

420 CAREY STREET
DEERFIELD, MI 49238

INDUSTRIAL BUILDING FOR SALE
5,146 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$250,000
Available Space:	2,176 SF – Office building 2,970 SF – Shop building
Total Building Size:	5,146 SF
Number of Stories:	1 - 2
Year Constructed:	1965
Condition:	Good
Acreage:	0.27
Closest Cross Street:	Keegan Street
County:	Lenawee
Zoning:	I-1
Parking:	Gravel lot
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Office Space:	2,176 SF
Shop Space:	2,970 SF (76' x 32')
Exterior Walls:	Block
Structural System:	Steel truss, block, wood frame
Roof:	Flat rubber and pitch shingle
Floors/Coverings:	Concrete/tile & carpet
Ceiling Height:	15'- shop & 7'- office
Basement:	No
Heating:	Forced air
Air Conditioning:	In office area
Power:	440V, 3 phase
Security System:	No
Restrooms:	3
Overhead Doors:	3
Truck Well/Dock:	None
Sprinklers:	No
Signage:	On building
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Occupied
Occupancy Date:	Upon request
Sign on Property:	Yes
Showing Instructions:	Contact agent

UTILITIES

Electric:	Consumers Energy
Gas:	DTE Gas Company
Water:	Village of Deerfield
Sanitary Sewer:	Village of Deerfield

2025 REAL ESTATE TAXES

Parcel ID Number:	DE7-4540-0040-00
Total Annual Taxes:	\$2,400

Exceptional Dual-Building Commercial Flex Space in Deerfield, MI

Discover an outstanding flex property offering a rare combination of heavy industrial functionality and modern, compliant office space in the Village of Deerfield, Lenawee County. Featuring two versatile standalone buildings on one convenient site, this property is perfectly suited for manufacturing, engineering, contractor services, or a corporate headquarters requiring a dual operational footprint.

Building 1: Industrial Flex/Manufacturing (2,970 SF)

- **Zoning:** Industrial
- **Power:** Heavy-duty 440-Volt, 3-Phase power supply—ideal for machinery and manufacturing.
- **Access:** Two (2) 10-foot overhead doors for seamless loading, shipping, and logistics.

Building 2: Modern Engineering Office (2,176 SF)

- **Zoning:** C-2 (General Commercial)
- **Layout:** Fully built-out, professional engineering or administrative office environment.
- **Accessibility:** Fully ADA compliant.

This unique property eliminates the compromise between premium office space and heavy industrial capability, delivering both in one turnkey package. Additionally, owner will entertain lease offer.

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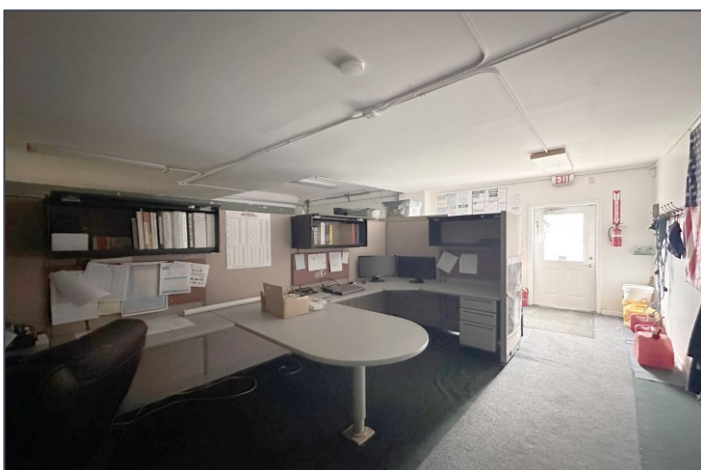
Industrial Building



Shop space



Office Building



Open Office Cubical Area



Private Office



Breakroom

For more information, please contact:

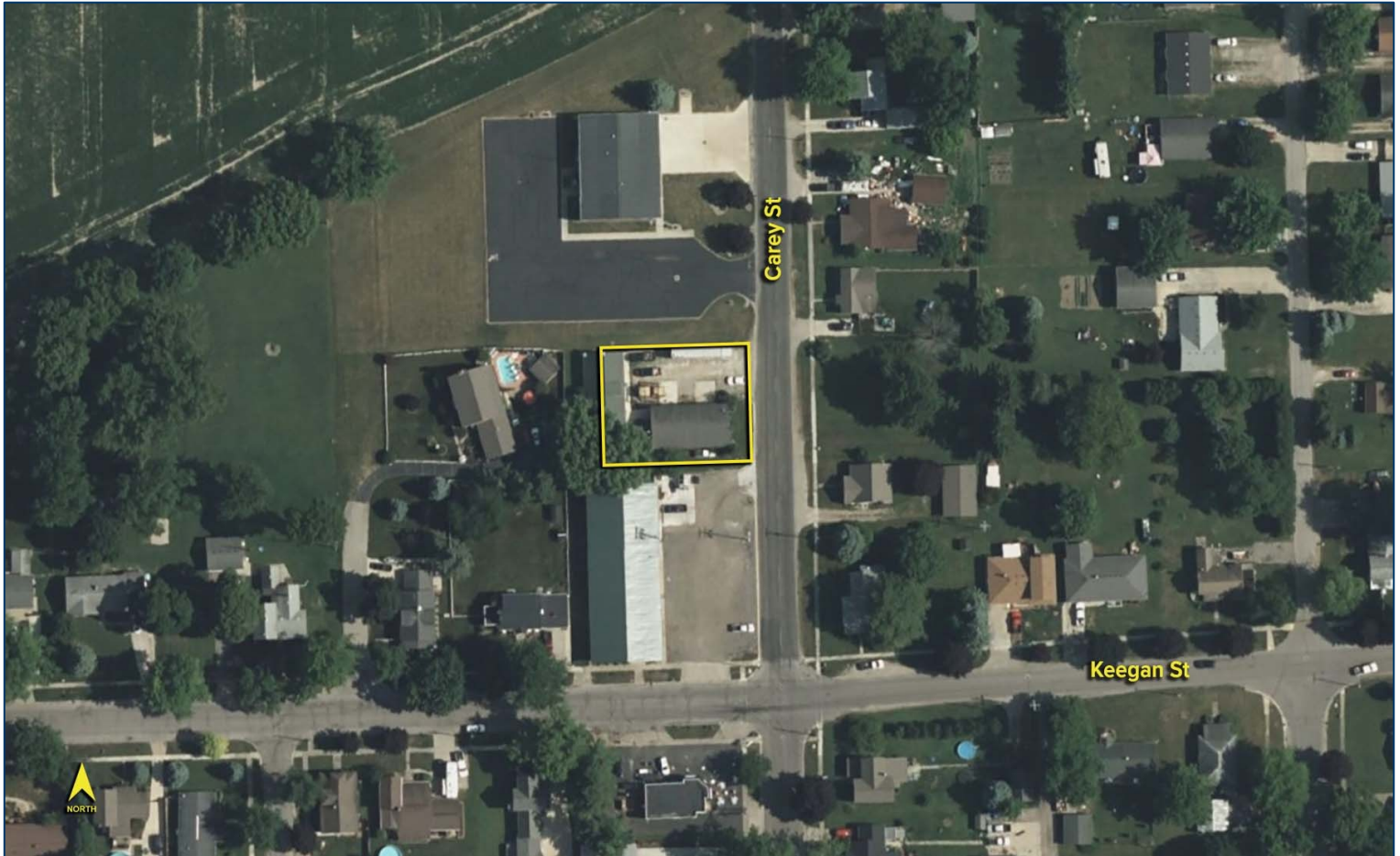
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