



INDUSTRIAL

For Sale/Lease



905 Industrial Road, Marshall, Michigan

Sale Price:	\$1,300,000 (Cost per Sq. Ft. \$9.85)
Lease Rate:	\$2.00 - \$2.40
Total Building Sq. Ft.:	132,000
Total Office Sq. Ft.:	4,000
Total Shop Sq. Ft.:	128,000
Acreage:	42
Zoning:	I-2
Ceiling Height::	18'3"
Truck Docks:	9, Exterior
Overhead Doors:	One
Column Spacing:	Varied
HVAC Systems:	Gas / Forced Air ,Space Heaters
Power:	480 V / 1500 KVA / 3 Phase
Sewer / Water:	Public / Public
Year Built:	1970 / 1985
Taxes:	\$22,148 (2009)
Taxable Value:	\$340,761 (2009)
SEV:	\$364,100 (2009)



Comments: Marshall industrial building for sale or lease - 9 docks, 1 grade level door, 18' ceiling height, 40x40 columns, 1200 KVA 480 Volt 3 Phase power, sprinklers inside, flexible space or take it all.

For Additional Information:

Mac Behnke
(269) 962-0034
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.

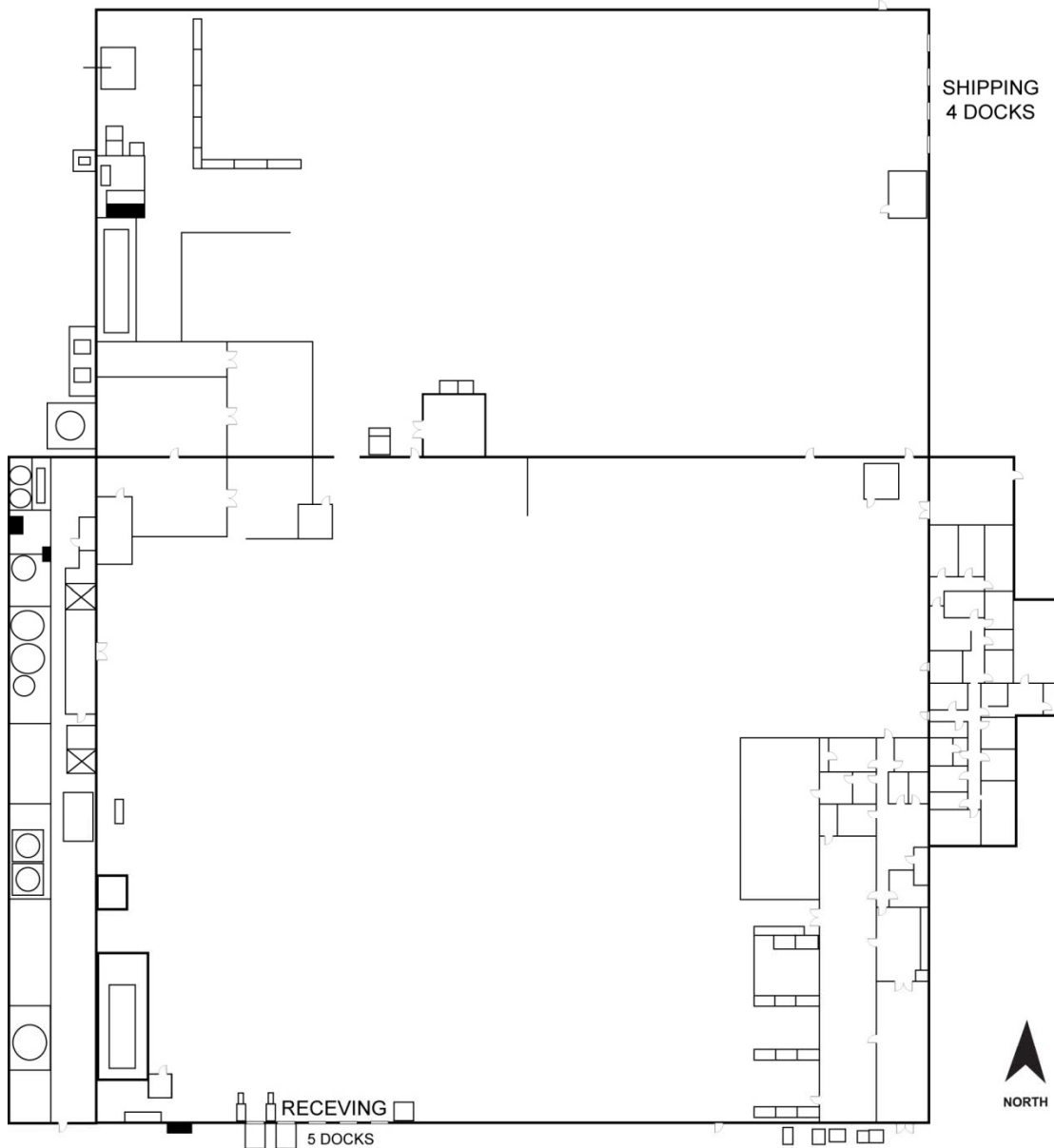


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Floor Plan



NOT DRAWN TO SCALE

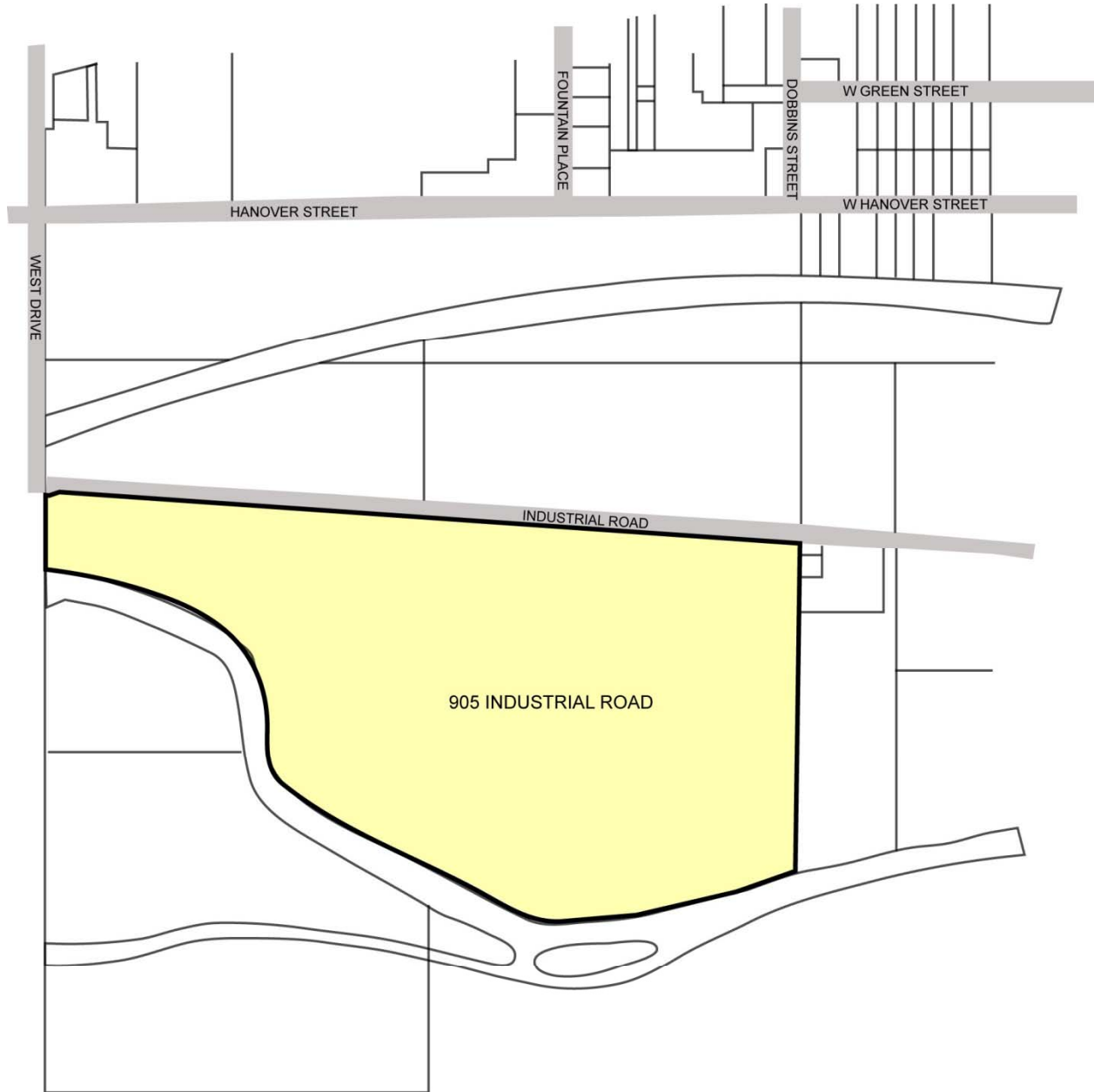


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Site Plan





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Photos



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Aerial

