



Industrial For Sale

Property Name:

Location: 419 E. Pinconning Road

City, State: Pinconning, MI

Cross Streets: N. 7 Mile Road

County: Bay

Zoning:

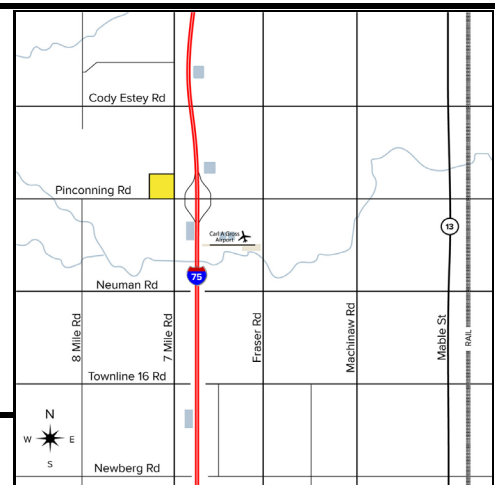
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	134,629	Available Shop Sq. Ft.:	134,629	Office Dim:	N/A
Available Sq. Ft.:	134,629	Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	2020
Clear Height:	40'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2	Security:	Yes	Signage:	Yes
Truckwells or Docks:	1	Interior:	No	Exterior:	No
Exterior Construction:	N/A	Lighting:	LED	Roof:	N/A
Structural System:	N/A	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	Yes	Floor Drains:	Yes
Heating:	N/A	Cranes:	No	Acreage:	25.000
Availability:	Immediately	Parking:	Heavy	Land Dimensions:	N/A
Power (Amps/Volts):	Provided by off-grid, natural gas generators w/CO2 collection				

PRICING INFORMATION		Deposit:	N/A	TD:	N/A
Sale Price:	\$8,650,000 (\$64.25/sqft)	Options:	N/A	Assessor #:	N/A
Taxes:	\$3,036.84 (2024)	Parcel #:	120-019-400-020-00		

COMMENTS

State-of-the-art building suitable for many uses including Lab, Research and Manufacturing. Excellent freeway access and visibility at I-75 and Pinconning Road. The property features a Main Building: 49,180 sq. ft. (plus 12,975 sq. ft. mezzanine), Greenhouse: 44,352 sq. ft., A/C Lab Building: 10,000 sq. ft., and miscellaneous additional buildings on 25 acres. Gated entrance with advanced security surveillance system.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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