

INDUSTRIAL PROPERTY // FOR SALE

# 12,000 SF NEW CONSTRUCTION STORAGE BUILDING OR CANNABIS FACILITY

6745 OAK RD  
VASSAR, MI 48768



- 12,000 SF brand-new steel construction warehouse
- Excellent storage building in its current condition
- Located on a quiet 3.12 acre site with room for expansion
- Infrastructure in place for Class C cannabis grow
- Power at site, just needs to be reconnected
- Located in Vassar Twp, a cannabis-friendly community
- Northeast of Flint, north of Lapeer

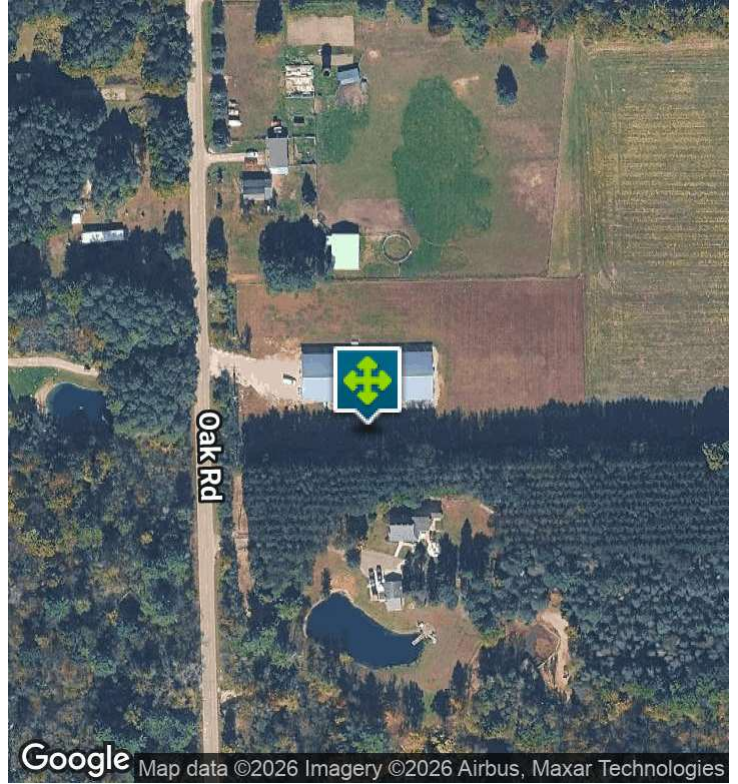


26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$215,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	12,000 SF
<b>Lot Size:</b>	3.12 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$17.92
<b>Year Built:</b>	2024
<b>Zoning:</b>	Agriculture
<b>Market:</b>	Other Market Areas
<b>Submarket:</b>	Midland/Flint

## PROPERTY OVERVIEW

Take advantage of a new construction building that works for storage and has potential for cannabis cultivation. The steel building is 12,000 square feet on 3.12 acres in a quiet country setting in Vassar Township, just east of I-75 and north of I-69. Power is at the location, just needs to be reconnected. Potential for 1,600 amps, 480v and 3 phase. Infrastructure in place for cannabis cultivation facility with nine flower rooms (25x25x12), 2 veg rooms (25x25x12), 1 dry room (17x25x12), and 1 clone room (7x25x12). Ideal for Class C recreational cultivation license. Vassar is a cannabis-friendly community, allowing license stacking and plenty of room for expansion.

\*Please note that the building's interior will need to be finished/built out for any use.

## LOCATION OVERVIEW

Located in the heart of Vassar, MI, this property is surrounded by a thriving community and abundant amenities. With easy access to major transportation routes such as M-46 and M-15 intersection, the property is located about 30 miles northeast of Flint. Easy access to I-75 and I-69. Nearby points of interest include the Vassar Rail Trail, Vassar Historical Society Museum, and various dining and retail establishments

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Subtypes:</b>	Warehouse, Storage, Cannabis
<b>Building Size:</b>	12,000 SF
<b>Occupancy:</b>	Vacant
<b>Zoning:</b>	Agriculture
<b>Lot Size:</b>	3.12 Acres
<b>Parking Spaces:</b>	Ample parking
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	Yes
<b>Year Built:</b>	2024
<b>Construction Type:</b>	Steel
<b>Clear Height:</b>	12'
<b>Overhead Doors:</b>	None
<b>Power:</b>	Potential for 1600 amps, 480 volt, 3-phase
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	N/A - is possible
<b>Heat Type:</b>	N/A
<b>Lighting:</b>	N/A
<b>Sprinklers:</b>	None
<b>Floor Drains:</b>	None
<b>Taxes:</b>	\$7,719



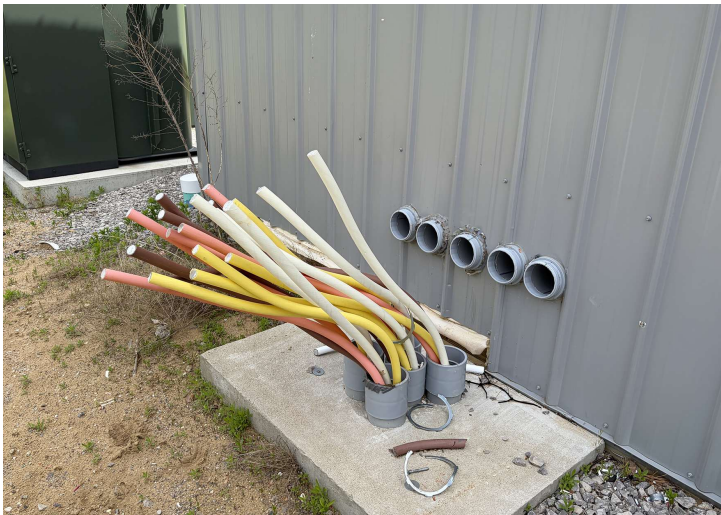
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**Kevin Bull** SENIOR ASSOCIATE  
D: 248.358.5361 | C: 248.895.9972  
kevin@pacommercial.com

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# ADDITIONAL PHOTOS

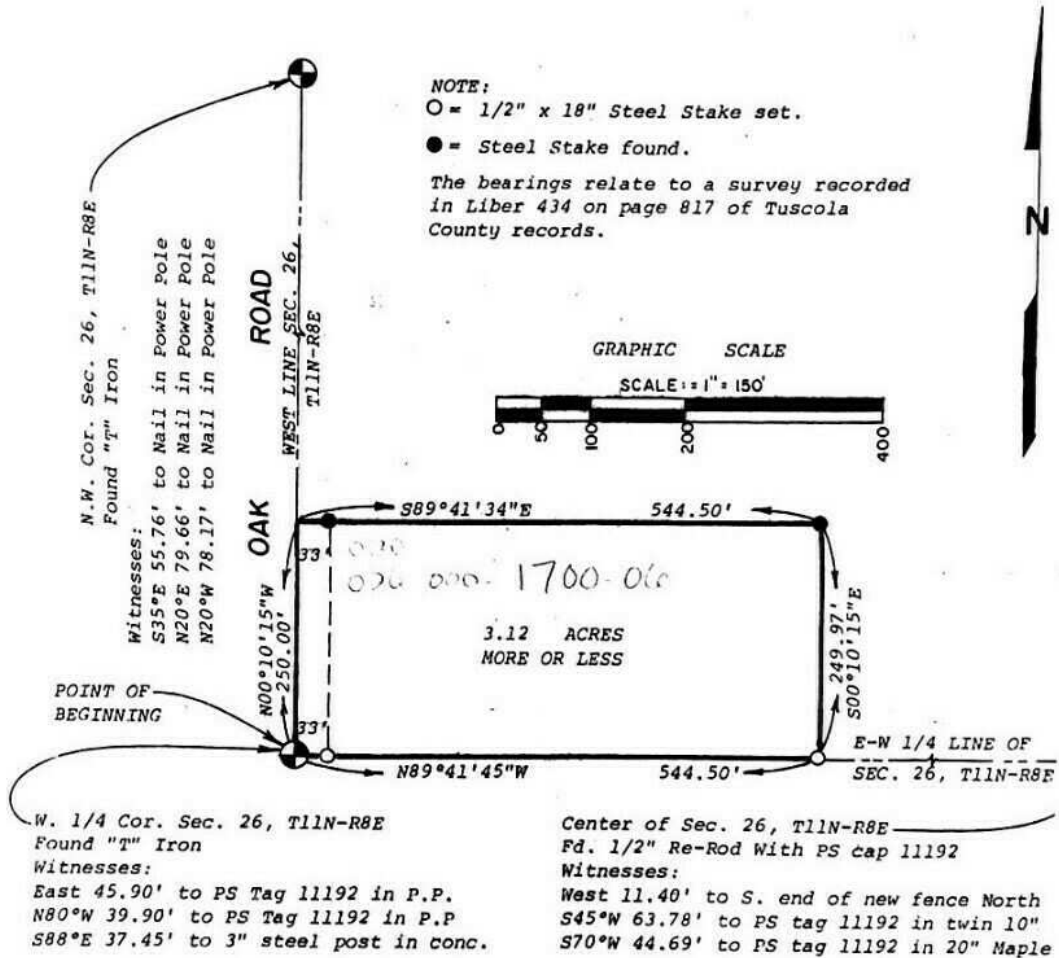


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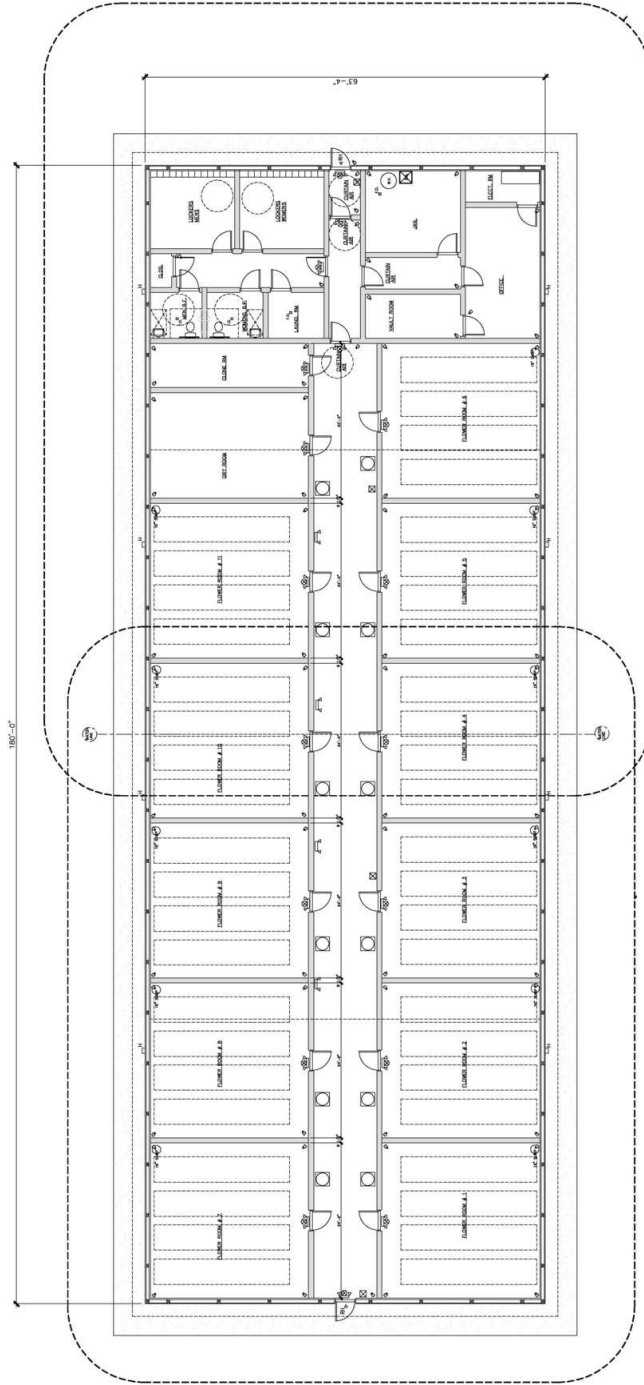


**SITE PLANS**



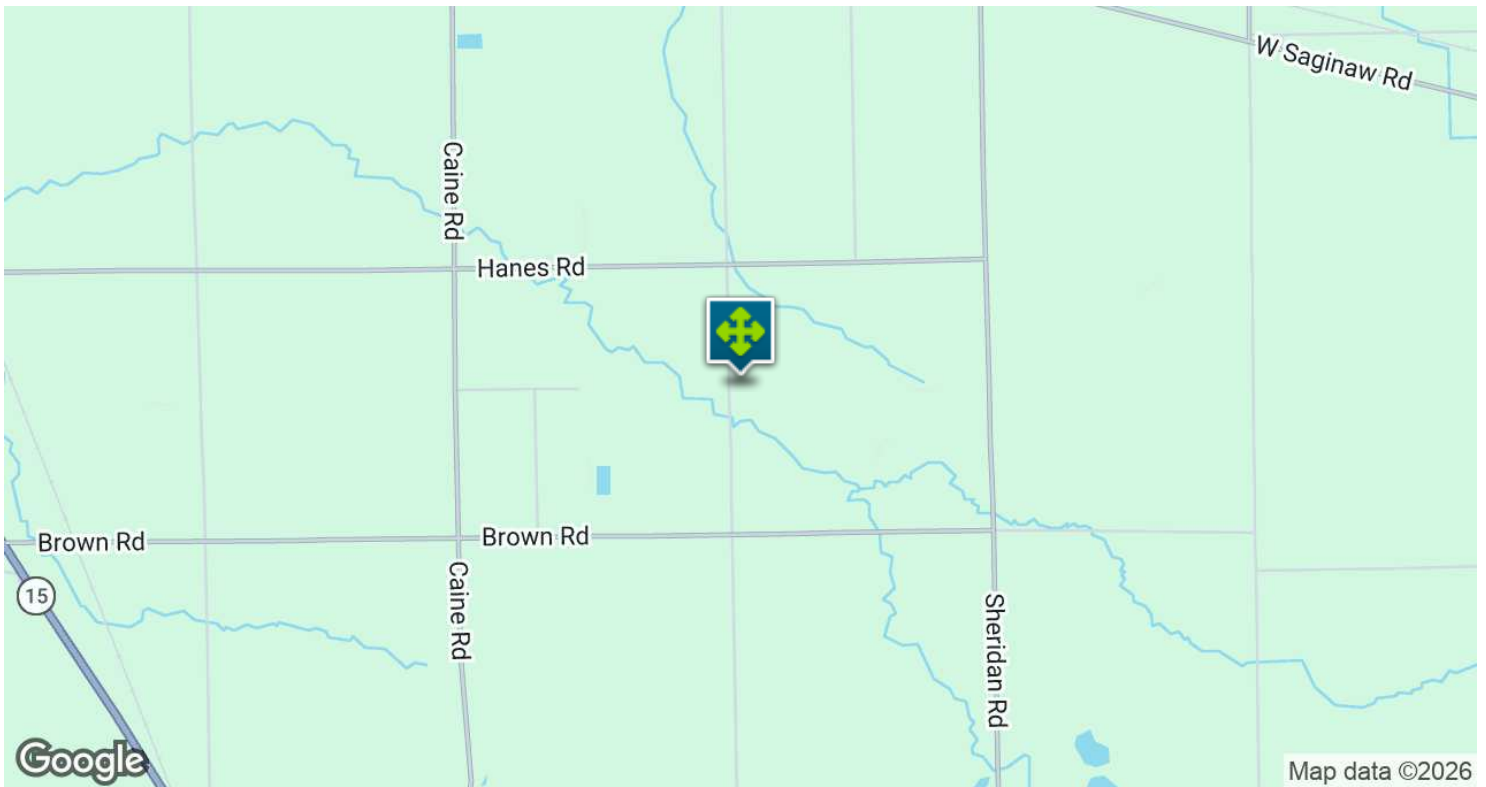
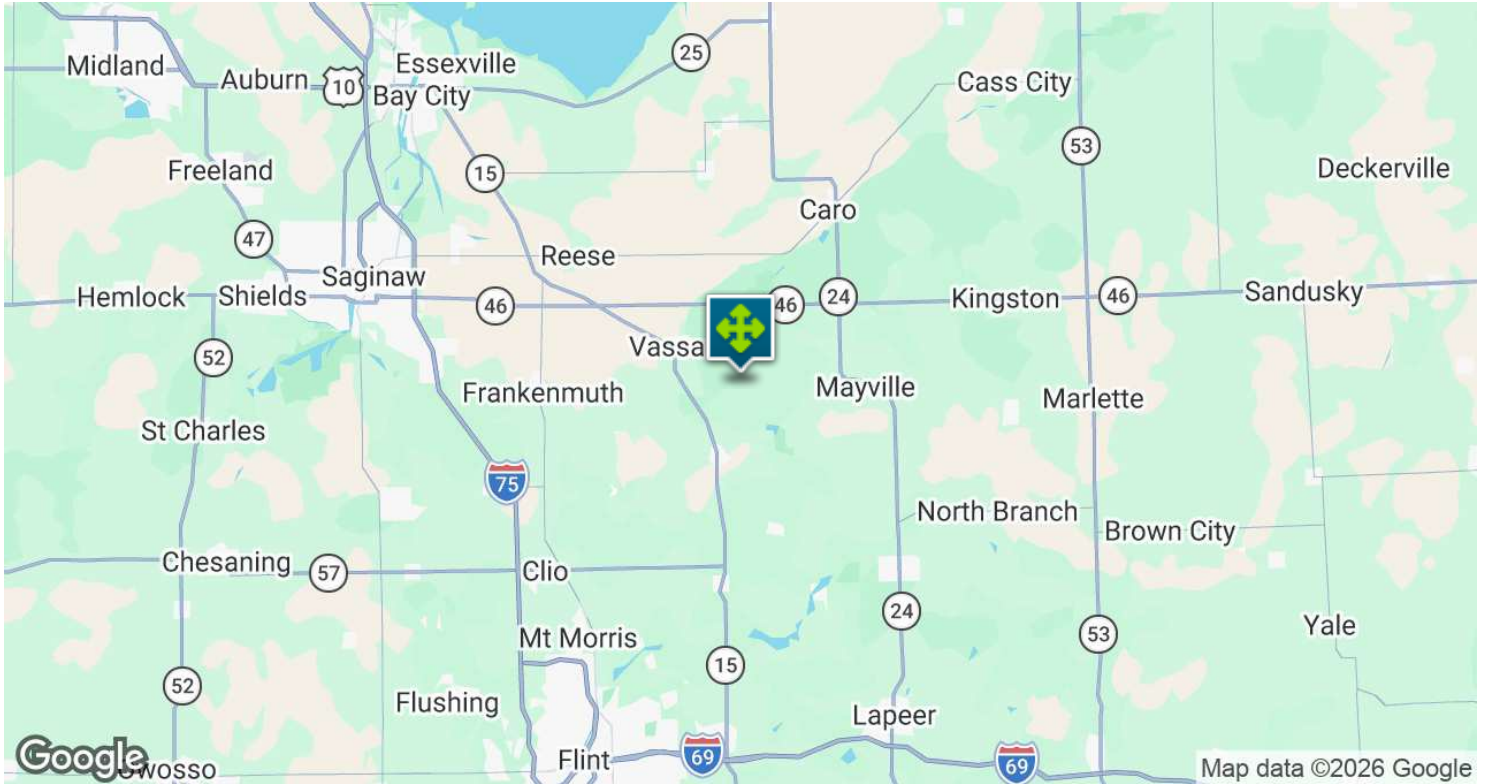
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# FLOOR PLANS

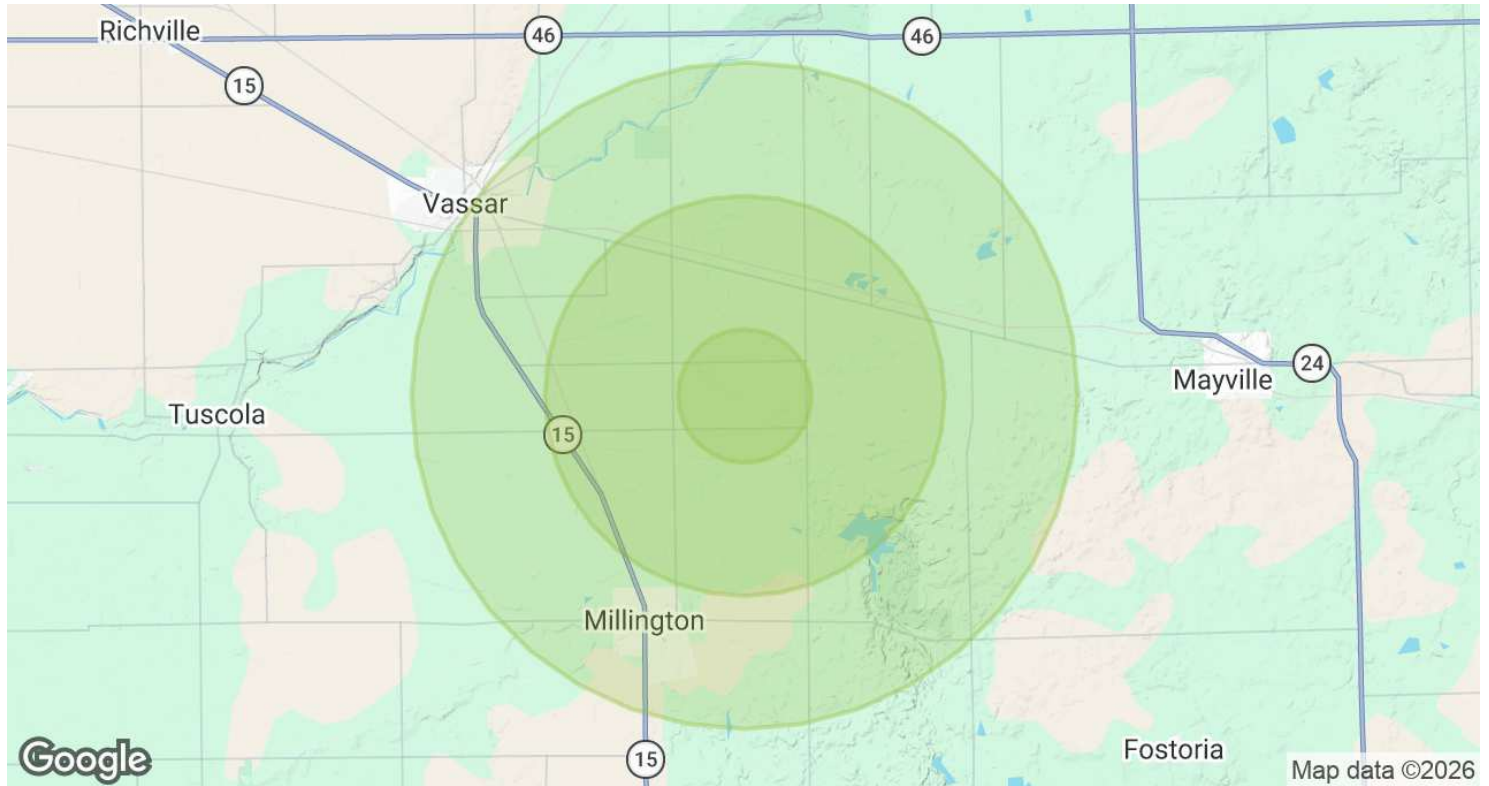


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	429	3,551	9,236
Average Age	44.2	44.0	43.5
Average Age (Male)	41.3	41.9	41.6
Average Age (Female)	46.3	45.6	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	154	1,378	3,669
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$70,775	\$68,849	\$71,087
Average House Value	\$80,963	\$115,336	\$135,710

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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kevin@pacommercial.com

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