ACS)

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