

For Sale

**AVISON
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COMPANY**

Strategic Location Between Chicago and Detroit with Access to I-69



25 Concept Dr

Coldwater, MI, 49036

Highlights

- Well maintained 68,000 square foot manufacturing and distribution facility on the north side of Coldwater, MI with immediate proximity to I-69
- Regional Visibility: within a 3-hour drive to Chicago, Detroit, Cleveland, Toledo, Grand Rapids, Kalamazoo, Fort Wayne, South Bend, and Indianapolis
- Building features heavy power, crane-served bays, machine pits, buss ducts, air compression lines, cooling lines, and Wet & ESFR sprinkler systems
- Ample parking (68 spaces) and outdoor storage capacity
- 10 and 15 ton cranes along with multiple forklifts are available to be included in sale (Contact broker for details on available equipment)
- Survey, Phase 1, building drawings, and property inspection report on file
- Favorable labor market with established manufacturing workforce, affordable housing, and growing population

Sale Price	\$3,825,000
Lot Size	3.44 AC
Building Size	68,000 SF
Year Built	1997; 2008
Zoning	Heavy Industrial
Utilities	Municipal water & sewer

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Location Information

Address	25 Concept Dr
City, State, Zip	Coldwater, MI 49036
County	Branch

Building Information

Building Size	68,000 SF
Office Space	1,800 SF (Approximate), additional mezzanine
Ceiling Height	23' max clear (original); 26' max clear (addition)
Year Built	1997; expansion 2008
Bay Dimensions	58.6' x 27.5'
Overhead doors	2-18'
Docks	8 docks w/ levelers
Construction	Pre-engineered steel siding with metal roof

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Heavy Industrial
Lot Size	3.44 AC
APN	302-000-001-112-02
Taxes	\$29,175.74 (\$0.43/SF) (2025)

Parking & Transportation

Parking Type	Surface
# of Parking Spots	65 spaces
Traffic Counts	5,884 VPD (N Michigan Ave)
Access	1.3 Miles to I-69

Utilities & Amenities

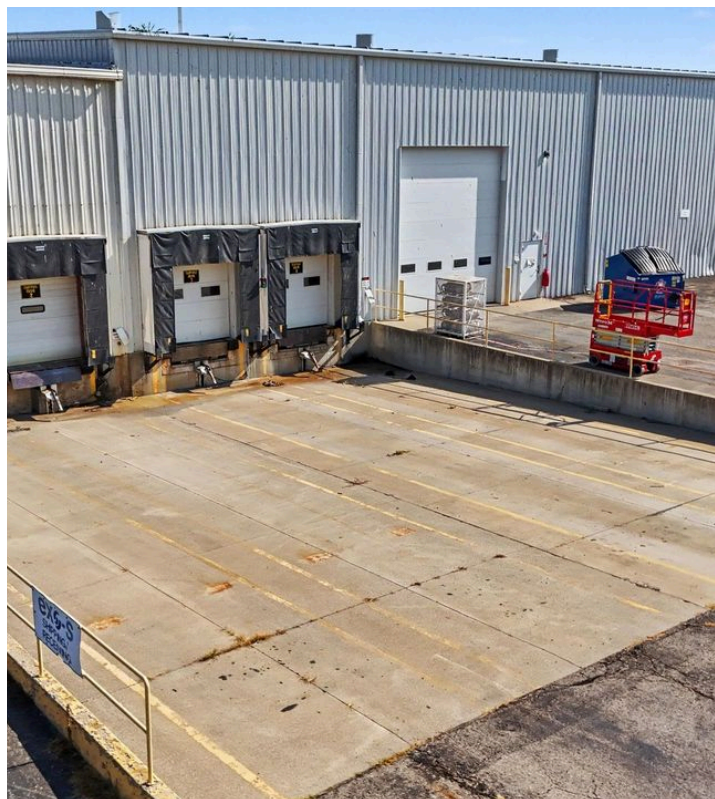
Gas	Consumers energy
Water / sewer	Municipal service
Power Type	5,200 Amp (Two services)
Power Supplier	City of Coldwater
Sprinkler	Wet (Original); ESFR (Addition)
HVAC	Furnace heat in warehouse; A/C and heat in office
Misc	buss ducts, air compression lines, cooling lines, cranes (10 and 15 ton), machine pits

Aerial Photos

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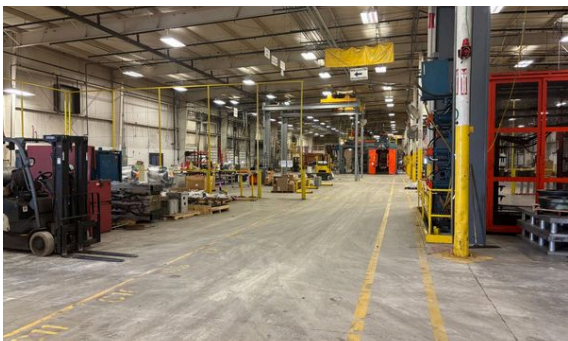
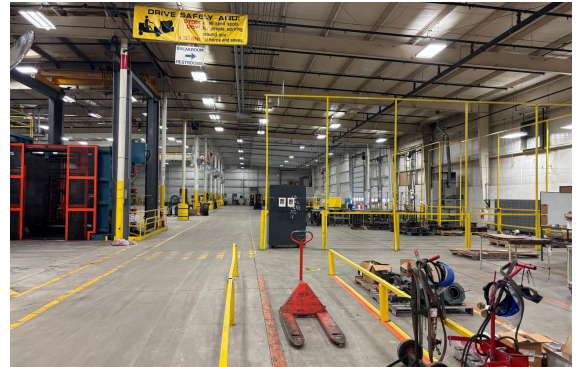


Photos

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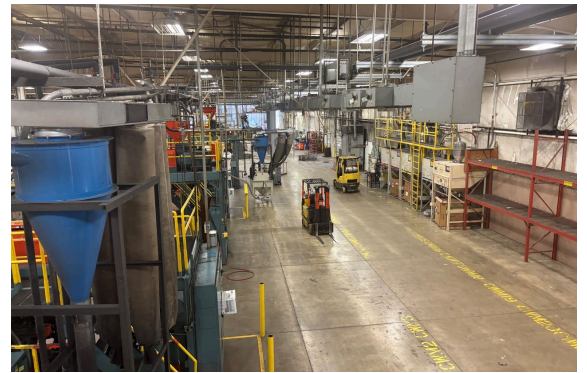


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Aerial Map

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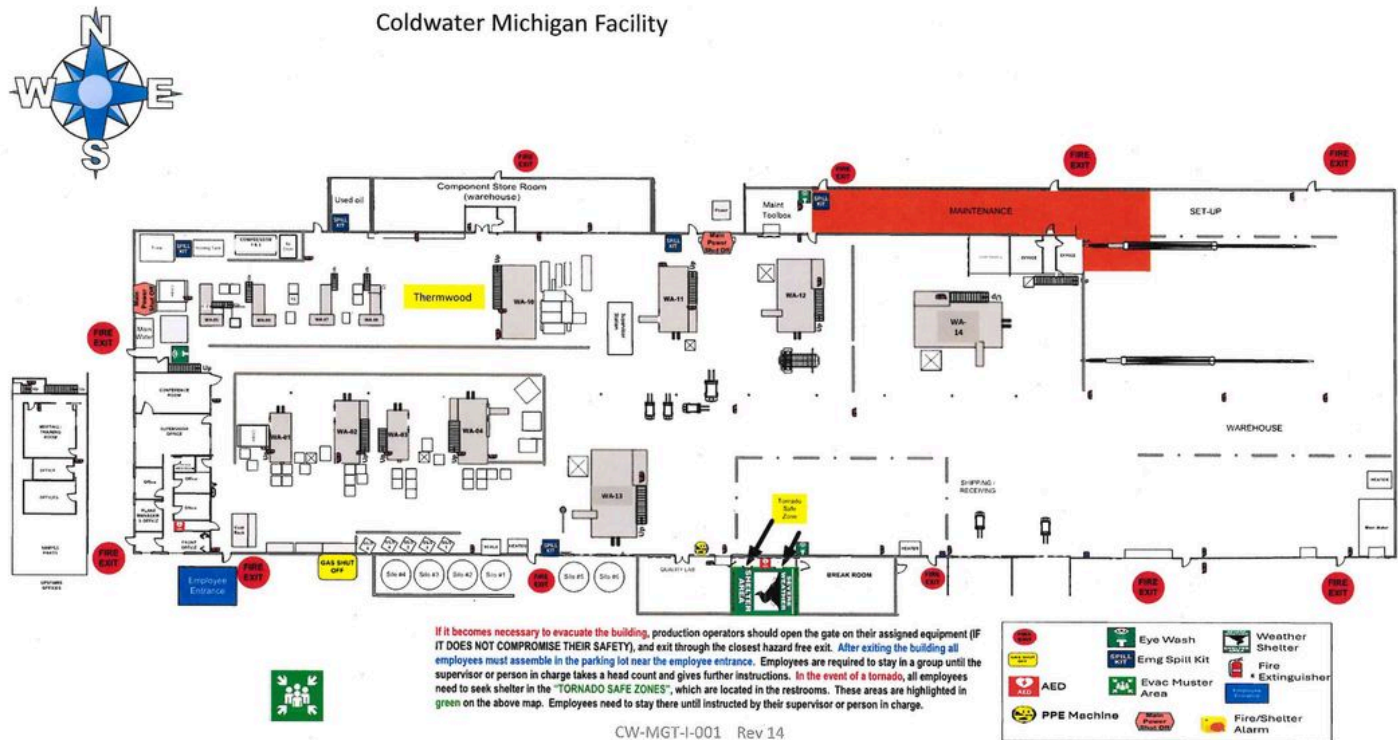


Building Layout

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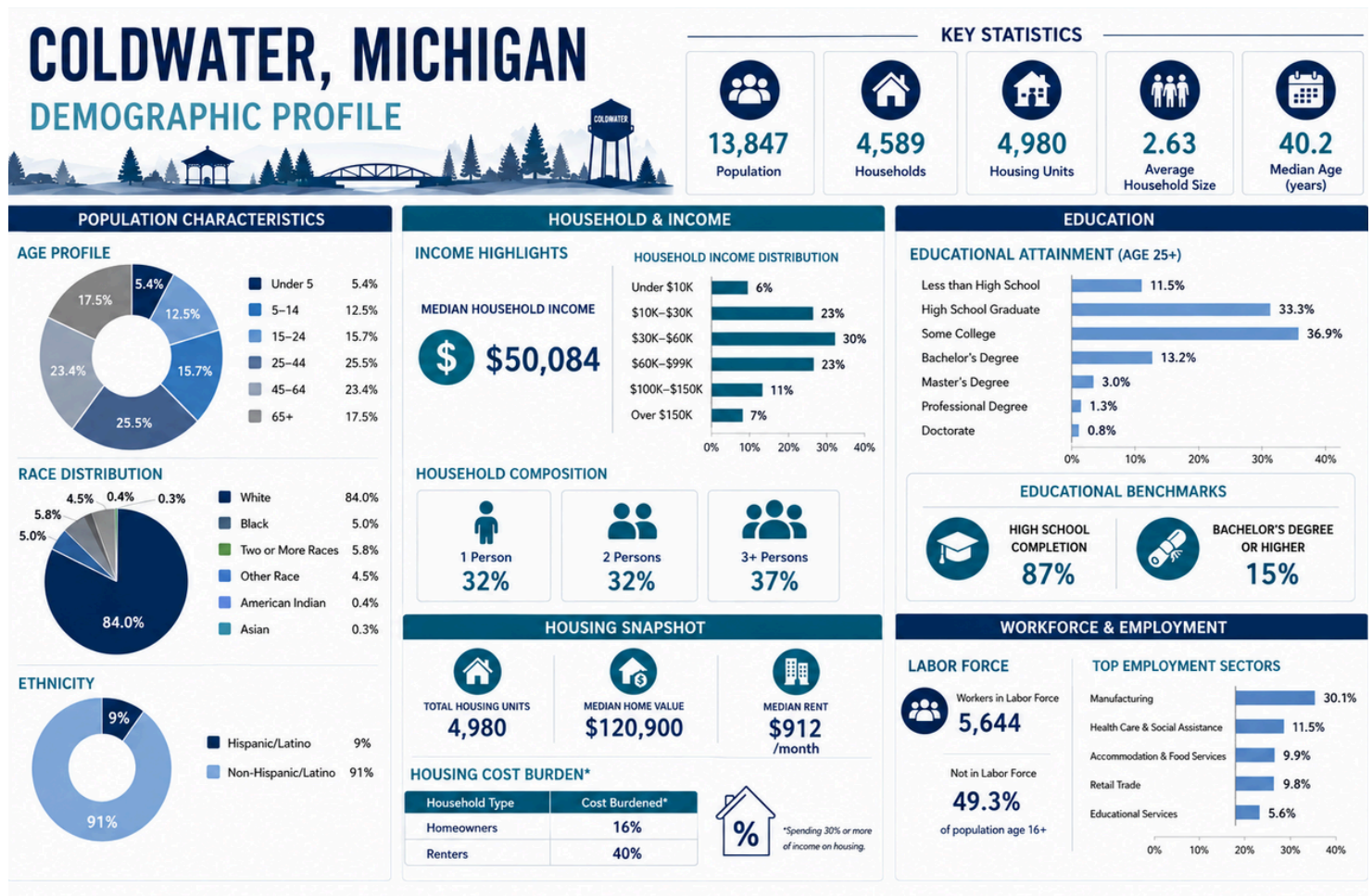


Demographics

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Regional Map

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