

FOR SALE or LEASE



INDUSTRIAL COMPLEX

Located on the Power Canal in Sault Saint Marie, Michigan

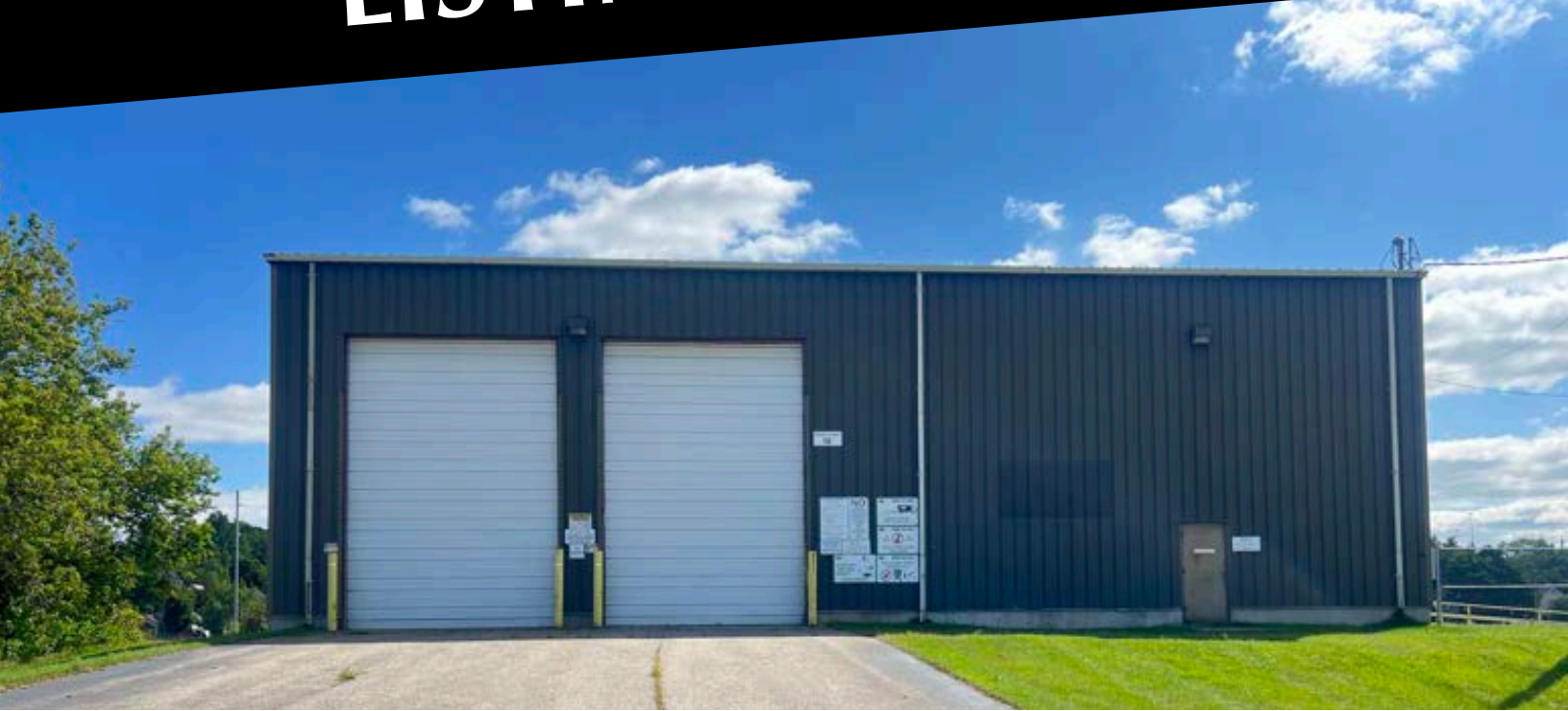


SALE \$750,000 or LEASE \$12 NNN



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LISTING DETAILS



PROPERTY DETAILS

SALE PRICE::	\$750,000
LEASE PRICE:	\$12 per square foot, NNN
ADDRESS:	629 Spruce Street Sault Ste. Marie, MI
3 BUILDINGS:	9,680 Square Feet Total
LAND SIZE:	2.7 acres
PARKING:	Onsite, Fenced-In Parking



PROPERTY OVERVIEW

Strategically located industrial complex along the Power Canal in Downtown Sault Ste Marie with direct access to the major throughways and across from Canada. Three buildings totaling 9,680 square feet each offer its own unique features: The 1,416 square-foot Office Building has 3 offices, a conference room, a break room, 2 bathrooms and storage closet. The newer 3,464 square-foot Warehouse Building has 2 overhead doors. The 4,800 square-foot Warehouse Building has an office and 5 overhead doors and a large pit area. Sitting on 2.7 acres, the complex offers tons of onsite, fenced-in parking.

LOCATION

629 SPRUCE ST, SAULT STE MARIE, MICHIGAN

Located Downtown Sault Ste Marie in Michigan's Upper Peninsula along the Power Canal on the St Marys River directly across from Canada and with immediate access to the major throughways.



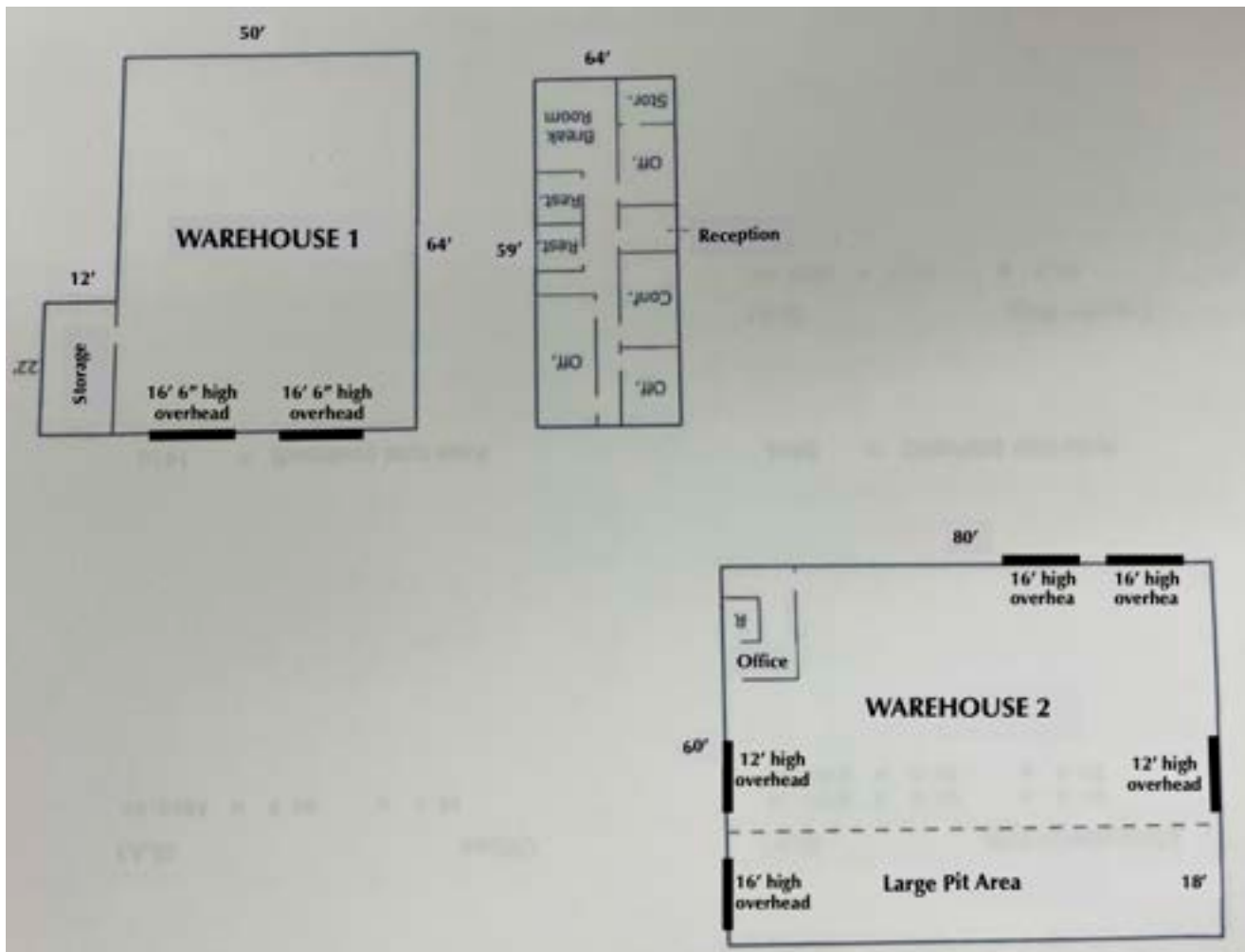
DOWNTOWN SAULT SAINT MARIE



ALONG THE POWER CANAL ON SAINT MARYS RIVER



BUILDING LAYOUT



BUILDINGS

WAREHOUSE 1



**9,860 TOTAL
SQUARE FEET**

3,464 Square Feet

2 16 1/2-Foot Overhead Doors

WAREHOUSE 2



4,800 Square Feet

Large Pit Area

3 16-foot Overhead Doors

2 12-Foot Overhead Doors

OFFICE BUILDING



1,416 Square Feet

3 Offices

Conference Room

Break Room

2 Bathrooms

Storage Closet

WAREHOUSES



OFFICE BUILDING

