CUSHMAN & WAKEFIELD

1999 Wildwood Avenue Jackson, Michigan 49202

INDUSTRIAL FACILITY
160,180 SF AVAILABLE

Image is partially generated; Docks are expected to be completed Q1 2026

Property Summary

250,000 SF
BUILDING SIZE

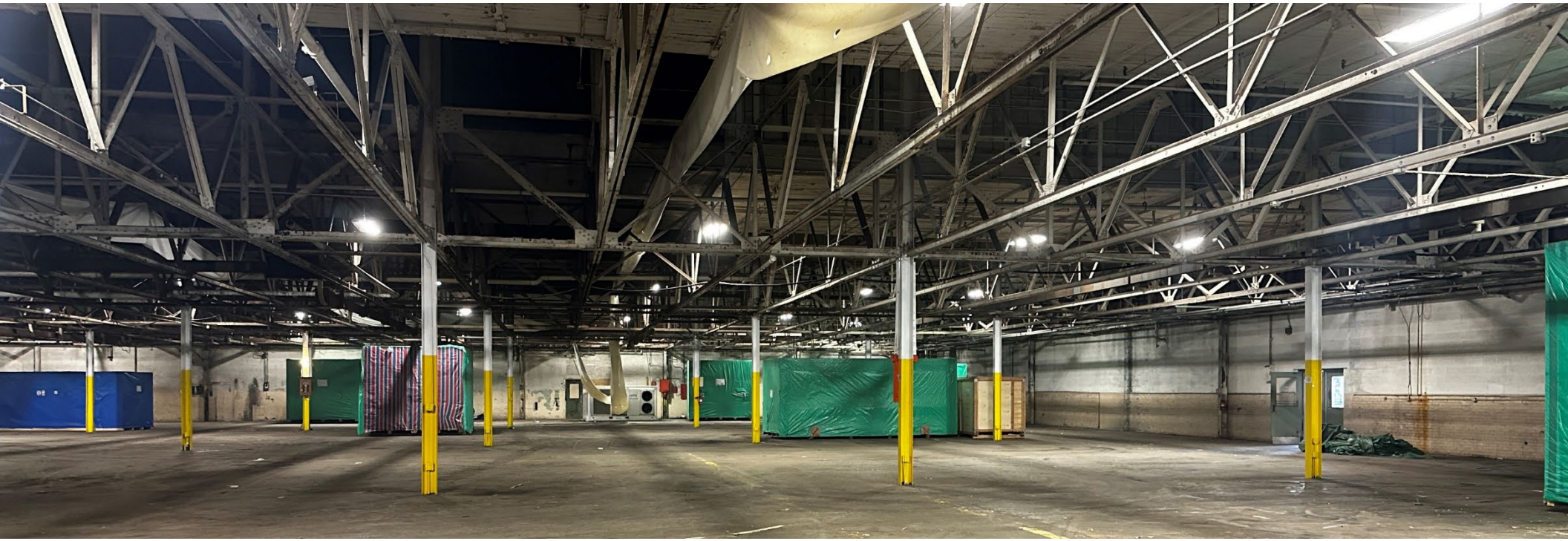
160,180 SF
TOTAL SF AVAILABLE

15,500 SF
OFFICE AREA AVAILABLE

1933
YEAR BUILT

10’-20’
CLEAR HEIGHT

10.27 ACRES
LOT SIZE

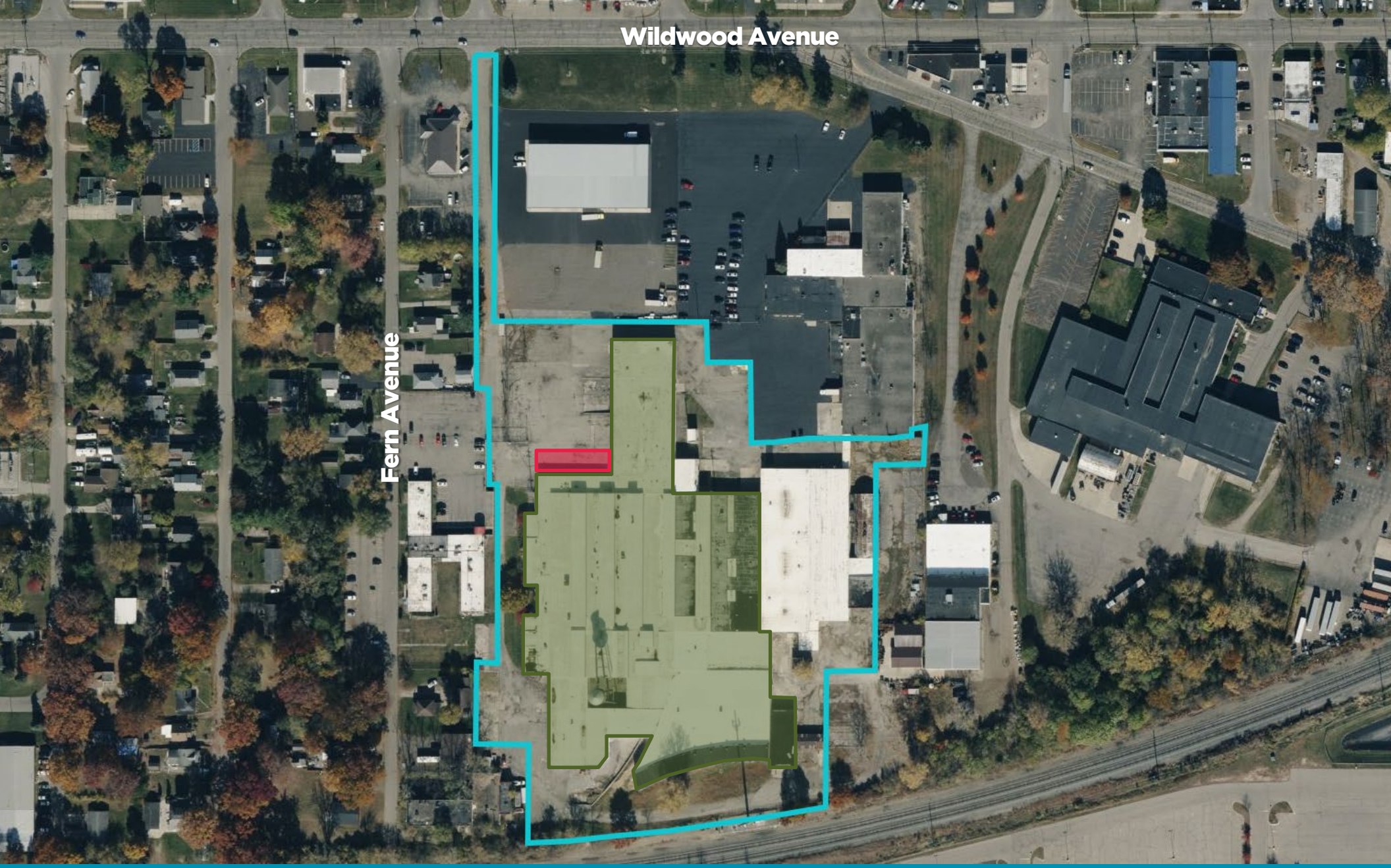


1999 Wildwood Avenue
Jackson, Michigan

Property Information

Total RBA **Industrial Area** **Office Area**	160,180 SF 144,680 SF 15,500 SF
Total Site Acres	10.27 Acres
Year Built/ Renovated	1933
Construction	Masonry
Roof	Membrane. All roofs have been replaced in the recent years and are under warranty.
Clear Height	See chart for ceiling heights per section
Bay Size/ Column Spacing	See chart for bay spacing per sections
Grade Level Doors	7 tot. / 10' w x 12' h
Docks & Equipment	3 Docks – Newly added well to be in stalled by Q1 2026 Exterior dock with three loading positions in rear of building
HVAC/ Air Conditioning	New heating system added in 2025
Air Lines	No
Lighting	Primarily new LED throughout
Power	Solom 1500 KVA Transformer/Square D Switchboard with 2,000 AMP rating. Electrical breakdown on file.
Restrooms	1 –Unisex restroom. Infrastructure in former restrooms allows more to be added.

Auto Parking	Fenced in, secured parking available
Floor/ Floor Drains	TBD
# of Buildings	1
Electric/ Gas	Consumers Energy
Water/ Sewer	Jackson City
Security	Yes
Outside Storage	Available
Site Fencing	Fenced Lot
Rail Served	No
Zoning	Heavy Industrial
Parcel ID	000-08-33-301-001-12
Fire Protection	Yes – Ordinary Hazard – Installed in 2025-2026
Break Room	TBD
Room for Expansion	None
Lease Rate	$4.75 PSF +Utilities
Miscellaneous Items	• Easy access to I-94 / US-127 • Recently renovated space with over $750,000 in CapEx spent by ownership including new docks/well, fire suppression, heating, and otherwise. • Flexible terms available and split may be considered • Renovate to Suit capability



Property Aerial

Area Available for Lease

New Docks

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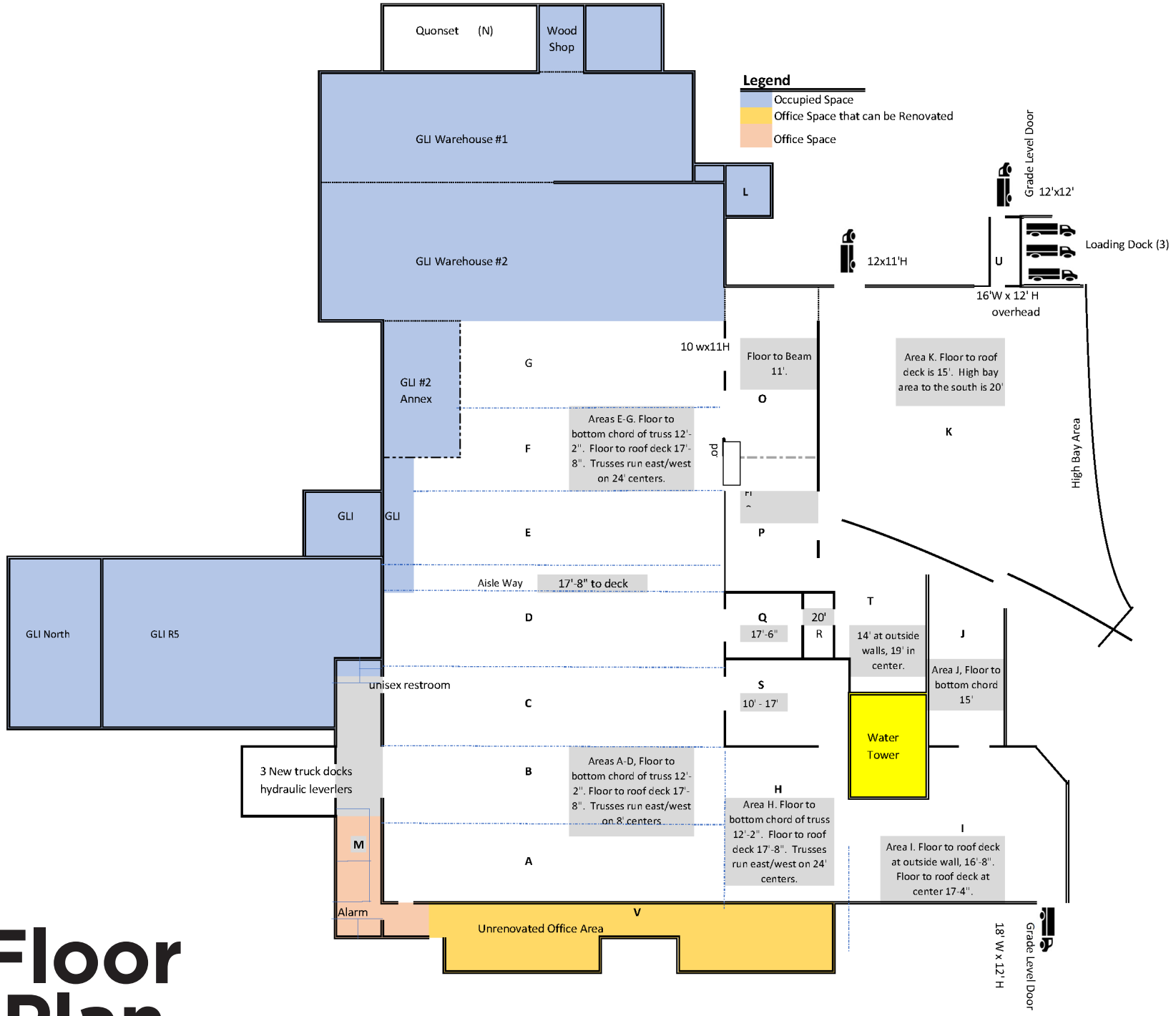

Area	Ft²
A	10,000
B	10,000
C	10,000
D	10,000
Aisle	3,600
E	9,000
F	7,800
G	7,600
H	5,000
I	11,400
J	3,700
K	29,000
L	
M	5,500
N	6,000
O	6,000
P	5,000
Q	1,680
R	600
S	3,300
T	4,000
U	1,000
V	10,000
Total	**160,180**

Floor Plan

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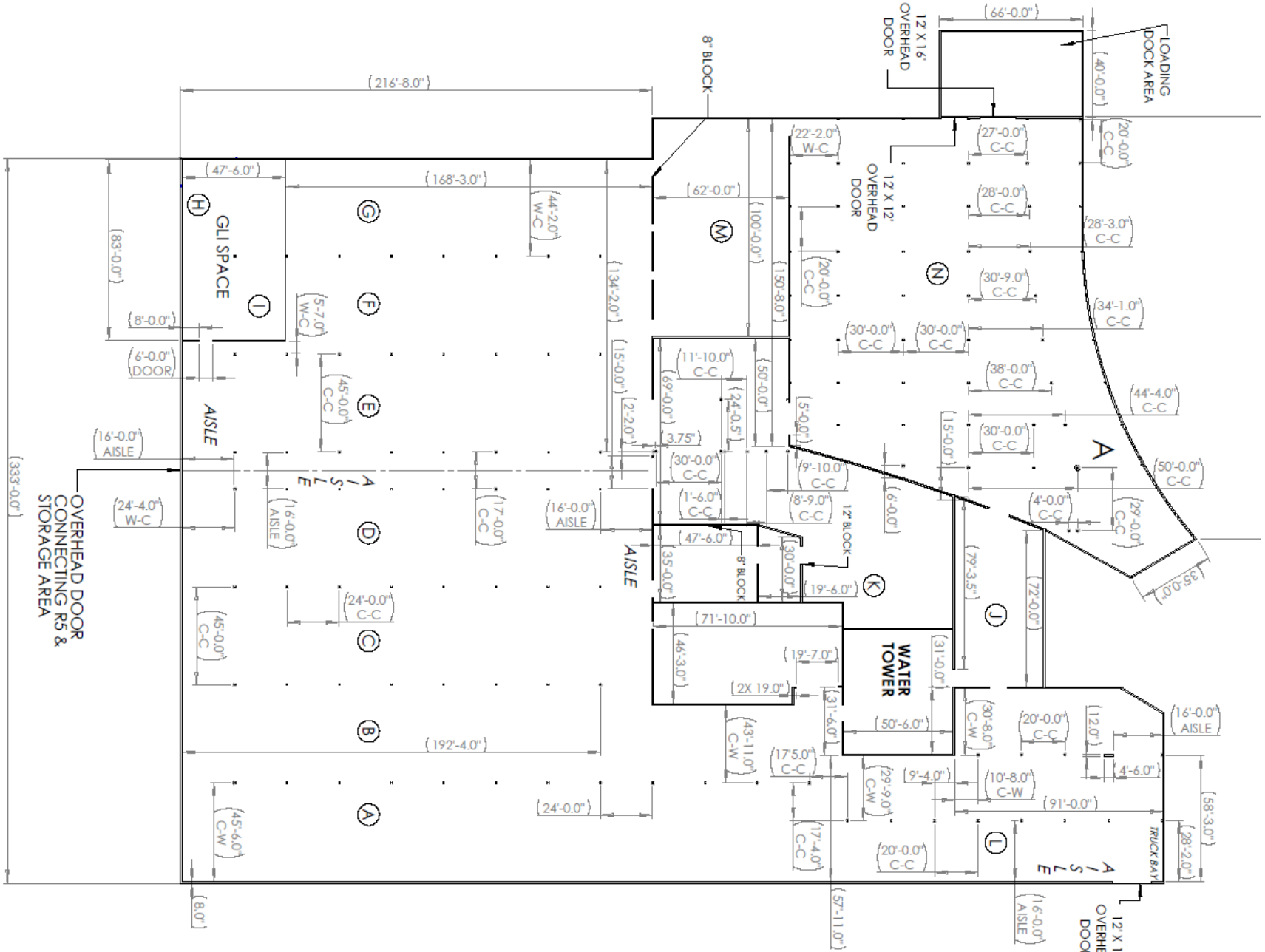

Column Spacing

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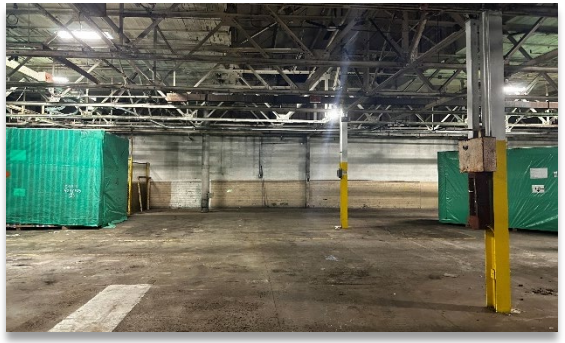

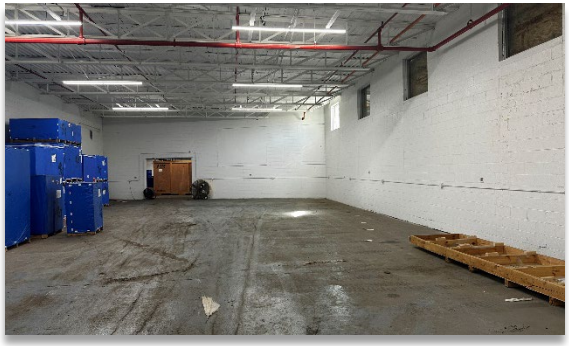

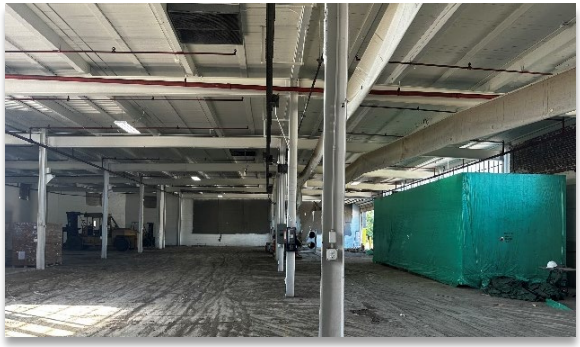

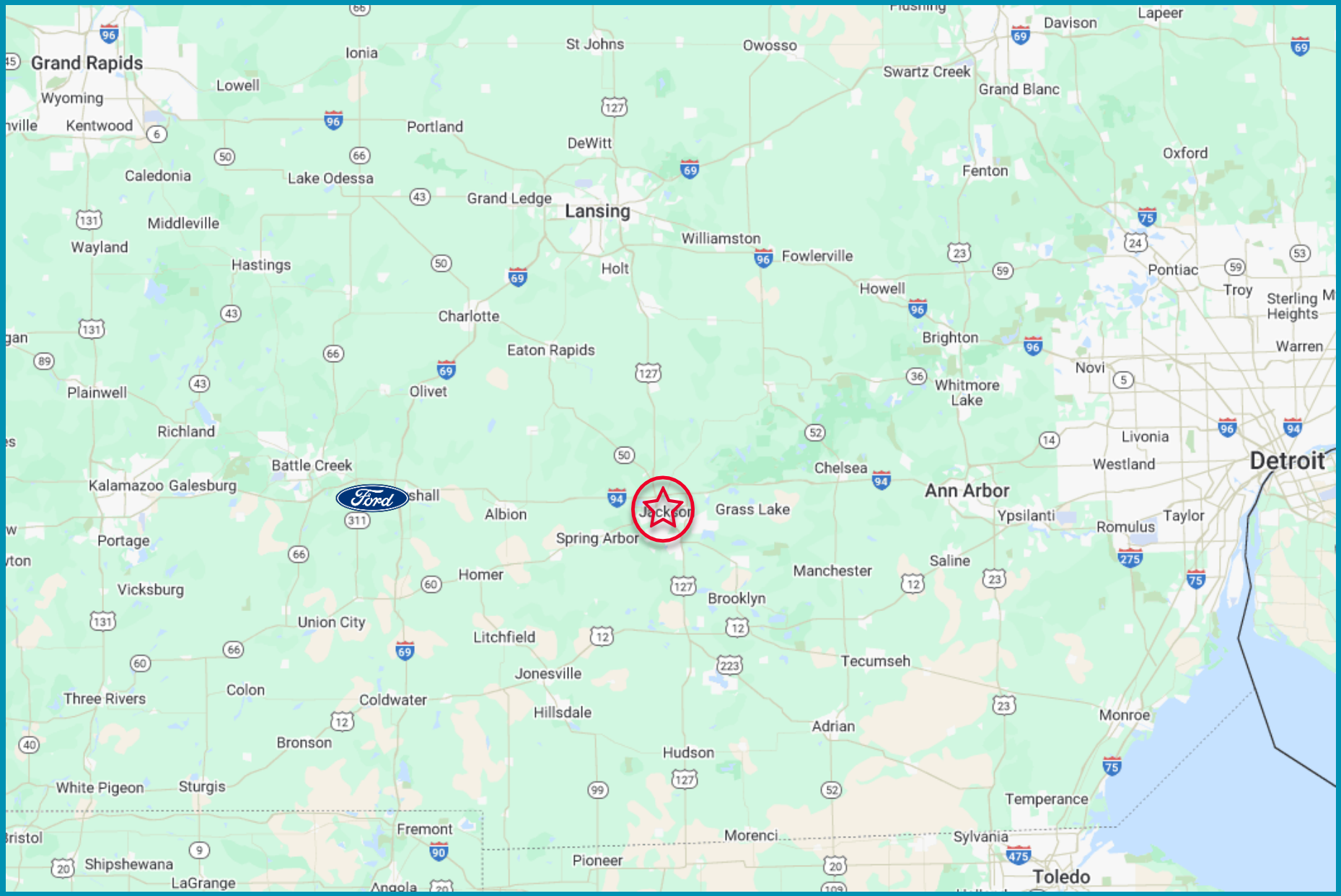

Location Map

- Lansing, MI 39.0 Miles
- Grand Rapids, MI 105.0 Miles
- Ann Arbor, MI 38.8 Miles
- Detroit, MI 81.0 Miles
- Battle Creek, MI 44.8 Miles
- Kalamazoo, MI 63.6 Miles
- Toledo, OH 75.1 Miles
- Ohio Border 40.5 Miles
- Indiana Border 57.6 Miles
- Ford's BlueOval Battery Park 33.6 Miles

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JACKSON COUNTY

POPULATION
160,233

LABOR FORCE
69,430

UNEMPLOYMENT RATE
5.90%

MEDIAN HOUSEHOLD INCOME
$65,004

MEDIAN HOME VALUE
$182,900

ABOUT JACKSON COUNTY

Jackson County is located in southern/mid Michigan. It is made up of 19 townships and 7 villages across 723 square miles. Its population is approximately 160,233.

The city of Jackson is lies in the center of Jackson County. Comprised of 10.96 square miles with a population of approximately 30,920, it is 61.6 miles from Detroit Metropolitan Airport

LOCAL UNIVERSITIES

Baker College	4 Miles
Spring Arbor University	9 Miles
Jackson Community College	10 Miles
Albion College	21 Miles
Hillsdale College	21 Miles
Olivet College	34 Miles
Michigan State University	35 Miles
Adrian College	36 Miles
Kalamazoo College	66 Miles
Western Michigan University	67 Miles

Location Demographics

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