

FOR SALE OR LEASE > INDUSTRIAL

DOWNTOWN ADRIAN INDUSTRIAL

412 W. BEECHER STREET | ADRIAN, MI



157,750 SF INDUSTRIAL FACILITY

> PROPERTY HIGHLIGHTS

- For Sale at \$750,000 or Lease at \$2.16 PSF
- Property Sits On Over 7 Acres
- Heavy Power for Manufacturing
- 20' Ceilings
- Zoned I-1 Light Industrial
- Ample Parking

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

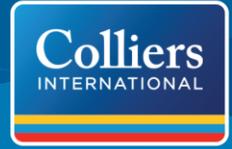
SHERIDAN BURTON
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> PROPERTY PHOTOS



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> PAGE TITLE



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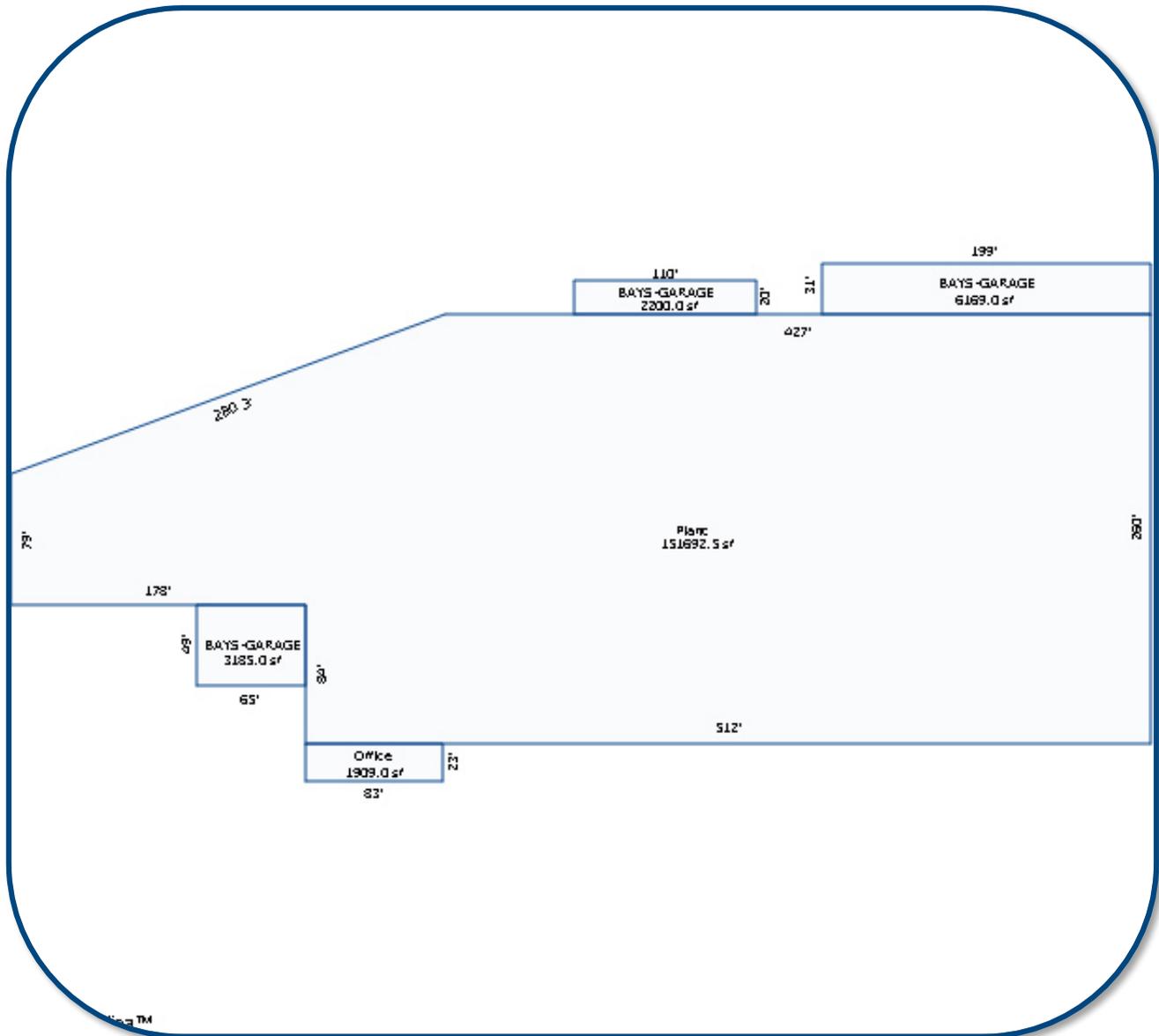
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> SITE PLAN



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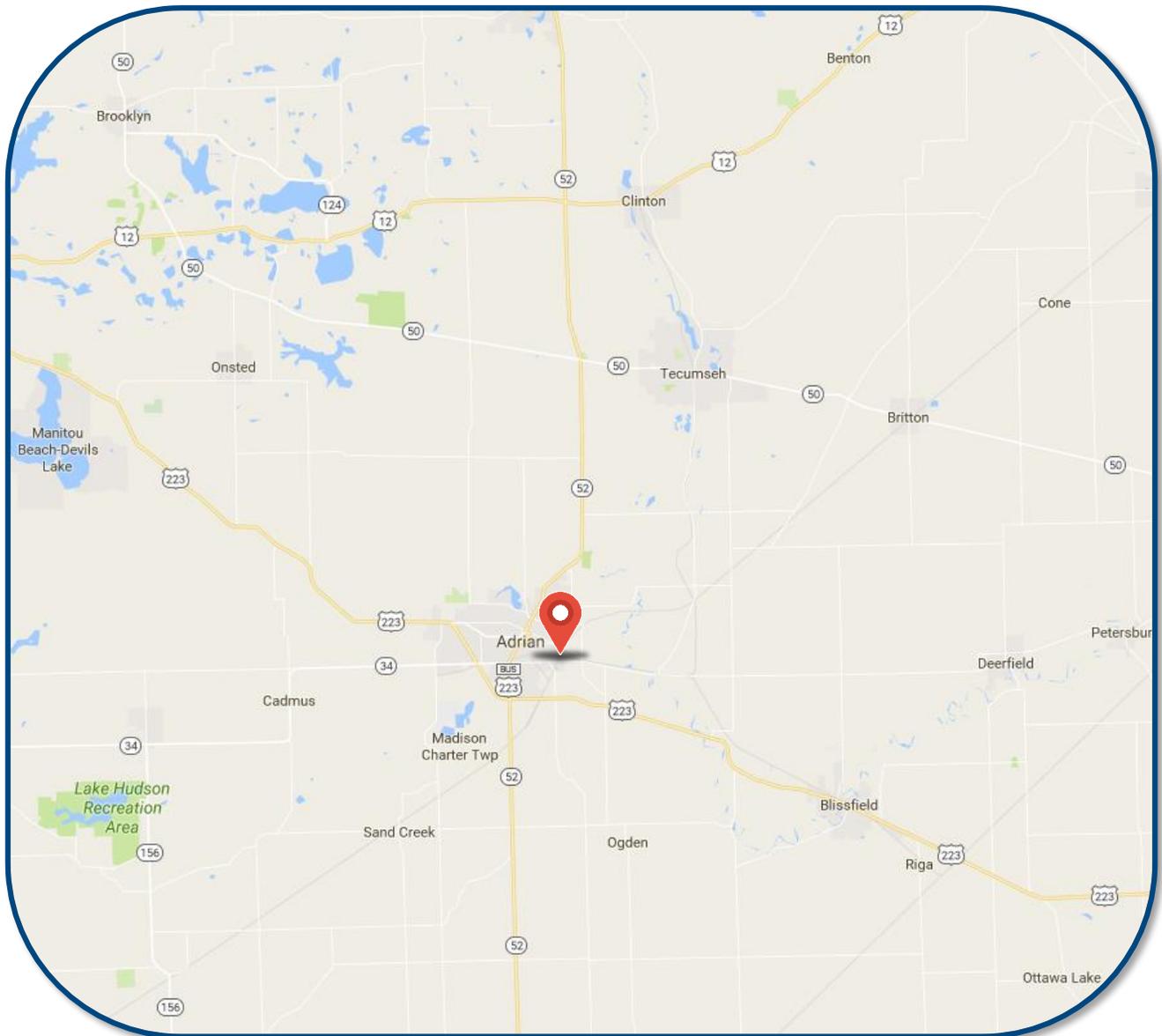
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DOWNTOWN ADRIAN INDUSTRIAL

412 W. BEECHER STREET | ADRIAN, MI



> LOCATION MAP



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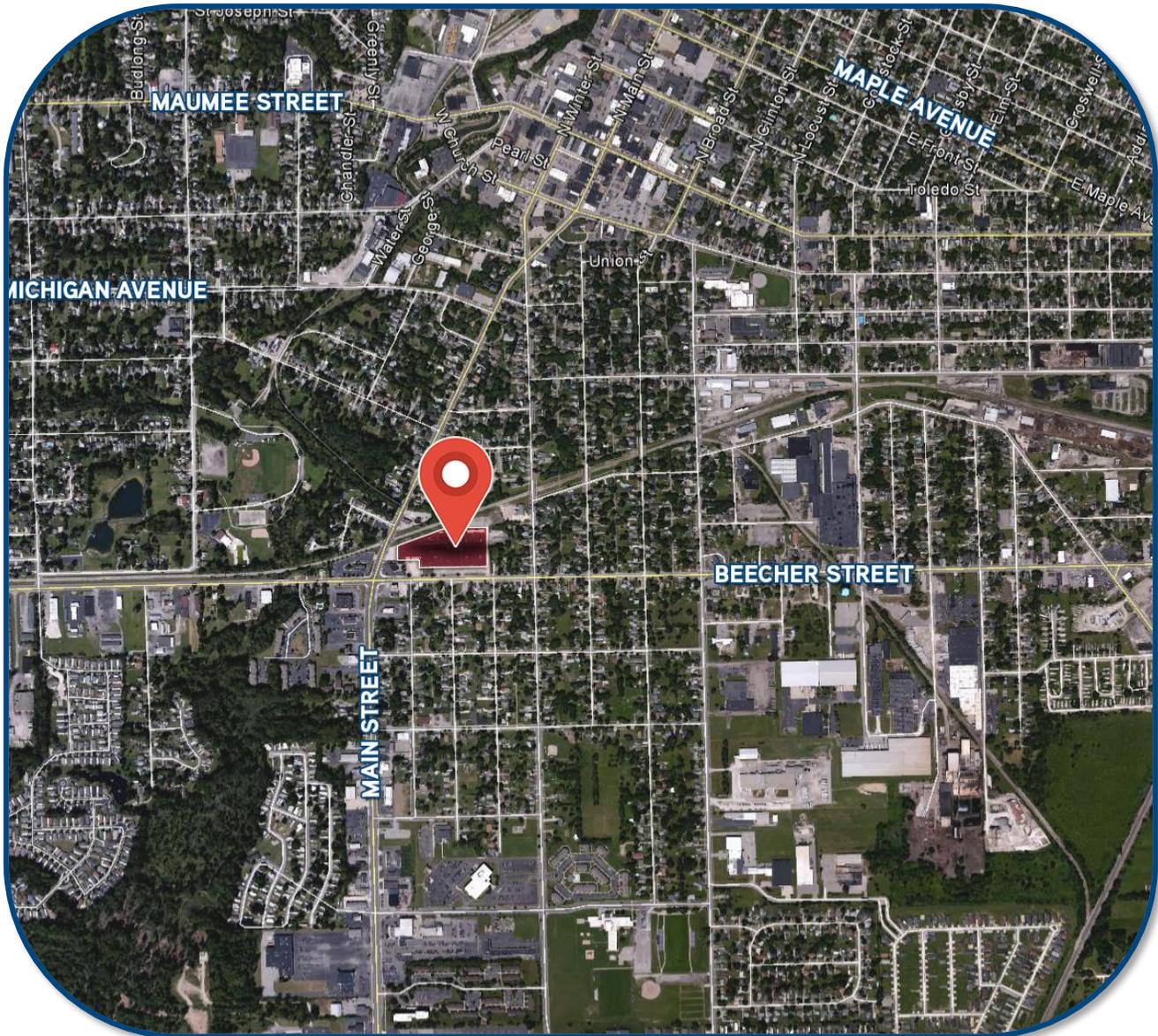
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> AERIAL MAP



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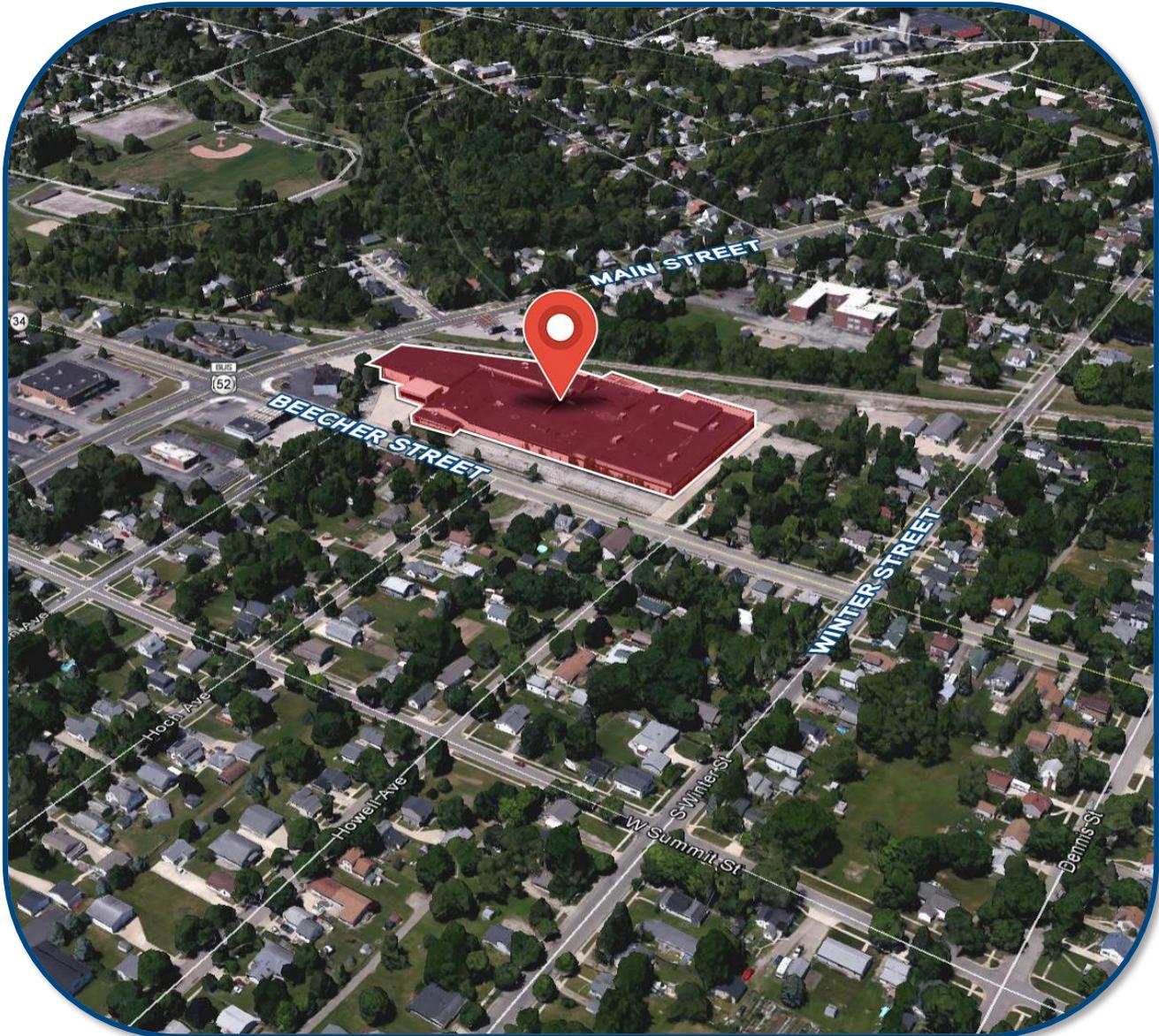
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> BIRD'S EYE VIEW



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Industrial Availability

For Sale / Lease

Downtown Adrian Industrial



412 W. Beecher Street

Adrian, MI 49221

Sale Price: \$750,000 Cash
Sale Price SF : \$4.75
Lease Rate : \$2.16 NNN
Gross Sq Ft: 157,750
Vacant Sq Ft: 157,750
Min Available Sq Ft: 157,750
Max Contiguous Sq Ft: 157,750
Date Built/Renovated: 1991 /
Percent Occupied: 0%
Property Taxes/Year: \$29,339
Property Taxes/SF: \$5.38
Parking: 87

County: Lenawee
Crossroads: Between S. Main St. and S. Winter St.

- For Sale at \$750,000 or Lease at \$2.16 PSF
- Property Sits On Over 7 Acres
- Heavy Power for Manufacturing
- 20' Ceilings
- Zoned I-1 Light Industrial
- Ample Parking

Ceiling Ht: 20
Doors: 2
Docks: 4
Bay Size:
Cranes:
Underhook:
Fixtures:
Power: Heavy
Heating:
Buss Duct:
Railroad: No

Shop SF:	Office SF:
Shop Rate:	Office Rate:
Shop Dimensions:	

Acres: 7.29	Site Status: Existing
Sub-Type:	Zoning: Light Industrial

Construction:	Roof:
Multi-tenant: No	Floors: 1
Free-standing: Yes	Sprinklers:
Basement:	

For more information, contact:



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