



**1506 George Brown Drive
Marshall, MI 49068**



**1505 Adams
Marshall, MI 49068**

**For Sale
\$2,995,000**

BUILDING INFORMATION

Total RBA:	56,313 SF
Industrial Area:	40,548 SF <i>(includes standalone offices throughout rear section)</i>
Office Area:	15,000 SF + various standalone offices throughout
Site Area:	6.73 Acres
Buildings:	3 <i>(includes Flow Lab and 1505 Adams)</i>
Year Built:	1998 with additions between 2007-2017
Clear Height:	17'-19'
Loading:	2 Docks (8' x 9' doors) Levelers, bumpers and seals 7 Drive-in Doors: 3 - 12' x 14' 1 - 12' x 13' 1 - 8' x 12' (compressor room) 1 - 8' x 8'
Bay Size/Column Spacing:	One row of columns through center, 25' apart; North (crane) Bay is 70' x 200' and South Bay is 58' x 98'
Construction:	Office - Masonry with insulated steel panel Plant - Insulated steel panel
Roof:	Standing seam metal
Lighting:	LED
HVAC	Plant - Air rotation furnace in rear, radiant tube in front with mix of heating
Air Conditioning	Office Only
Power:	Main switchgear is rated for 1,200 AMP/480V3-PH/4-W with multiple subpanels; three buss duct runs

Electric / Natural Gas/ Water/Sewer:	City of Marshall: water, sewer, electricity Consumers: gas
Fire Protection:	None
Security:	Yes - TBD
Restroom	7 Total (2 sets in plant and 3 restrooms throughout offices)
Breakroom:	Large breakroom/lunchroom
Auto Parking:	Approx. 100 spaces plus additional non-striped parking area
Outside Storage:	Per code
Site Fencing:	No
Floor Drains:	No
Floor Thickness:	6" (estimated)
Zoning:	I-1, Research and Manufacturing
Parcel ID:	53-002-736-05
2025 Taxes:	\$104,742.13 (\$1.89/SF)
2025 SEV	\$1,739,900
Crane:	5-ton Otsego crane that runs the span of the North Bay. Hook height is 13'
Miscellaneous:	<ul style="list-style-type: none"> • Modern manufacturing plant with updated offices • Crane Bay • Building previously had drive-thru capability but now has drive-in on east side • Rear section has mezzanine throughout with various offices and labs • Standalone Flow Lab (765 SF) with HVAC, 9' clear and 1-8'x'8 OHD

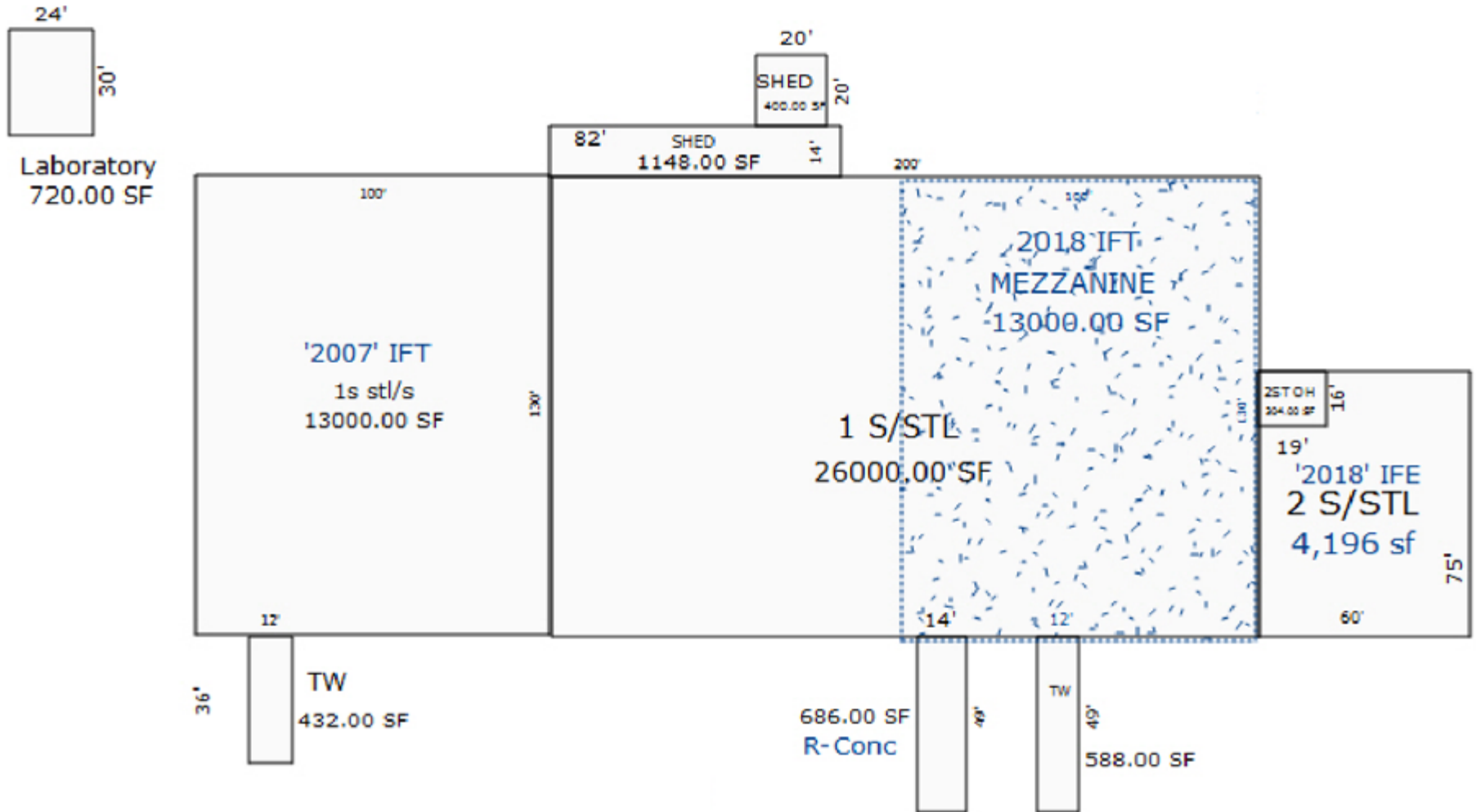
BUILDING INFORMATION

Total RBA:	11,764 SF
Industrial Area:	11,594 SF
Office Area:	Small 11' x 12' office on plant floor and break room
Site Area:	2.83 Acres
Buildings:	1
Year Built:	1974
Clear Height:	Main shop: 14' Tool rooms: 10' Wood frame area: 17'
Loading:	No loading docks 3 Drive-in Doors: 1 - 12' x 12' 1 - 10' x 14' 1 - 8' x 8'
Bay Size/Column Spacing:	Clear span
Construction:	Masonry, steel sidewalls on rear section
Roof:	Standing seam metal
Lighting:	High pressure sodium
HVAC	GFA suspended unit heaters and radiant tube in wood frame area
Air Conditioning	TBD
Power:	Main panel is rated for 600a/480v/480y/277/3p/4w
Electric / Natural Gas/ Water/Sewer:	City of Marshall: water, sewer, electricity Consumers: gas

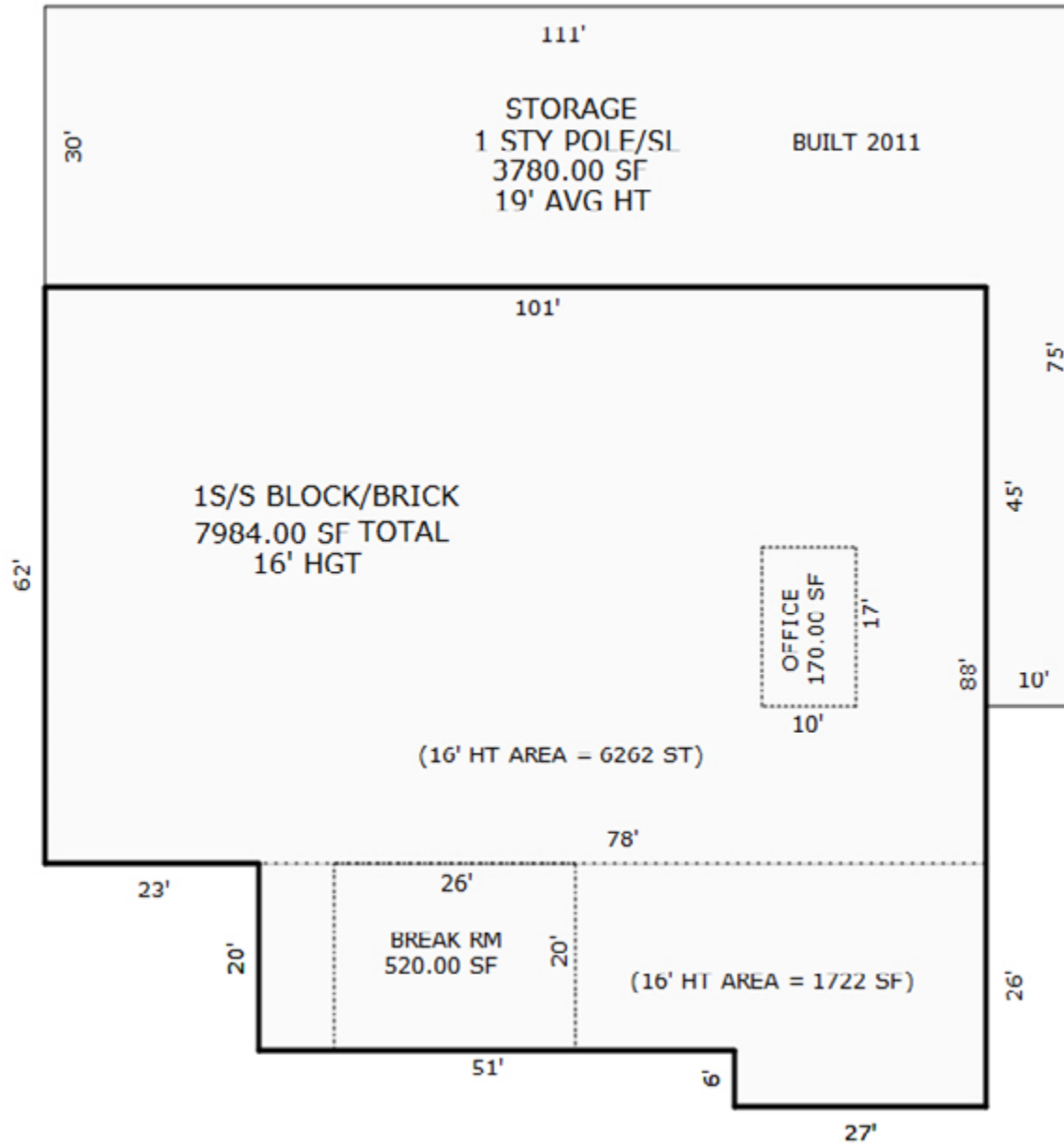
Fire Protection:	No
Security:	TBD
Restroom	2 Total (1 Mens / 1 Womans)
Breakroom:	Yes
Auto Parking:	22 striped spaces
Outside Storage:	Per code.
Site Fencing:	Yes
Floor Drains:	Yes
Floor Thickness:	6" (estimated)
Zoning:	I-1, Research and Manufacturing
Parcel ID:	53-003-456-01
2025 Taxes:	\$8,662.69 (\$0.74/SF)
2025 SEV	\$137,400

Miscellaneous:	<ul style="list-style-type: none"> • Smaller standalone building on its own parcel • Heavy power for its size • Grade loading • Room to expand
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BUILDING INFORMATION



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1506 GEORGE BROWN DRIVE | MARSHALL, MICHIGAN

PHOTOGRAPHS



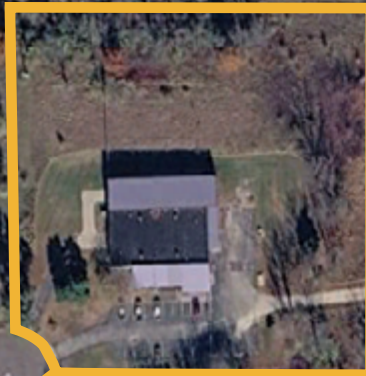
1505 ADAMS DRIVE | MARSHALL, MICHIGAN

PHOTOGRAPHS

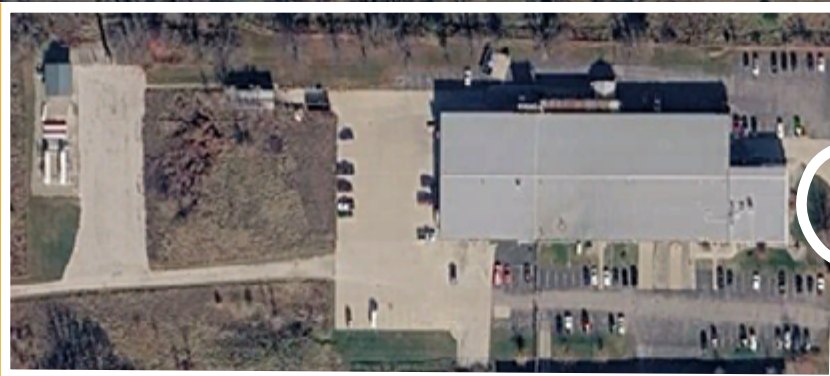


AERIAL VIEW

1505 Adams
2.4 Acres



1506 George Brown Drive
6.7 Acres



1508 George Brown Drive
4.15 Acres
Future Availability

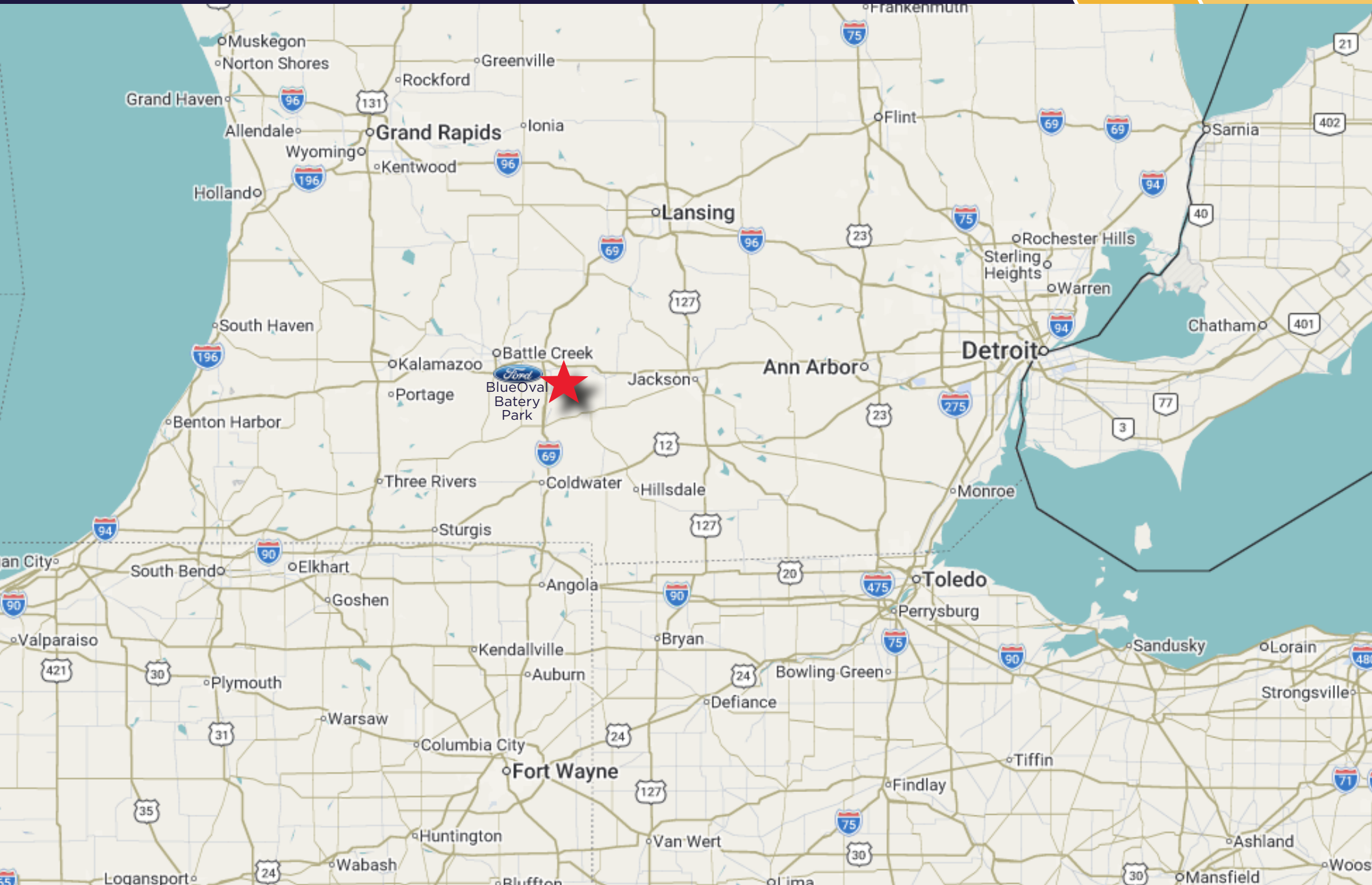


Adams

George Brown Drive

E Oliver Drive

MAP



DEMOGRAPHICS



133,785

Population



79,335

Labor Force



5.1%

Unemployment
Rate



\$64,177

Median
Household
Income



\$162,800

Median
Home Value



Calhoun County

Calhoun County is located in south-central Michigan. It spans approximately 706 square miles and has a population of about 134,000.

Battle Creek is the largest city in Calhoun County, while Marshall serves as the county seat. Battle Creek covers roughly 43 square miles and is located about 25 miles from Kalamazoo/Battle Creek International Airport.



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