

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

105 RUSSELL RD

105 E Russell, Tecumseh , MI 49286



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

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OFFERING SUMMARY: 105 E Russell | Tecumseh , MI 49286



PROPERTY OVERVIEW

Exceptional opportunity to lease a turn-key brewery facility in a clean, well-maintained light industrial building. This ±6,000 SF space is fully equipped and ready for immediate operation, offering a rare chance for an operator to step in and begin brewing with minimal startup time and capital investment. The building has been meticulously maintained and presents extremely well, making it ideal for both production and potential customer-facing components. The lease includes use of the existing brewery equipment, providing a seamless transition for a new or expanding brewery concept. Situated on a 1.14-acre parcel, the property offers ample space for parking expansion, outdoor storage, or outdoor events. Additional features include a backup generator, ensuring operational continuity and reliability. This is a unique, plug-and-play opportunity for a brewery operator seeking a high-quality facility with infrastructure already in place. This portfolio sale includes an additional building featuring a full-service brewery and restaurant in the heart of downtown.

OFFERING SUMMARY

Lease Rate: \$8,000 per month (NNN)
Building Size: 6,000 SF
Available SF: 6,000 SF
Year Built: 1979
Zoning: IC- Industrial Commercial

PROPERTY HIGHLIGHTS

- Turn key fully equipped 6,000 SF brewing facility
- Use of all brewing equipment included with the lease
- Fully air conditioned building for customer comfort and operational efficiency
- 40' x 100' walk-in cooler for ample product storage
- Full building back up generator
- Indoor and outdoor seating areas
- Full service restaurant at 124-128 W Chicago Blvd also available for lease to compliment the brewery operation

BUILDING/PROPERTY INFORMATION: 105 E Russell | Tecumseh , MI 49286

BUILDING INFORMATION

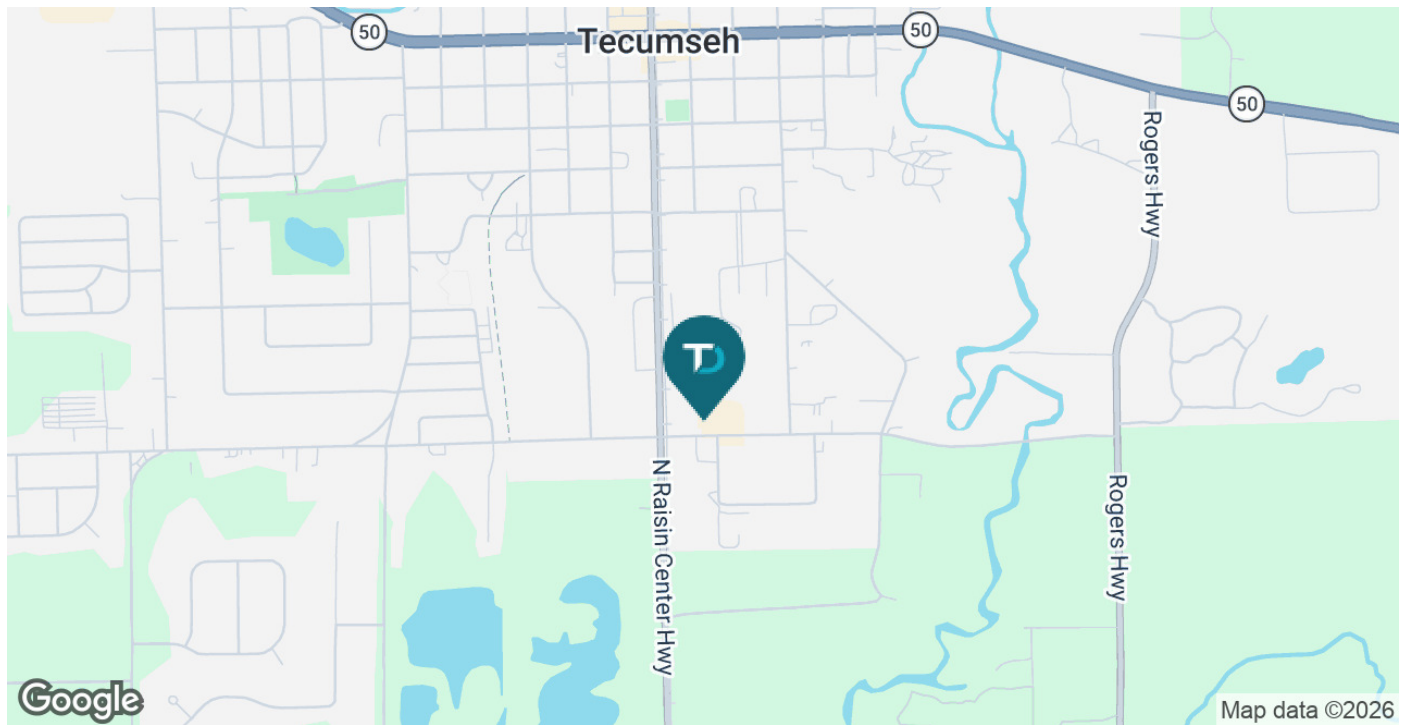
Price: \$8,000/mo + NNN
Building Size: 6,000 SF
Year Built: 1979
Number of Floors: 1
Utilities: Gas/Water/Electric

PROPERTY INFORMATION

Property Type: Industrial
Property Subtype: Flex Space
Zoning: IC- Industrial Commercial
Legal Description: Available upon request
APN: XTO-325-0251-000

LOCATION INFORMATION

Located on the north side of E. Russell Road in Tecumseh, Michigan, the property benefits from strong visibility and convenient access to a growing community known for its local charm, vibrant downtown, and active retail scene.



LEASE SPACES: 105 E Russell | Tecumseh , MI 49286



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	\$8,000 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
105	Available	6,000 SF	NNN	\$8,000 per month



ADDITIONAL PHOTOS: 105 E Russell | Tecumseh , MI 49286



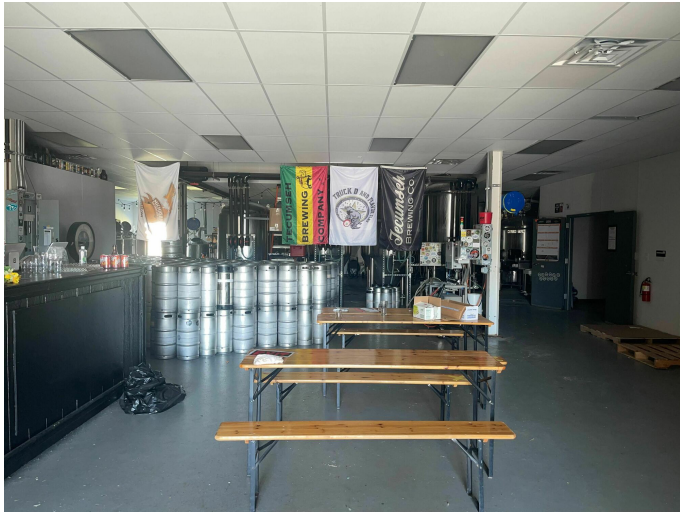
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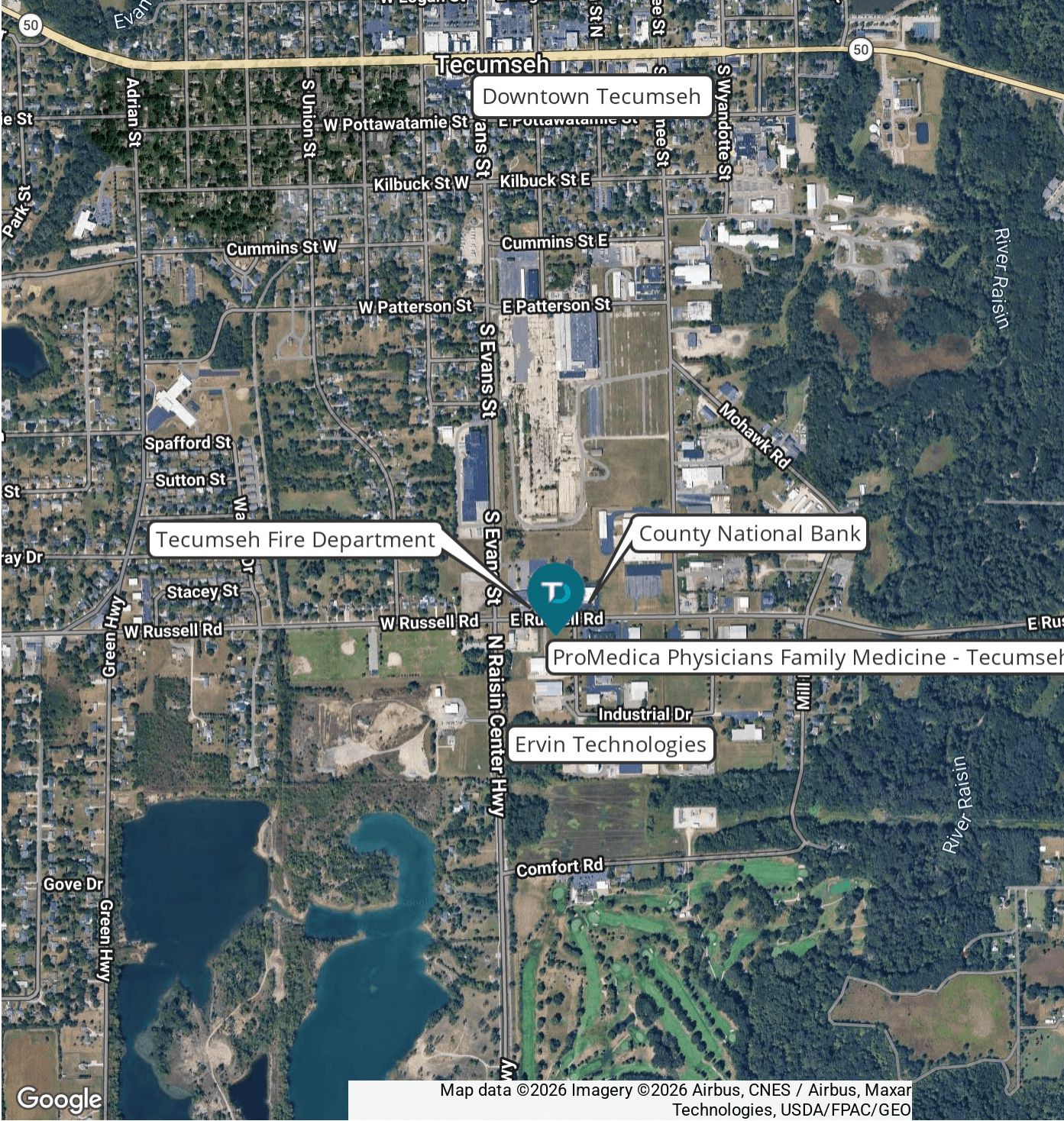
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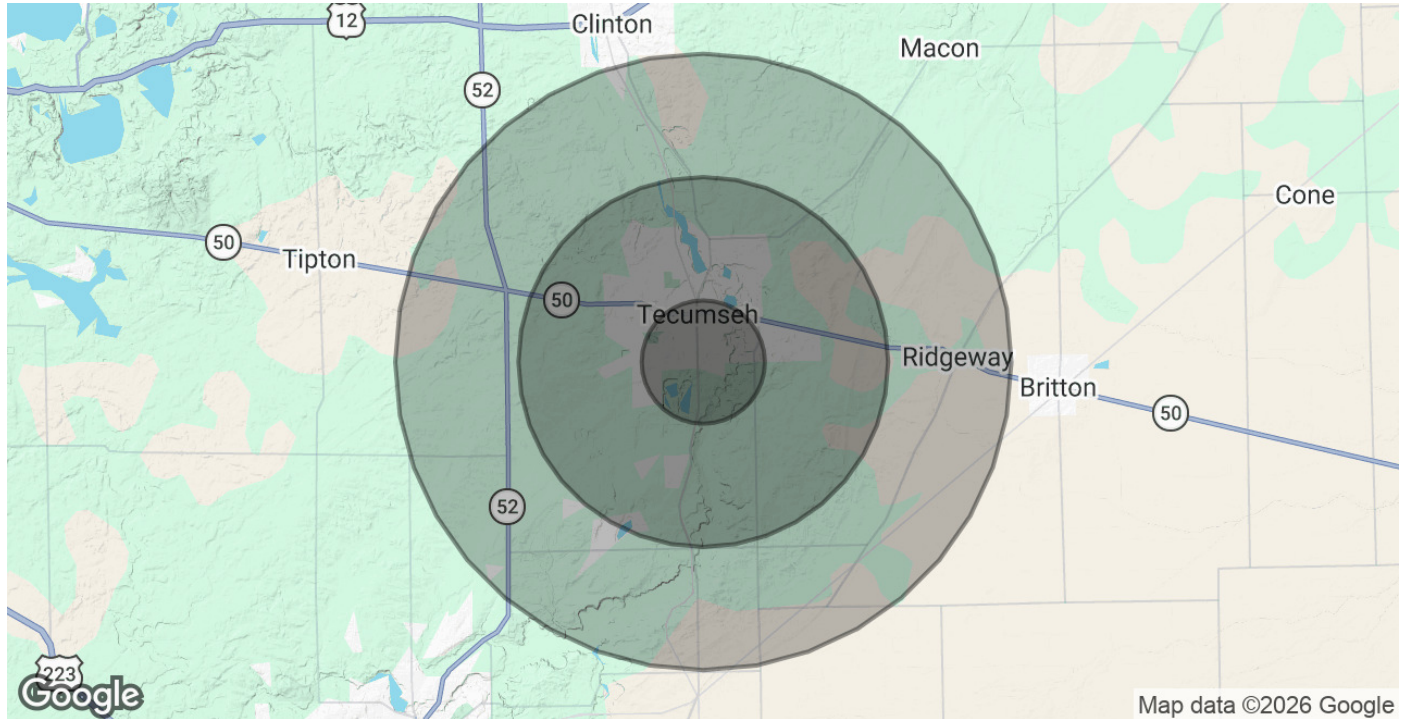
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RETAILER MAP: 105 E Russell | Tecumseh , MI 49286



DEMOGRAPHICS MAP & REPORT: 105 E Russell | Tecumseh , MI 49286



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,314	13,229	19,287
Average Age	39.6	41.9	42.3
Average Age (Male)	41.1	42.0	41.9
Average Age (Female)	39.9	42.3	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,472	5,408	7,789
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$69,973	\$91,926	\$91,397
Average House Value	\$174,391	\$224,265	\$227,279

2023 American Community Survey (ACS)