

FOR SALE OR LEASE – TURNKEY FLEX INDUSTRIAL W/ DRIVE-THRU BAYS

750 Industrial Dr, Clare, MI 48617



HIGHLIGHTS

- Striking two-story glass showroom/office
- 3 large drive-through truck bays with overhead doors, water, and floor drains in each
- Built-out breakroom/bar with kitchenette — rare owner/operator amenity
- Highly visible location in Clare Industrial Park with easy US-127 access and visibility
- Seller willing to do 6-month to 1-year sale leaseback or vacate upon closing

SPACE AVAILABLE

Size: 10,544 SF

- Office: 4,016 SF
- Warehouse: 6,528 SF
- Acres: 3.37

Sale Price: \$899,000

Lease Rate: Contact Broker

TRAFFIC COUNT (VPD)

US-127	14,242
US-10	4,297

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AERIAL



PROPERTY OVERVIEW

10,544 sq ft industrial/flex facility on Industrial Drive in Clare, MI featuring a two-story showroom/office building attached to a large-bay industrial warehouse. Three drive-through truck bays are equipped with floor drains, and demising walls between bays can be removed to create larger open warehouse space. Additional amenities include a break room/kitchenette with bar seating, conference room, and restrooms.

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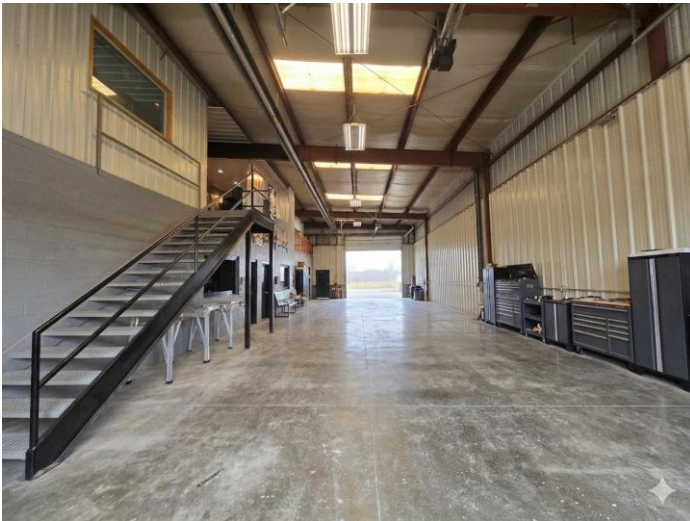
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PHOTOS



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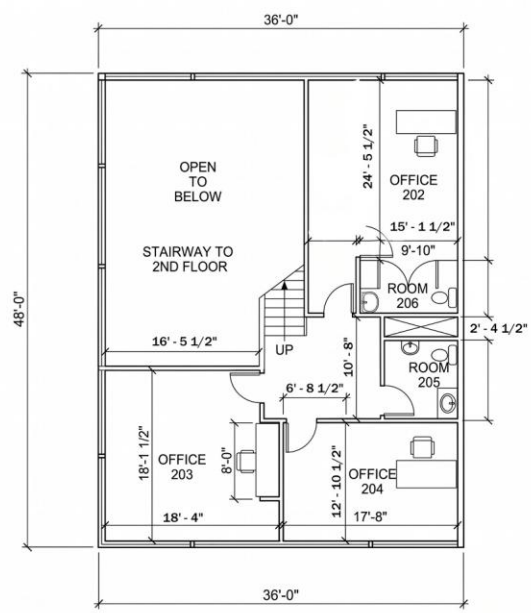
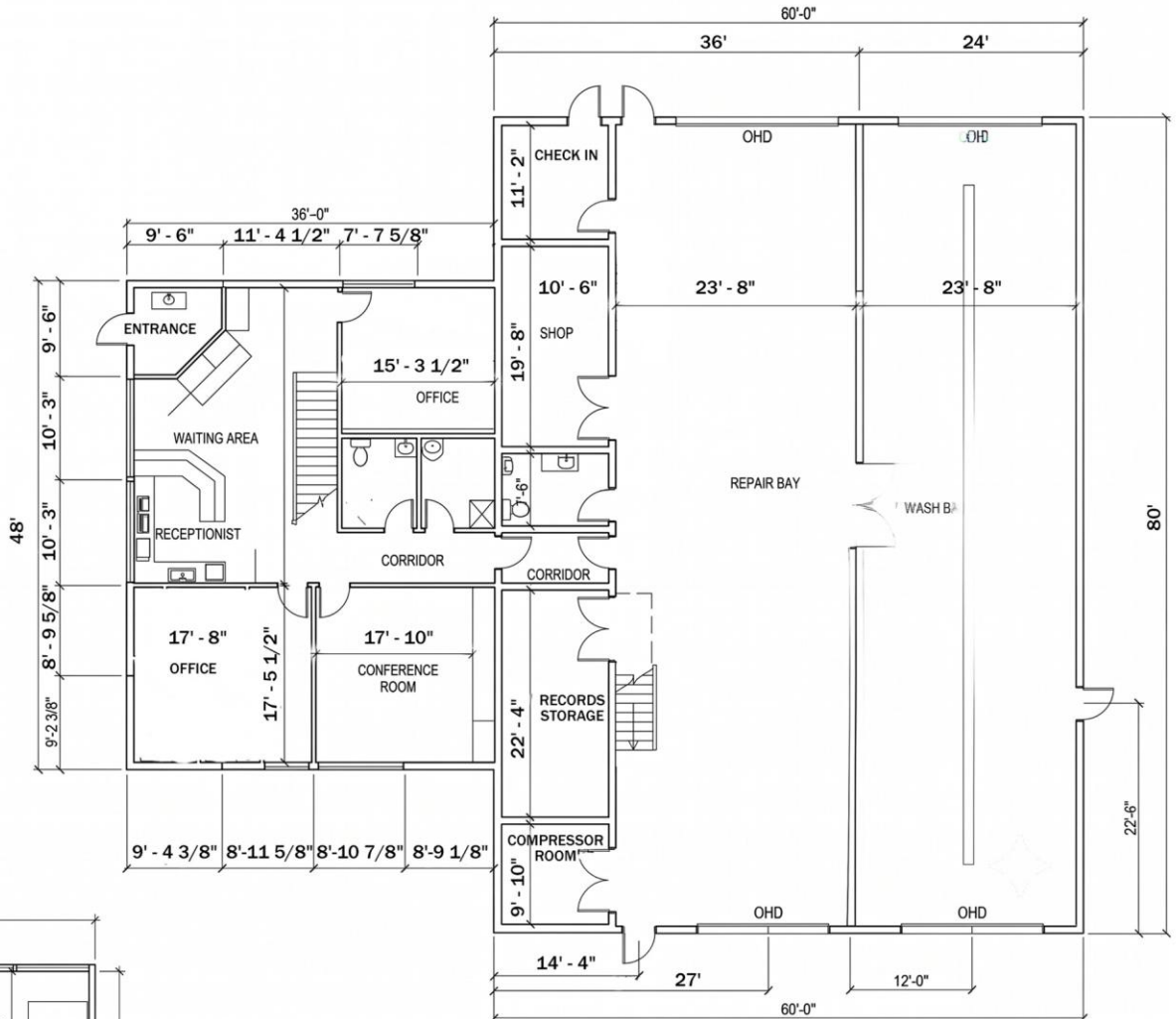


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FLOOR PLAN

 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"



 **SECOND FLOORPLAN**
SCALE: 1/8" = 1'-0"

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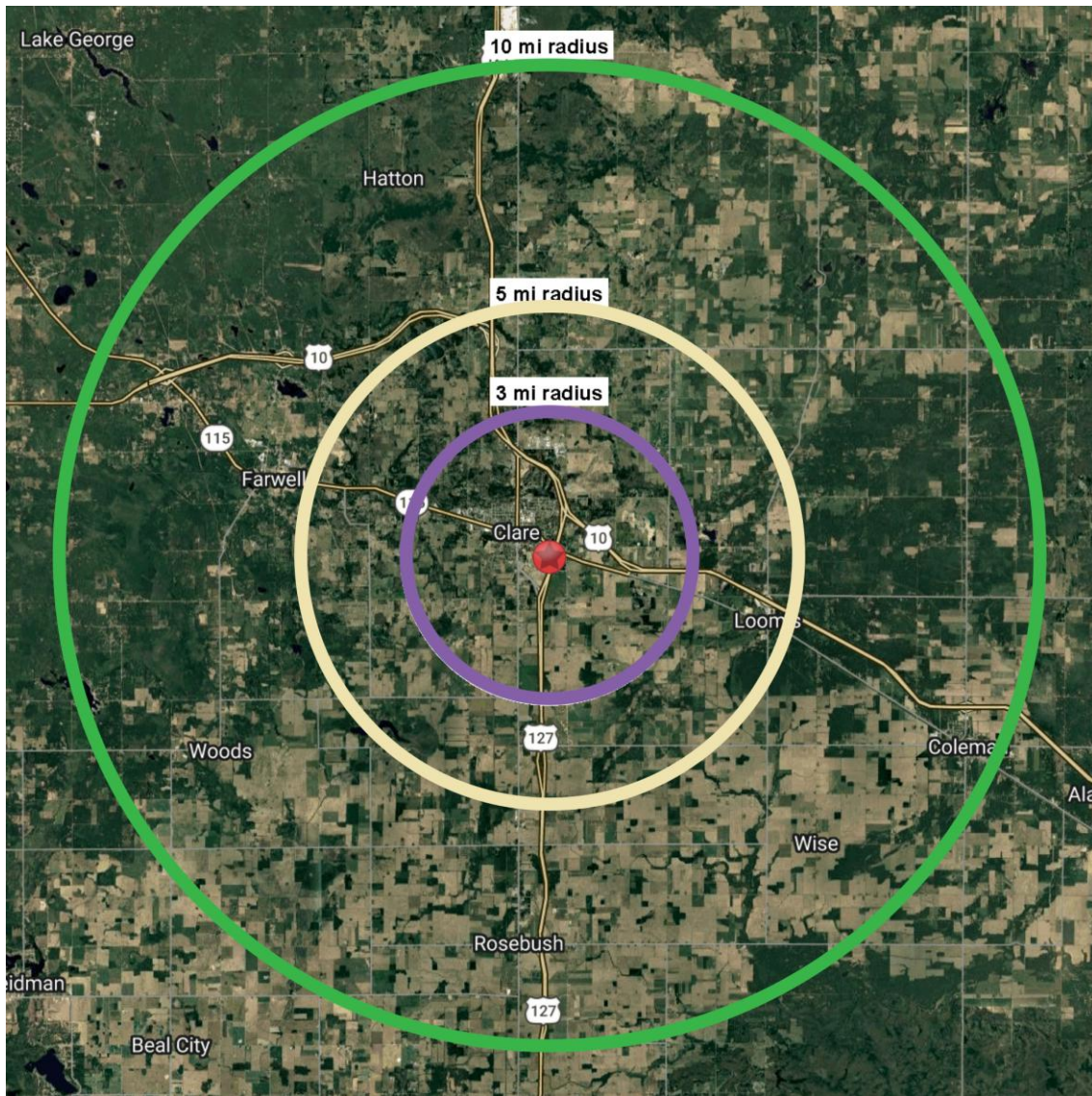
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DEMOGRAPHICS



Area Demographics	3 Miles	5 Miles	10 Miles
Est Population (2025)	3,923	6,772	18,695
Average HH Income	\$73,933	\$80,634	\$79,446
Households	1,669	2,745	7,580
Median Age	40.2	40.1	41.6

Area Demographics	3 Miles	5 Miles	10 Miles
Total Businesses	288	349	579
Daytime Population	2,650	3,047	5,517

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