



Food Grade Distribution Center with Freezer/Cooler

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For Sale or Lease

332,750 SF | High Clear

1701 Technical Dr, St Johns, MI

Cold Storage Warehouse & Distribution

- 107,070 SF freezer/cooler space
- 225,680 SF dry warehouse/front office
- 30' 9" Clear Height
- 62 Dock Doors
- Immediate access to Hwy 127 with linkages to entire state of MI
- Under new ownership
- ESFR sprinkler system throughout

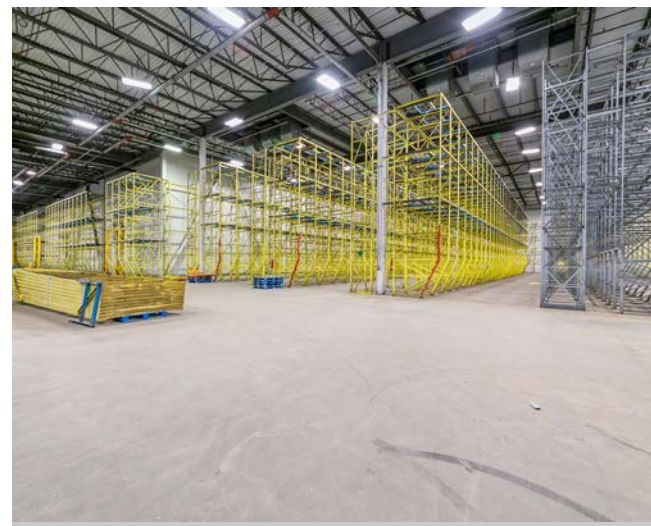
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For Sale or Lease

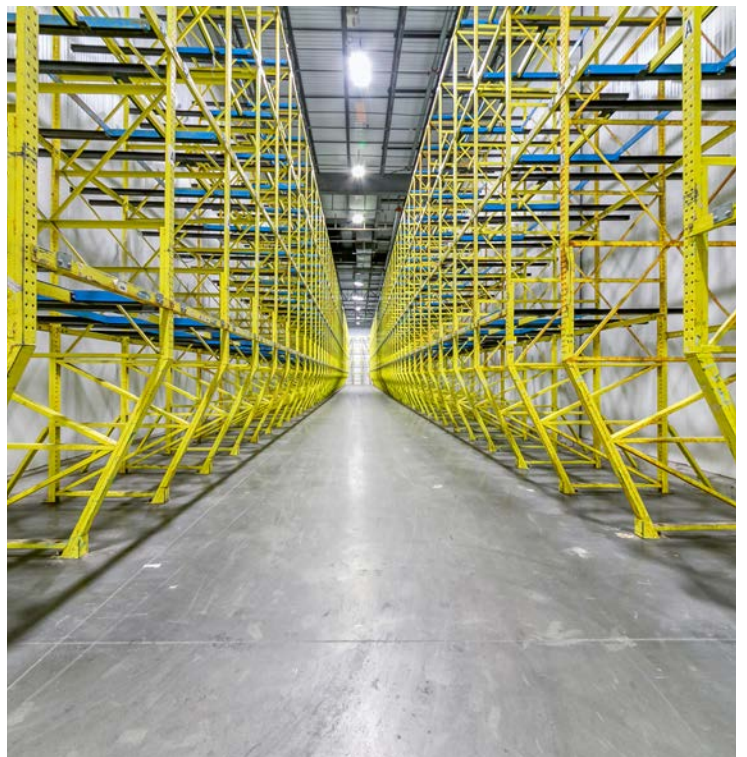
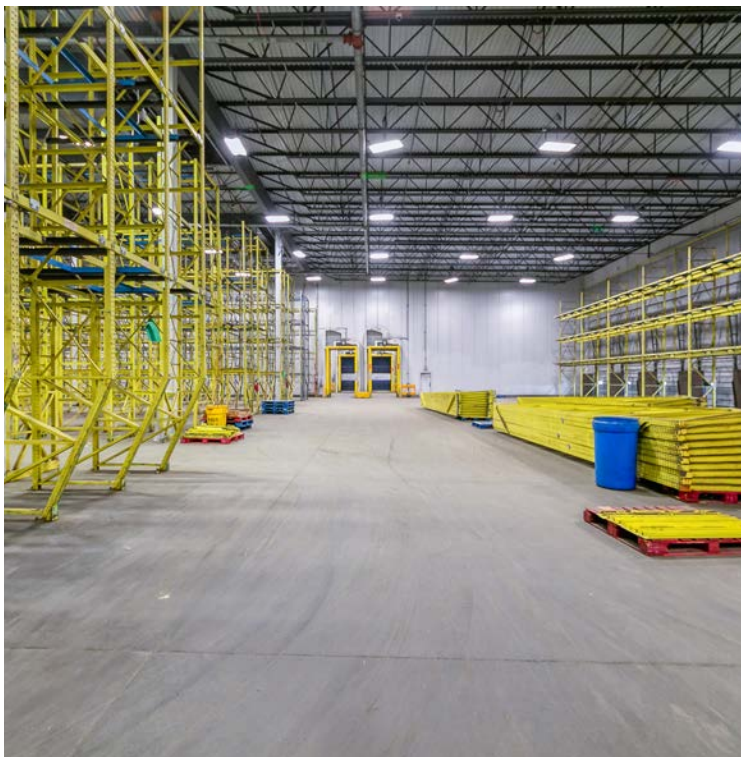
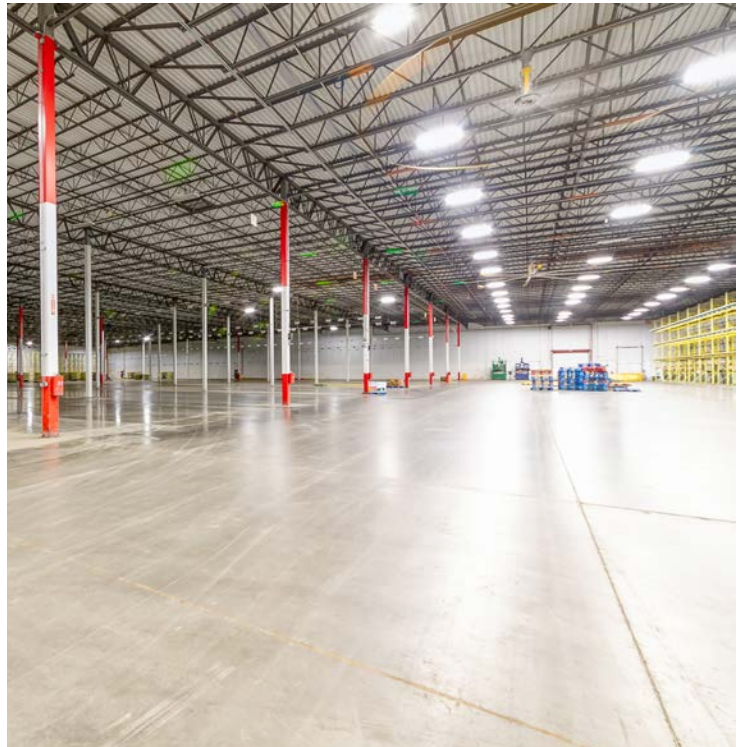
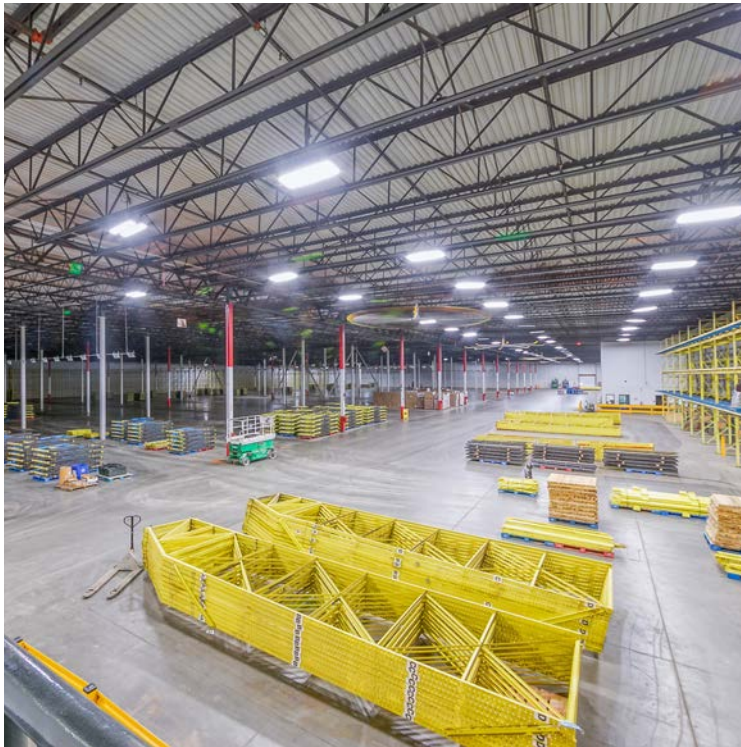
Property Highlights

Address:	1701 Technical Dr, St Johns, MI 48879
Parcel #:	300-004-300-095-00
Building SF:	332,750 SF
Office & Mezzanine:	12,778 SF
Acres:	27.53 acres
Year Built:	2003
Dry Dock Doors:	38 Levelers & Locks
Refrigerated Dock Doors:	24 Levelers & Locks
Drive-in Doors:	Three (3) Grade Level Doors
Clear Height:	30' 9"
Roof:	Fully Ballasted EPDM
Construction:	Precast Concrete Panels
Floors:	Estimated 6"-8" Concrete
Column Spacing:	Typical 40'x40' - 80' Speed Bay
Trailer Parking:	77 Spaces (Plus 62 Dock Positions)
Car Parking:	196 spaces (Space Expansion For Additional 180)
Power:	3,000 Amp, 480v Main Service
Lighting:	400 Watt Highbay Light Fixtures
Fire Protection:	ESFR System With 303,000 Gallon Tank On-site. Fed By Municipal Water
Water:	Municipal Service
Restrooms:	Six (6) Total
Potential Expansion:	135,880 SF
Lease Rates:	Full Building: \$6.95 psf NNN Freezer/Cooler: \$10.75 psf NNN Dry: \$5.75 psf NNN
Sale Price:	\$25,000,000 (\$75.13/SF)

*Listing broker has a minority interest in the property



Property Photos



Floor Plan

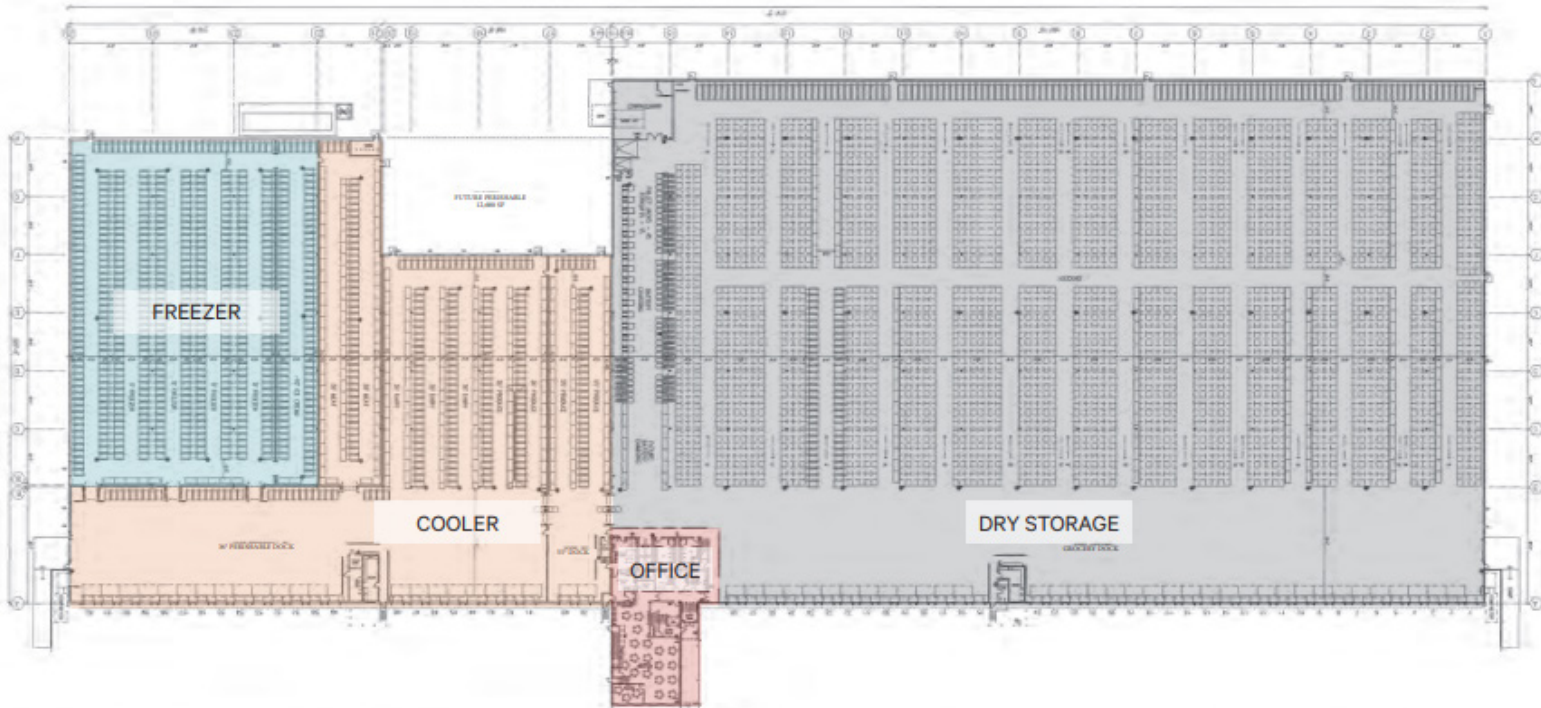
DRY GROCERY AREA	SF
DRY GROCERY WAREHOUSE	156,193
DRY GROCERY DOCK	44,447
WAREHOUSE OFFICE	502
BATTERY CHARGING	9,128
MAINTENANCE	2,632
TOTAL	212,902

OFFICE AREA	SF
ADMINISTRATIVE OFFICES	6,590
MEZZANINE	6,188
TOTAL	12,778



PERISHABLE AREA	SF
0° FREEZER	34,069
-10° ICE CREAM	7,093
28° MEAT COOLER	10,420
36° DAIRY COOLER	10,698
36° PRODUCE	7,504
55° PRODUCE	7,040
55° PERISHABLE DOCK	3,530
36° PERISHABLE DOCK	25,994
WAREHOUSE OFFICE	722
TOTAL	107,070

NOTE: SEE C-1 FOR LOCATION OF FIRE EXTINGUISHER CHARGES IN OFFICES.



NOTE: 1/2" PAINTED WHITE PEST STRIPS ON FLOOR @ NORTH, EAST & WEST WALLS - DO NOT PLACE BACK OF PALLETS ON STRIPS.

• LOCATED FIRE EXTINGUISHER LOCATIONS SEE SECTION 18.9.22 (A-11)

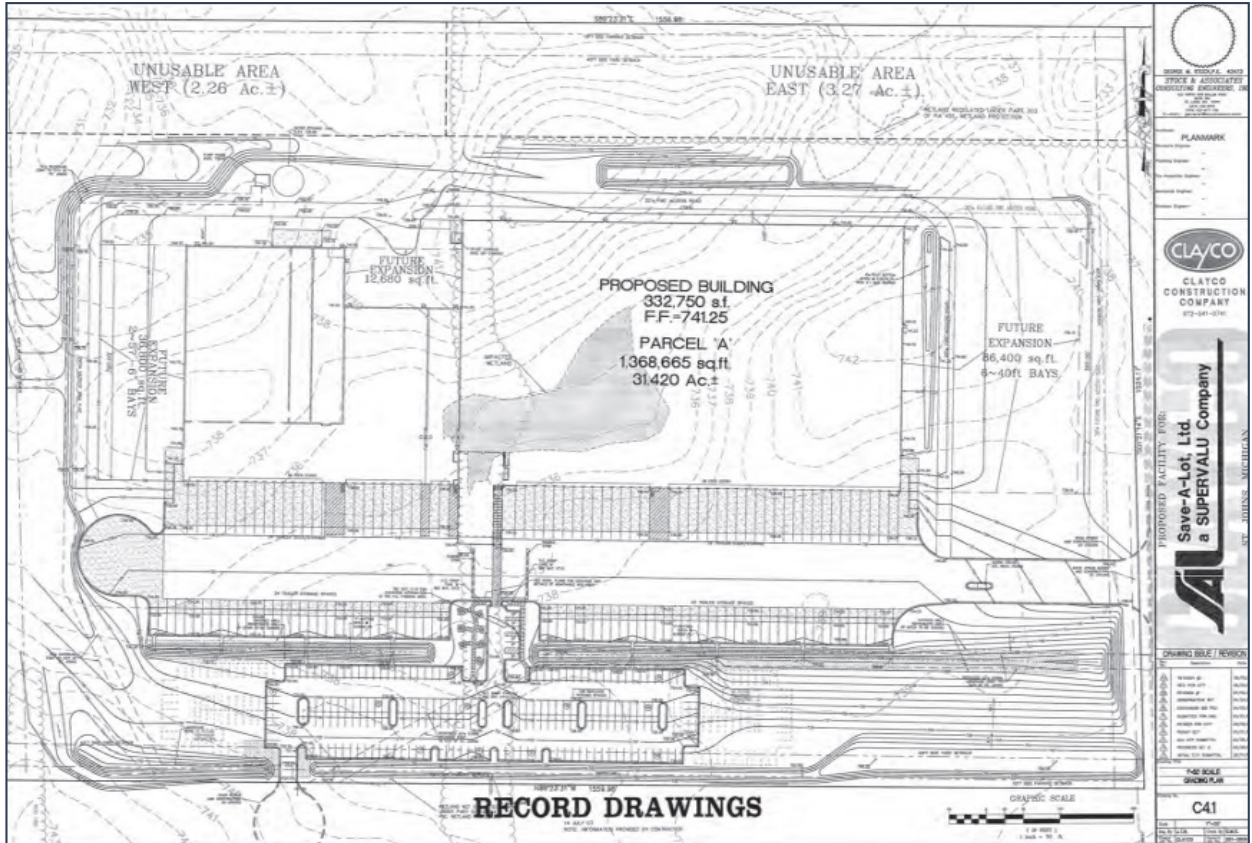
FIRST LEVEL = 326,562 S.F.
 MEZZANINE = 6,188 S.F.
 TOTAL SQUARE FOOTAGE = 332,750 S.F.

Perishable Area

0° Freezer	34,069 SF
-10° Ice Cream	7,093 SF
28° Meat Cooler	10,420 SF
36° Dairy Cooler	10,698 SF
36° Produce	7,504 SF
55° Produce	7,040 SF
55° Perishable Dock	3,530 SF
36° Perishable Dock	25,994 SF
Warehouse Office	722 SF
TOTAL	107,070 SF

Property Plans

Site Plan



Parcel Map



Location Overview

Clinton County



Population

79,755 (2025)



Workforce

67% of population
between ages 19-75



Median
Household
Income

\$95,688 (2025)



Businesses

2,138 (2025)

Web Links

<https://www.clinton-county.org/>

<https://cityofstjohnsmi.com/>



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