

Industrial Investment Opportunity

715 E Duncan, Manchester, MI 48158



FOR SALE



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	4.427 Acres
Building Size:	115,488 SF
Taxes 2025:	\$9373.17
SEV 2026:	\$167,300

PROPERTY HIGHLIGHTS

- 115,488 SF industrial facility
- 4.427 acres - three parcels
- I-1 (Limited Industrial District) zoning
- Located 2 blocks east of M-52 and 10 miles south of I-94
- 200 parking spaces
- 3 Indoor loading docks (one with 5-ton crane), 2 outdoor loading docks, 1 grade-level door
- 3 Phase Power
- Gas radiant heat
- Fire suppression system with fully sprinkled building
- New LED lighting throughout
- 10' - 18' ceilings
- 2 restrooms

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	886	1,674	2,781
Total Population	1,924	3,844	6,623
Average HH Income	\$103,439	\$112,742	\$114,850

Jeff Evans

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Charlie Koenn

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PROPERTY DESCRIPTION

Unlock the potential of this expansive 115,488 SF, multi-tenant, industrial facility situated on 4.427 acres across three parcels in the City of Manchester. This I-1 zoned property offers a strategic location just 2 blocks east of M-52 and approximately 10 miles south of I-94, providing convenient access to major transportation routes.

Property Highlights:

Address:

715 E Duncan (Parcel ID: 16-16-01-340-001)

757 E Duncan (Parcel ID: 16-16-01-350-002)

124 Division St (Parcel ID: 16-16-01-345-005)

Total Building Area: 115,488 SF

Land Area: 4.427 Acres (3 contiguous parcels)

Zoning: I-1 (Limited Industrial)

Parking: Two vacant, paved parcels currently used for 200 surface parking spaces

Loading Access: 3 Indoor loading docks (one with 5-ton crane), 2 outdoor loading docks, 1 grade-level door

Ceiling Height: 10' - 18'

Lighting: Entire building equipped with new LED lighting

Heavy Power: 3 Phase- 240v, 250v, 480v Delta & 480v/277v WYE services are available in the building.

Heating: Gas radiant heat

Sprinklers: Fire suppression system with fully sprinkled building

Restrooms: 2

Utilities & Infrastructure: Functional for a variety of industrial or warehouse uses

This versatile industrial property is ideal for manufacturing, warehousing, or distribution operations. The combination of substantial building square footage, ample paved parking, multiple access points, and strategic location makes this a unique opportunity in the regional industrial market.

Note: Seller is a Licensed Broker in the State of Michigan.

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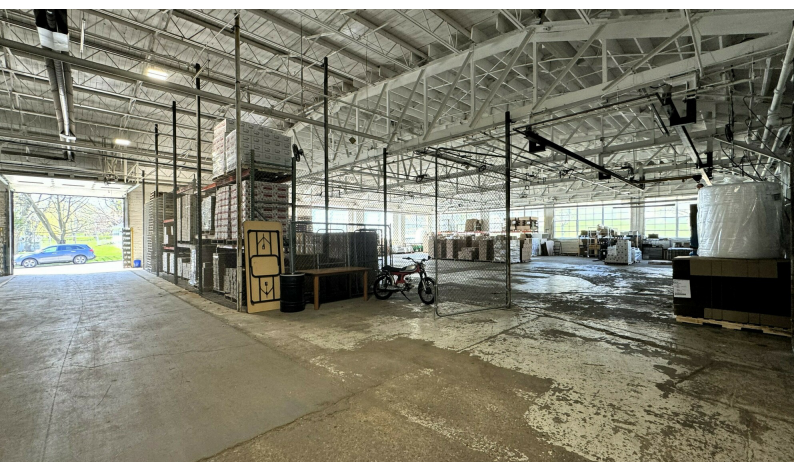
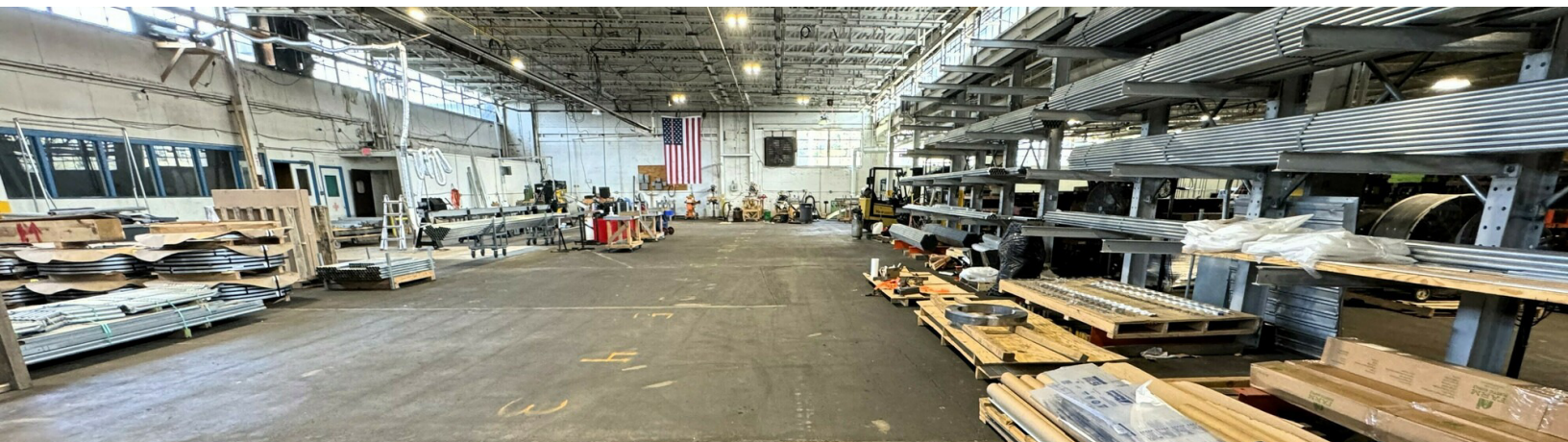
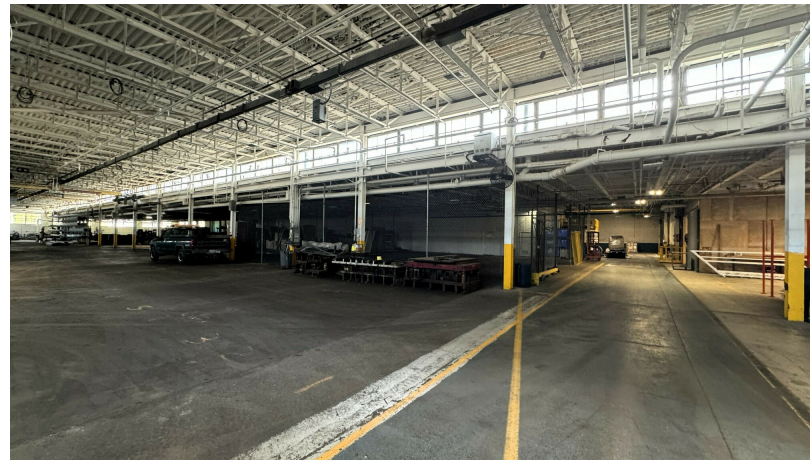
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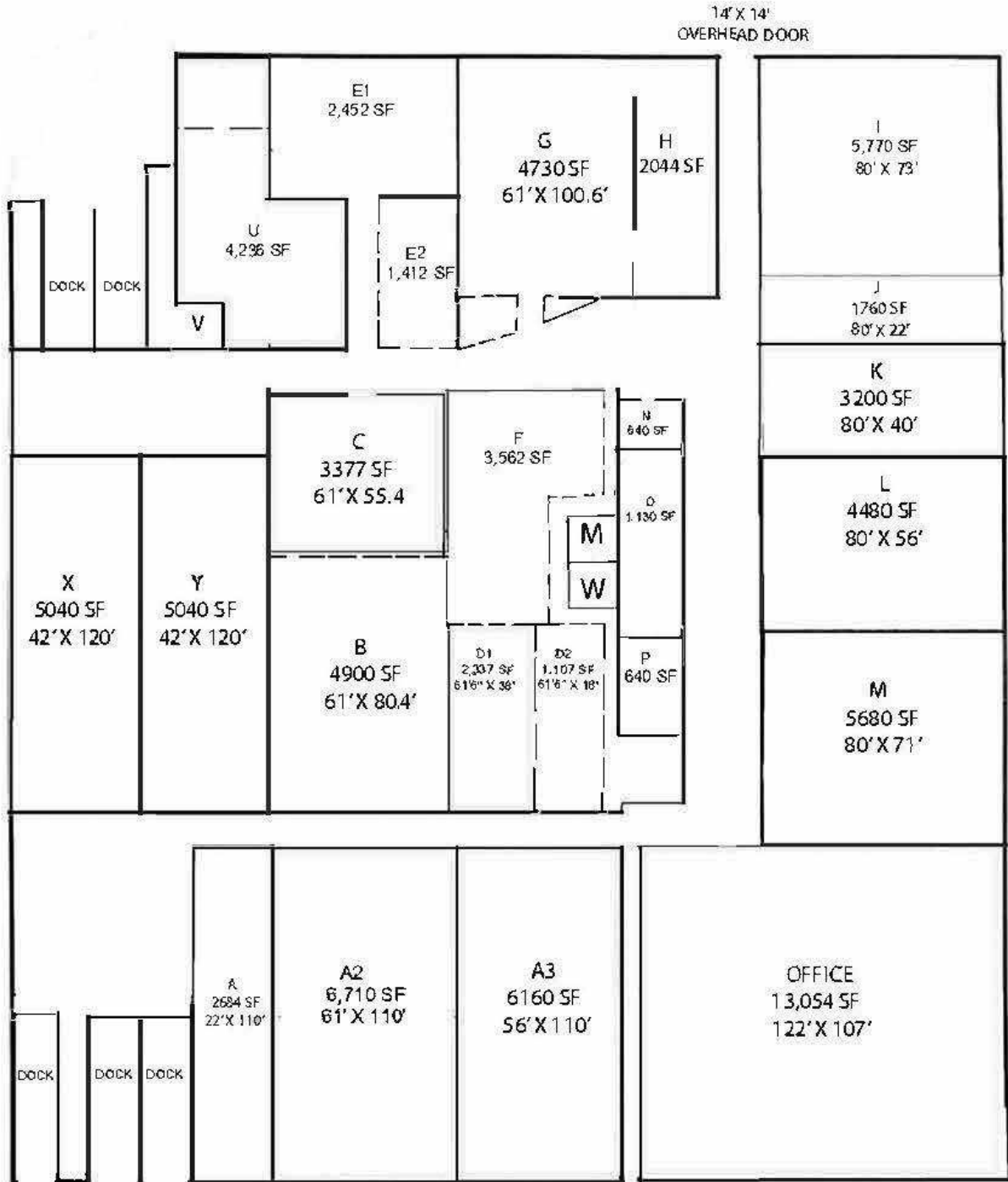
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Projected Proforma

Property: 715 Duncan
Date: 4/17/2026

INCOME

	Rent/mo	Sq Ft	Rate/sf	Annual
scheduled income (warehouse)		79,866		\$434,058 *
less 32% vacancy				<u>-\$146,407</u>
				\$287,651

* (current rent roll plus \$5.60/ sf for vacant & owner occupied space)

EXPENSES

estimated tax	(actual 2025 was \$9,373)	\$10,000
estimated insurance		\$9,000
management at 6%		\$17,259
maintenance at 5%		\$14,383
reserves @ 2%		\$5,753
trash service		\$2,500
gas	(actual 2025 was \$16,651)	\$17,000
electric	Estimated	\$36,000
water/sewer	(actual 2025 was \$1,115)	\$1,200
snow plowing		\$1,040
lawn care	(actual 2025 was \$1,930)	\$3,286
legal & accounting		<u>\$1,000</u>
		\$118,421

Net Operating Income (NOI) \$169,230

List Price \$550,000

CAP Rate 30.77%

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715 E Duncan - Rent Roll, Tenant Info, and SF Leased as of 4/1/2026

Tenant	Suite	SF	Term	Start	End	\$/SF	Sched'd Rent/mo	Collected Rent/mo	Upcoming Increases	Industrial Space		
										SF Leased	SF Used by Owner	SF Vacant
(Vacant)	A1	2,684				\$5.75	1,286	\$0				2,684
Teijin, Inc	A2a	3,355	mo/mo	9/30/14	mo/mo	\$5.21	1,456	\$1,456	I increase 3% each January	3,355		
(Vacant)	A2b	3,355				\$5.75	1,608	\$0				3,355
(Vacant)	A3	6,160				\$5.75	2,952	\$0				6,160
Condat	B	4,900	3 yr	2/1/25	1/31/28	TRUE	2,356	\$2,356	Increases to \$5.94 3/27	4,900		
(Vacant)	C	3,377				\$5.75	1,618	\$0				3,377
(Vacant)	D1	2,237				\$5.75	1,072	\$0				2,237
Prototype Design	D2	1,107	mo/mo	3/1/19	mo/mo	\$2.71	250	\$250	Friend of owner	1,107		
Stepke Rebuilders	E1	3,065	5 yrs	9/1/18	mo/mo	\$5.46	1,395	\$1,395	Increase each January	3,065		
(Owner 3/4)	E2	1,059				\$5.75	507	\$0			1,059	
Stepke 1/4 store cars		353	mo/mo	9/1/18	mo/mo	\$5.10	150	\$150		353		
(Vacant)	F	3,562				\$5.75	1,707	\$0				3,562
MC3 Cardiopulm.	G	4,730	3 yrs	5/15/21	5/30/27	\$6.06	2,341	\$2,387		4,730		
(Owner)	H	2,044				\$5.75	979	\$0			2,044	
Ballard Products	I	5,770	2.5 yrs	9/1/23	7/31/27	\$5.17	2,486	\$2,486	Increases 3% each July	5,770		
Matt Zaske	J	1,760	3 yr	10/15/25	10/31/28	\$5.60	821	\$821	increases to \$5.77/sf 1/26	1,760		
Ballard Products	K	3,200	mo/mo	3/1/23	7/31/27	\$5.17	1,379	\$1,379	Increases 3% each July	3,200		
Ballard Products	L+M	10,160	1 year	1/1/21	7/31/27	\$5.17	4,377	\$4,377	Increases 3% each July	10,160		
Robert Davis	N+O	1,592	mo/mo	4/1/19	mo/mo	\$5.09	675	\$675	Owner increases 3% ea Jan	1,592		
(Vacant)	P	640				\$5.75	307	\$0				640
(Owner)	Q	440				\$5.75	211	\$0			440	
Excellent Elements	U +1/3 E	4,236	2 yrs	10/14/25	10/14/27	\$5.77	2,036	\$2,036	Increases \$2097 Jan 1 2027	4,236		
Teijin	Y	5,040	mo/mo	9/30/14	mo/mo	\$5.41	2,271	\$2,271	Owner increases 3% ea Jan	5,040		
Chelsea Lumber	X	5,040	3 yrs	8/1/24	7/31/26	\$4.60	1,932	\$1,932		5,040		
Total industrial sf:		79,866	sf				\$36,171	\$23,971		54,308	3,543	22,015
							x 12	x 12		68%	4%	28%
							\$434,058	\$287,651				

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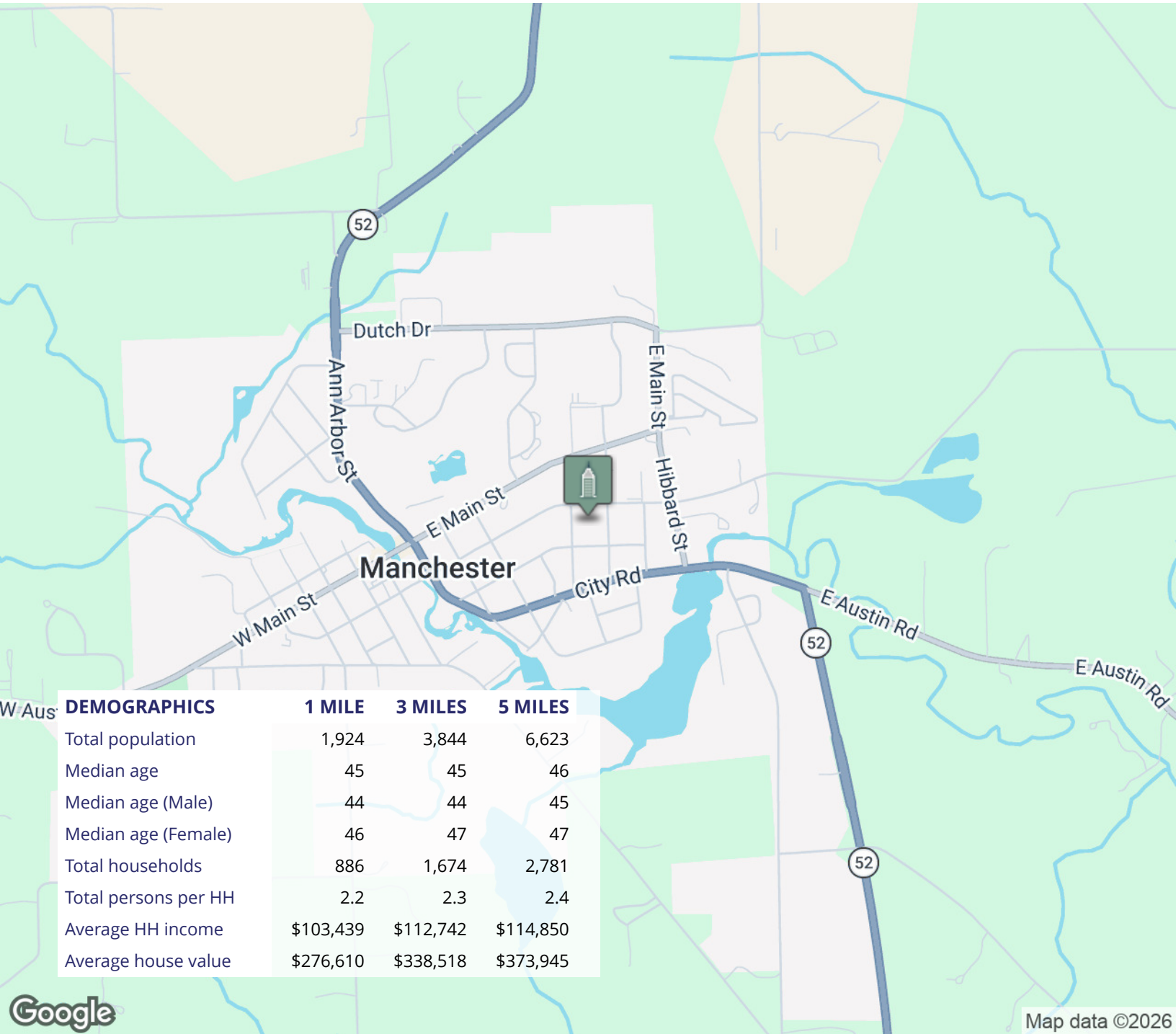
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