

1508 GEORGE BROWN DRIVE

MARSHALL, MICHIGAN

**51,000 SF
FOR LEASE**



***Mid-Michigan Manufacturing
or Warehouse Facility***

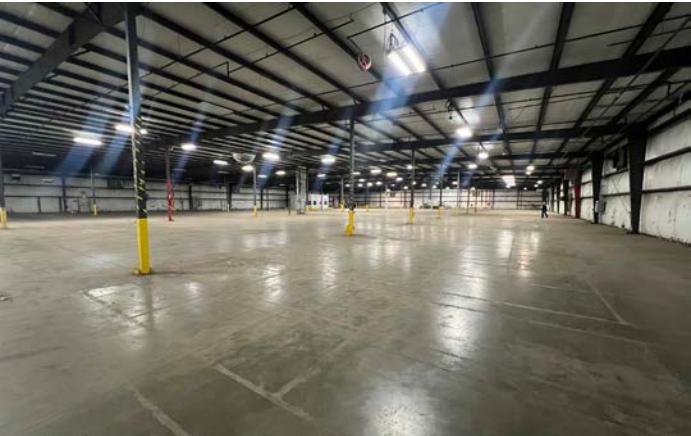


**CUSHMAN &
WAKEFIELD**

PROPERTY INFORMATION

Total RBA:	51,000 SF (300' x 170')	Air Lines:	Yes
Industrial Area:	49,750 SF	Compressor:	No
Office Area:	2,050 SF (1,250 SF main office, 400 SF quality/testing room and 400 SF shipping and receiving office on plant floor)	Fire Protection:	Wet system
Site Area:	4.15 Acres	Security:	Yes, tenant is responsible for its own security system
Buildings:	1	Locker Room:	No
Year Built:	2001	Breakroom:	Yes
Clear Height:	17' to 20'	Restrooms:	4 total (2 office/2 plant)
Loading Docks:	3 (8' x 9') manual docks with bumpers and seals	Auto Parking:	40 striped spaces
Drive-in Doors:	2 total 1 - 10' x 12' and 1 - 12' x 14'	Outside Storage:	Per code and industrial park restrictions
Bay Size/Column Spacing:	North & south bays are 33' x 25' Center bays are 50' x 25'	Site Fencing:	No
Construction:	Steel frame with insulated metals sidewall	Floor Drains:	No
Roof:	Standing seam metal	Zoning:	I-1 Research and Manufacturing
Lighting:	Fluorescent	Parcel ID:	53 002 736 01
Power:	Main panel rated for 1,200 AMP/480Y/277 2 PH 4 W Second & third panel rated for 400 AMP/480Y/277/3PH/4 W Numerous subpanels	2025 Taxes:	\$0.71 PSF
Electric:	City of Marshall	Insurance:	\$0.22 PSF
Natural Gas:	Consumers Energy	CAM:	\$0.30 PSF
Water/Sewer:	City of Marshall	Total:	\$1.23 PSF
HVAC:	Central air in office; wall units in quality lab and shipping office	Lease Rate:	\$6.00 PSF NNN
Air Conditioning:		Miscellaneous:	<ul style="list-style-type: none">• Standalone building in desirable Marshall• Previously used for manufacturing and warehousing• Close proximity to I-94, I-69 and Ford's Blue Oval Battery Park• 6 Private offices and 630 SF break room
Cranes:	None		

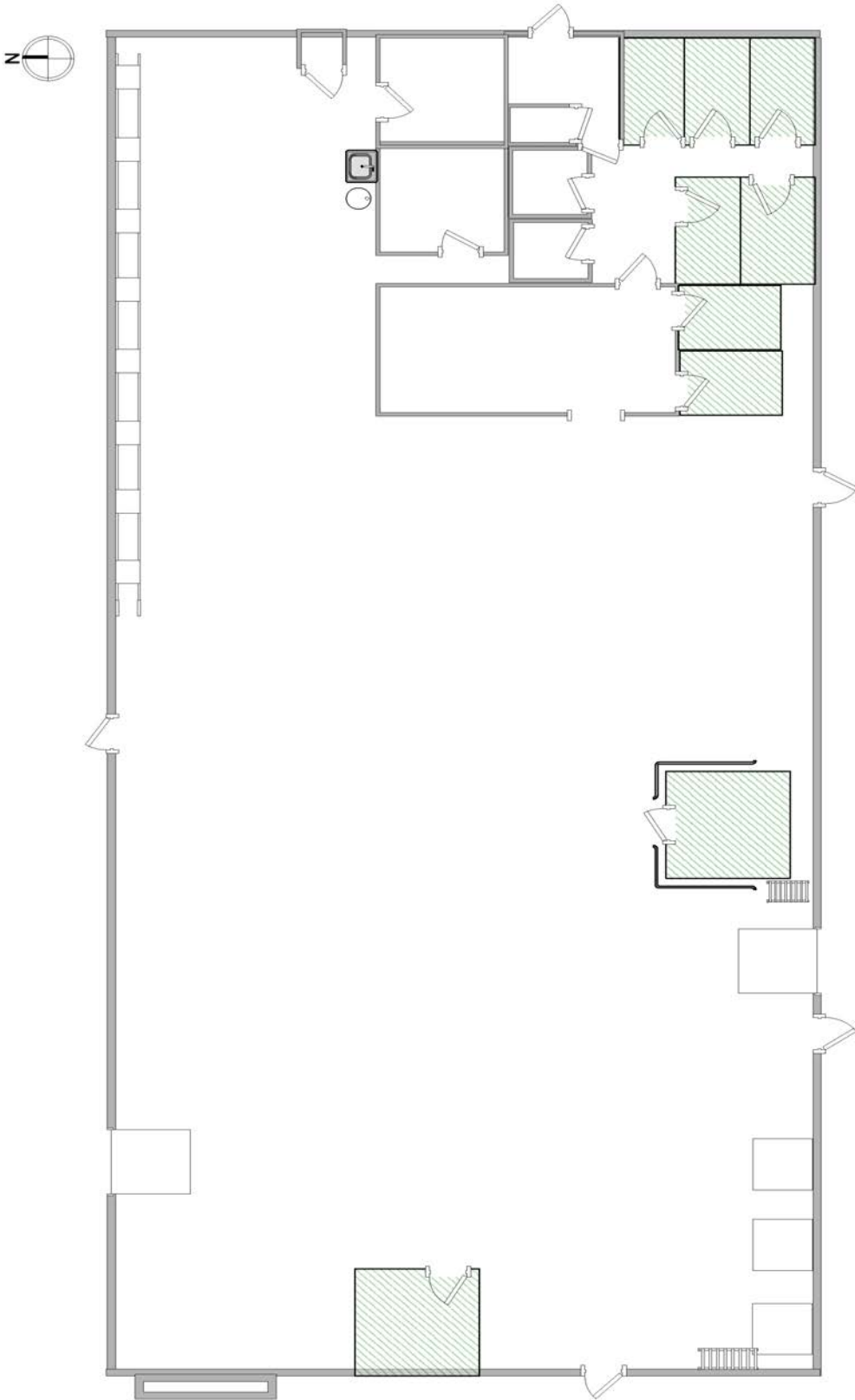
PHOTOS



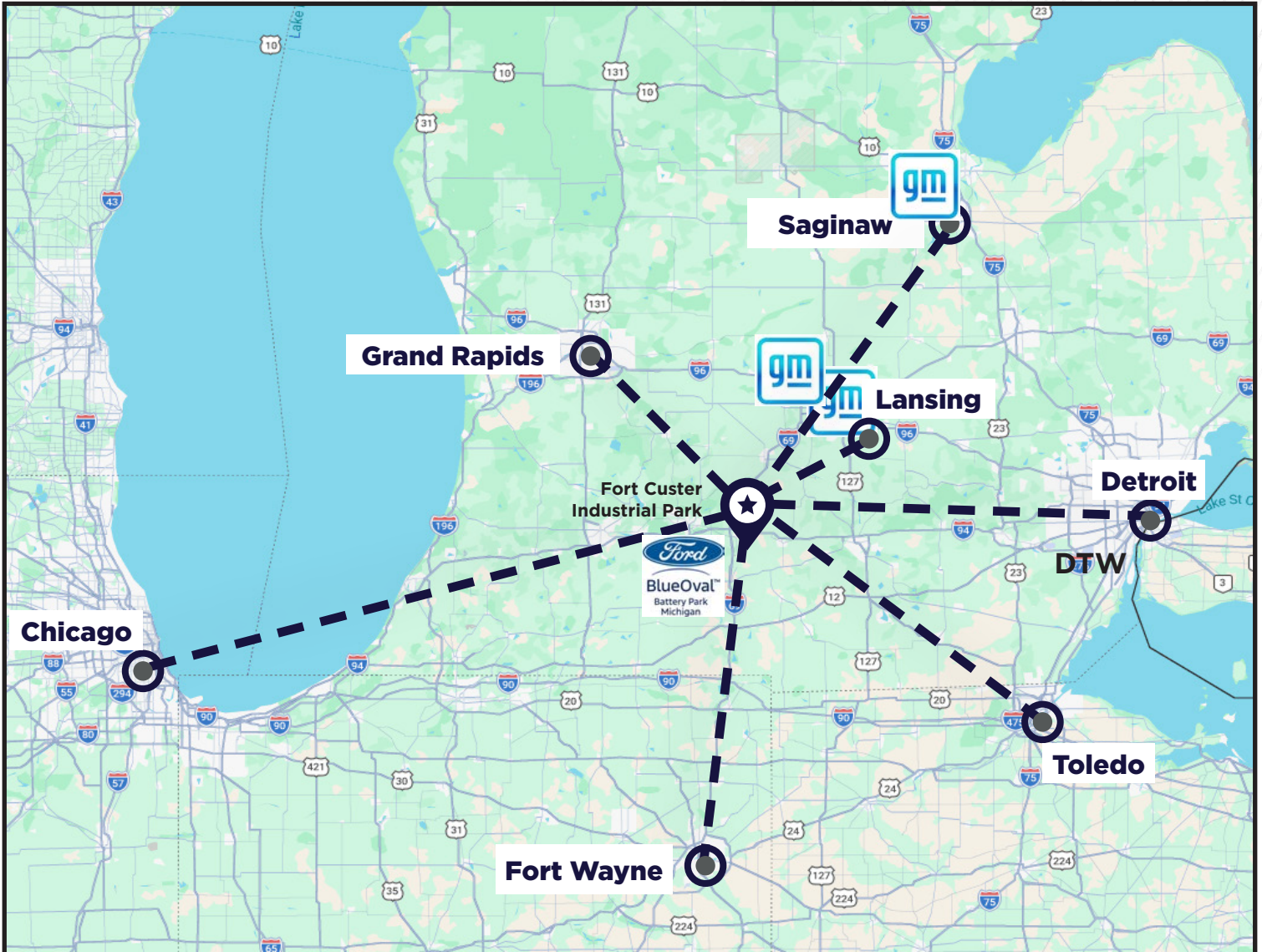
PHOTOS



FLOOR PLANS



MAP



From Marshall to	Distance
Ann Arbor	66.5 Miles
Detroit	109 Miles
Lansing	48.3 Miles
Kalamazoo	38 Miles
Grand Rapids	92 Miles
Chicago	181 Miles
Fort Wayne	87.5 Miles
Toledo	120 Miles

From Marshall to	Distance
Ford BlueOval Battery Park	6.4 Miles
GM Lansing Delta Assembly	40.4 Miles
GM LGR Paint Shop (Lansing Grand River)	47.7 Miles
Fort Custer Industrial Park	24.6 Miles
Kalamazoo/Battle Creek International Airport (AZO)	30.5 Miles
Detroit Metropolitan Wayne County Airport (DTW)	90.3 Miles

AERIAL



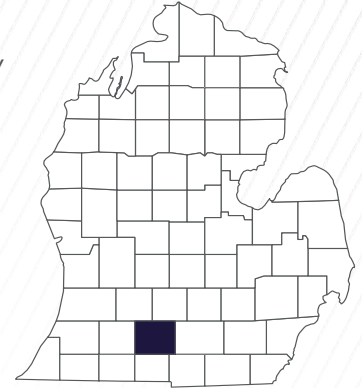
These buildings are currently listed for sale by C&W through a different owner

CALHOUN COUNTY

LOCAL COLLEGES

MSU Extension Marshall	2.4 Miles
Albion College	13.3 Miles
University of Olivet	14.5 Miles
Kellogg Community College	15.2 Miles
Ross Medical Center	18 Miles
Grand Valley State/Battle Cr	19.4 Miles
Hillsdale College	34.3 Miles
Western Michigan University	38.8 Miles
Kalamazoo College	38.9 Miles
Michigan State University	51 Miles
Univeristy of Michigan	66.9 Miles
Adrian College	70.6 Miles

Calhoun County is located in southern/mid Michigan at the intersection of I-94 and I-69. It is 706 square miles with a population of approximately 134,000.



The city of Marshall is the county seat of Calhoun County. Comprised of 6.61 square miles with a population of approximately 6,822, it is 90.3 miles from Detroit Metropolitan Airport.

Economic Development & Incentives Contacts

Michigan Economic Development Corporation (MEDC)

Jim Coutu, Business Development Manager
517.420.1647
coutuj@michigan.org

DEMOGRAPHICS

\$15.90-\$20.59

AVERAGE WAGE

134,310

POPULATION

\$53,890

MEDIAN HOUSEHOLD INCOME

64,000

LABOR FORCE

40.5

MEDIAN AGE

\$178,000

MEDIAN HOME VALUE

5.1%

UNEMPLOYMENT RATE

FOR MORE INFORMATION, PLEASE CONTACT:

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