



**800 North Clark**  
**Albion, Michigan 49224**  
LIGHT INDUSTRIAL FACILITY      77,000 SF AVAILABLE



# Property Information

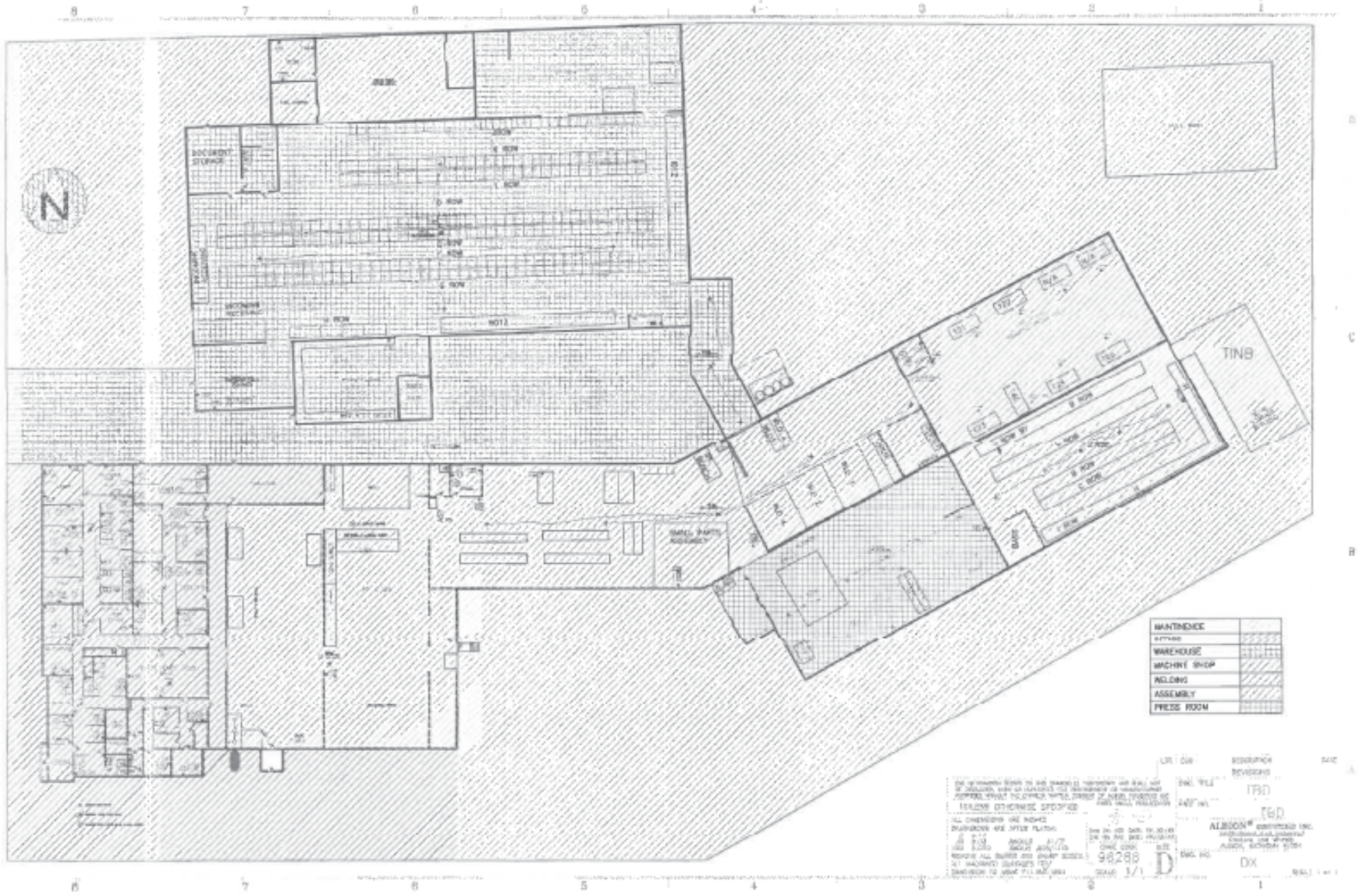
<b>Total RBA</b>	77,000 SF	<b>Restrooms</b>	Office – 4 Plant – 3 (2 men’s, 1 women’s)
<b>Industrial Area</b>	68,013 SF	<b>Auto Parking</b>	31,000 SF 48 striped spaces and ample non-striped in rear
<b>Office Area</b>	8,987 SF	<b>Floor/ Floor Drains</b>	Yes
<b>Total Site Acres</b>	6.19 Acres	<b># of Buildings</b>	1
<b>Year Built/ Renovated</b>	1920 with subsequent additions	<b>Electric/ Gas</b>	Consumers Energy
<b>Construction</b>	Masonry with steel panel. Warehouse is steel frame with metal sidewalls	<b>Water/ Sewer</b>	City of Albion
<b>Roof</b>	Flat/Membrane and standing seam metal over warehouse and other areas	<b>Security</b>	Yes
<b>Clear Height</b>	Warehouse: 22’-24’ Press Room: 20’ Manufacturing floor: 15’ Assembly area: 10’	<b>Outside Storage</b>	Per code
<b>Bay Size/ Column Spacing</b>	Most sections are clear span. One row of columns in the center of warehouse. Drawing with dimensions on file.	<b>Site Fencing</b>	No
<b>Grade Level Doors</b>	6 Total: 1 (14’9” x 12’), 1 (12’ x 12’), 1 (10’ x 12’), 1 (12’ x 8’), 2 (10’ x 9’)	<b>Rail Served</b>	No
<b>Docks &amp; Equipment</b>	5 Total: 2 (10’ x 10’), 1 (10’ x 16’), 2 (8’ x 8’)	<b>Zoning</b>	Light Industrial
<b>Crane</b>	2-Ton Bridge crane in Press Room Numerous jib cranes	<b>Parcel ID</b>	19-364-039-00 & 19-364-036-00
<b>HVAC/ Air Conditioning</b>	Heat only. Mix of suspended unit heaters, radiant tube in warehouse. RTUs for office area. Boiler is functional, but not in service.	<b>Fire Protection</b>	Yes – Ordinary Hazard
<b>Air Lines</b>	Yes	<b>Break Room</b>	Yes
<b>Compressed Air</b>	Yes – 1 Atlas Copco compressor	<b>Room for Expansion</b>	Unlikely
<b>Lighting</b>	Fluorescent	<b>Asking Price</b>	\$995,000
<b>Power</b>	See Electrical Chart for details	<b>Property Tax Information</b>	Parcel Numbers 19-364-036-00 & 19-364-039-00 2024 Total Taxes: \$29,842.04
		<b>Miscellaneous Items</b>	<ul style="list-style-type: none"> <li>• Mid-sized manufacturing facility in desirable Calhoun County</li> <li>• Could work for multiple tenant/business units</li> <li>• Crane in press room</li> <li>• Multiple dock and grade doors</li> </ul>



# Property Aerial

800 North Clark  
Albion, Michigan





# Floor Plan

800 North Clark  
 Albion, Michigan



Office Entrance



Office Area



Break Room



Conference Room



Lobby



Receiving



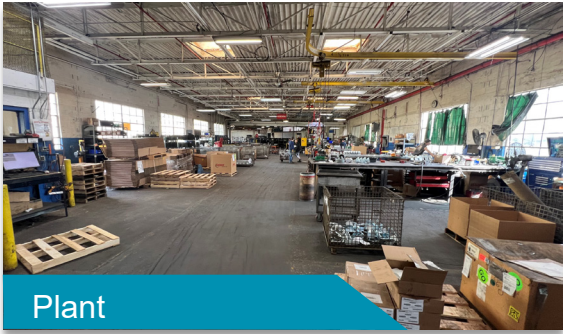
Pole Building



Rear



Compressor



Plant



Plant



Assembly



Warehouse



Warehouse



Warehouse



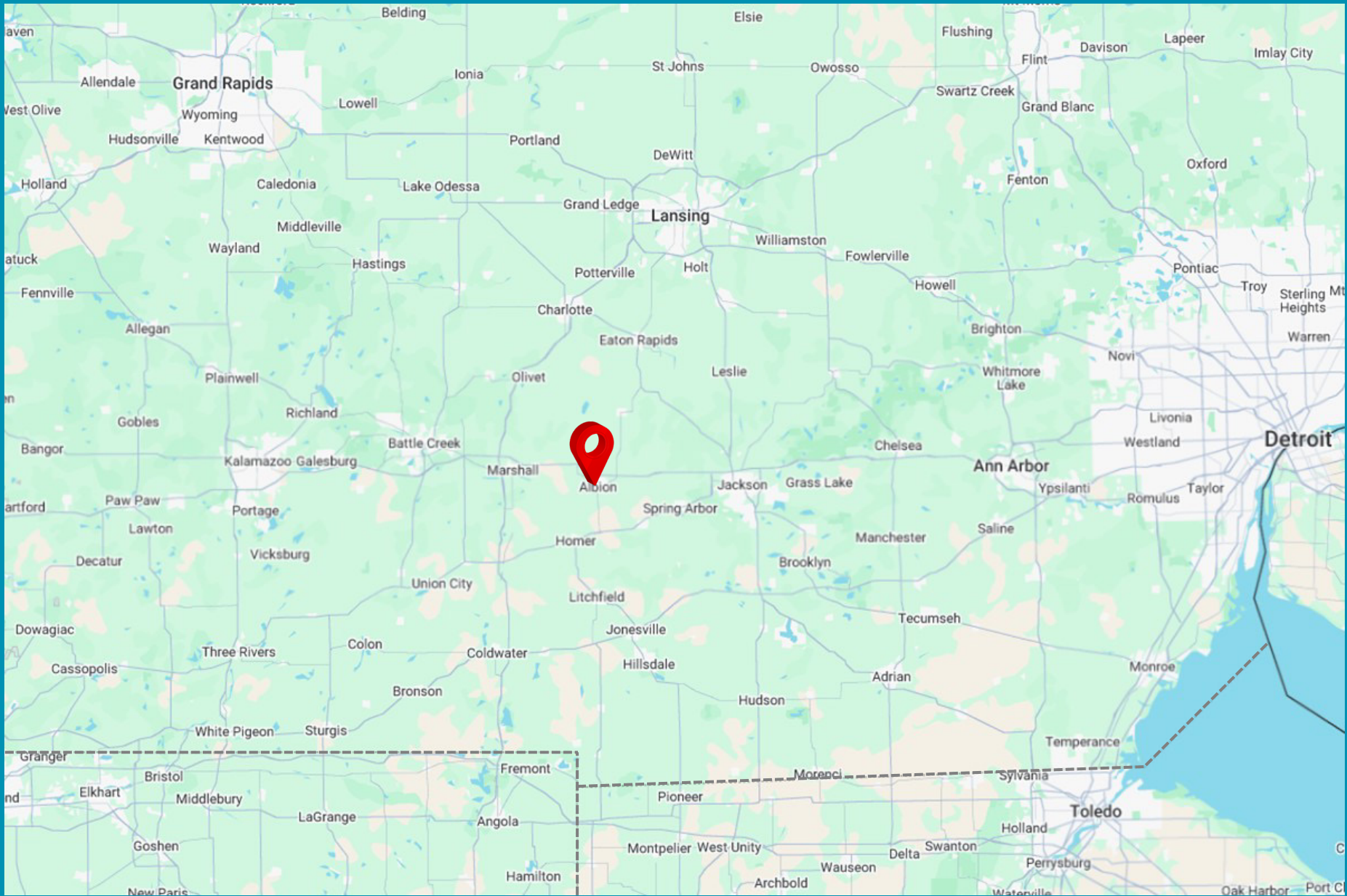
Press Room



Press Room



Press Room Rear



# Location Map

- Lansing, MI      54.1 Miles
- Grand Rapids, MI    88.0 Miles
- Ann Arbor, MI      53.3 Miles
- Detroit, MI        95.5 Miles
- Battle Creek, MI    28.4 Miles
- Kalamazoo, MI     53.1 Miles
- Toledo, OH        95.7 Miles
- Ohio Border        42.5 Miles
- Indiana Border     44 Miles

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# CALHOUN COUNTY



## POPULATION

134,310



## LABOR FORCE

64,402



## UNEMPLOYMENT RATE

6.3%



## MEDIAN HOUSEHOLD INCOME

\$59,424



## MEDIAN HOME VALUE

\$185,044

## ABOUT CALHOUN COUNTY

Calhoun County is located in southern/Mid-Michigan. It is made up of 19 townships and 5 villages across 718 square miles. Its population is approximately 134,310.

Albion is a city that lies on the eastern boundary of Calhoun County. Comprised of 4.51 square miles with a population of approximately 7,700, it is 77.9 miles from Detroit Metropolitan Airport



## Location Demographics

## LOCAL UNIVERSITIES

Albion College	0.9 Miles
Spring Arbor University	12.5 Miles
University of Olivet	24.2 Miles
Hillsdale College	25.3 Miles
Jackson Community College	27.8 Miles
Michigan State University	42.5 Miles
Western Michigan University	51.1 Miles
Adrian College	56.7 Miles
University of Michigan	60 Miles
Eastern Michigan University	63.2 Miles
Kalamazoo College	66 Miles

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77,000 SF AVAILABLE

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