

42,044 SF INDUSTRIAL FACILITY FOR SALE OR LEASE

Sale Price:

\$1,200,000

\$28.54/SF

Lease Rate:

\$5.25/SF

Est. \$1.00/SF NNN

CONTACT US



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5260 S Clinton Trail Eaton Rapids, MI

Industrial Opportunity to Purchase or Lease

Property Highlights

- 42,044 SF Facility with Warehouse, Showroom, Finished Office and Outbuilding
- Primary Warehouse is L-Shaped Configuration Connected by a Showroom
- Numerous Amenities Include Grade Level Doors, Loading Dock, Heavy Power, Crane and Finished Office Space
- Excellent location for service to Charlotte, Lansing, Battle Creek, Marshall, Jackson, Kalamazoo and Ann Arbor
- Less than ½ Mile East to M-50, the Primary Thoroughfare in Eaton Rapids, 5.0 Miles South to M-99, and 14.4 Miles West to I-96.
- Surrounding Users Include: Ferrellgas, Glenn Buege Chevrolet, Rapids Tumble Finish, Eaton Rapids Heart & Hands Food Pantry, Eastwood Veterinary Clinic, Eaton Rapids Medical Center Hospital

Property Details

Address:	5260 S Clinton Trail Eaton Rapids, MI
Municipality:	City of Eaton Rapids Eaton County
Parcel #:	160-009-200-084-00
Acres:	5.25
Zoning:	Industrial – Light Manufacturing
Utilities:	Gas & Electric: Consumers Energy Water & Sewer: City of Eaton Rapids
2025 SEV & Taxable Value:	\$355,700
2025 Combined Taxes:	\$18,341

Warehouse Highlights

- ±40,000 SF Industrial Warehouse
- Separate Office Entrance/Waiting Area
- ±17' Ceiling Clearance
- Forced Air Heat Throughout Warehouses
- (1) Covered Loading Dock
- (4) 14' Grade Level Doors (Main Facility)
- (1) 10 Ton Crane
- Heavy Power: 3-Phase, 480 Volt
- (2) Plant Offices
- (2) Mezzanines with Open Work Area and Additional Private Offices
- ±6"+ Concrete Floors
- Polished Concrete Floor Showroom
- Kitchenette/Breakroom
- Multiple Pedestrian Doors
- Multi-Stall Restrooms

Office Highlights

- ±2,000 SF Finished Office Space
- Dedicated HVAC System in Office Area
- Private Entrance and Reception Area
- (4) Private Offices
- Large Open Work Area
- (2) Single Restrooms
- (2) Entry Points Between Office and Warehouse

Outbuilding Highlights

- ±3,159 SF Outbuilding
- (3) Grade Level Doors
 - (2) 14'
 - (1) 10'

42,044 SF INDUSTRIAL WAREHOUSE FOR SALE OR LEASE



Exterior



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Loading Docks



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Warehouse



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Showroom



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Office & Mezzanine



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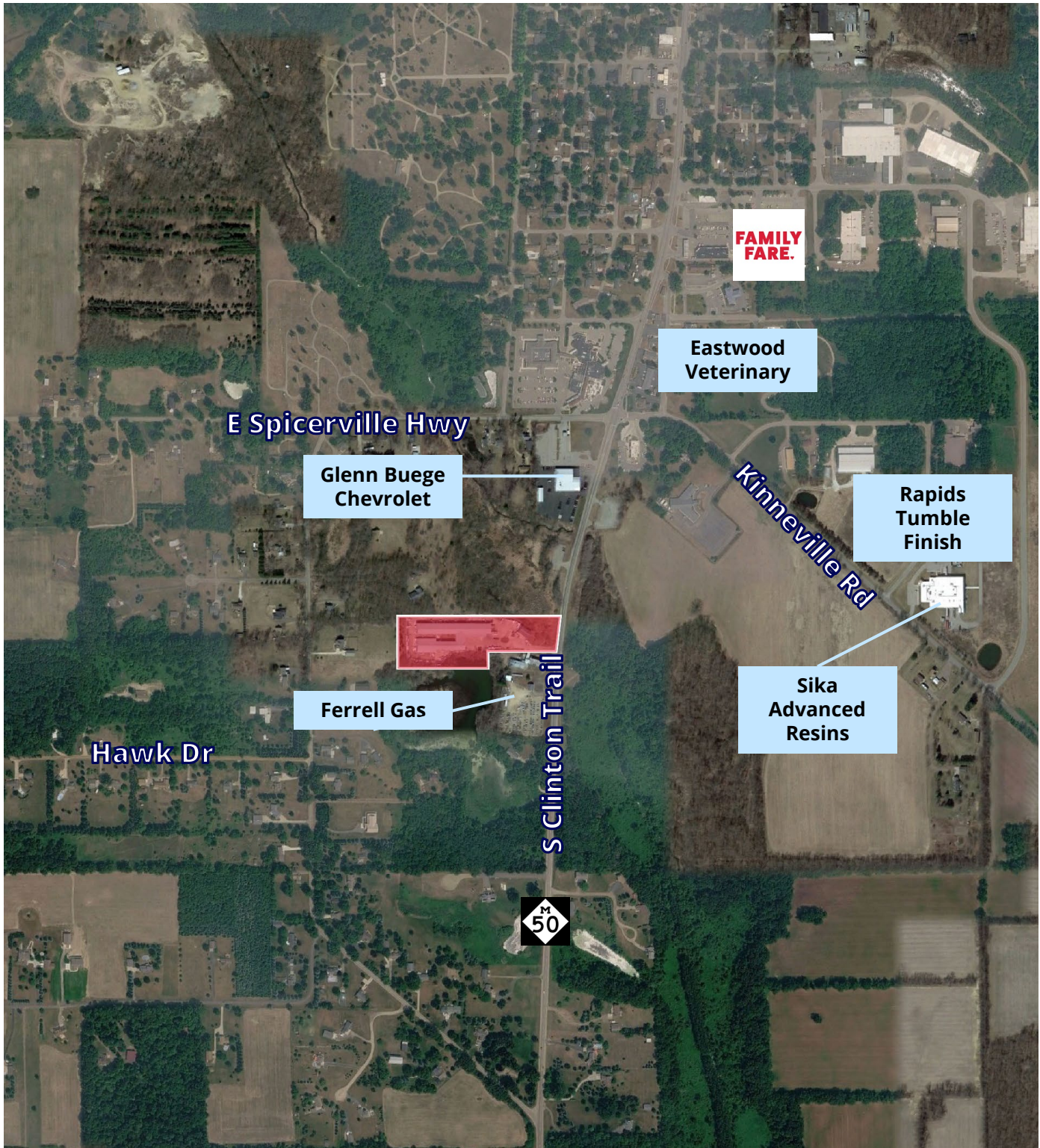
Outbuilding



Location Map



Aerial Map



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