

1761 W. SAMARIA ROAD
SAMARIA, MI 48177

INDUSTRIAL PROPERTY FOR SALE & LEASE
19,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



BUILDING SIZES

BUILDING	TOTAL SF	TYPE
A	6,000	OFFICE
B	6,000	SHOP
C	3,750	SHOP
Q	3,250	STORAGE

Sale Price: \$1,500,000
Cap Rate: 8%
NOI: \$119,000
Total Building Square Feet: 19,000 SF
Acreage: 6.63 (200' x 1127')
Closest Cross Street: Between Jackman Rd. & Secor Rd.
County: Monroe
Zoning: AG with Special Use Permit
Parking: Partially paved with gravel lot
Curb Cuts: 1
Street: 2 lane, 2 way



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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Industrial Building For Lease

19,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	6,000 SF – Building A
Shop Space:	13,000 SF – Buildings B, C, Q
Condition:	Excellent
Year Built:	1976
Renovated:	2004
Tenancy:	Multiple

BUILDING INFORMATION

Current Occupant:	Occupied - Buildings B, C, Q Vacant – Building A
Occupancy Date:	At closing/lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agent

2026 REAL ESTATE TAXES

Parcel Number:	02-009-010-15
Total Annual Taxes:	\$20,000

UTILITIES

Electric:	Consumers Energy
Gas:	Michigan Gas
Water:	Well
Sewer:	Septic

Comments:

- Embrace the remarkable potential of this comprehensive property, boasting a quartet of buildings encompassing an expansive 19,000 square feet of prime real estate. This space is a true gem, offering tremendous versatility to accommodate a variety of business needs.
- An impressive note is that all four buildings are currently fully occupied, showcasing the potential for immediate rental income. Don't miss this incredible opportunity to acquire a thriving investment property with a track record of full occupancy and outstanding flexibility.
- Situated with convenient access to I-75 at exit 6, transportation and logistics become effortless, further enhancing the property's desirability.

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BUILDING A

OFFICE BUILDING SPECIFICATIONS

Building Size:	6,000 square feet
Exterior Walls:	Brick & steel
Structural System:	Wood truss
Roof:	Shingle
Floors:	Cement
Floor Coverings:	Tile & carpet
Ceiling Height:	10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	2
Security System:	Yes
Sprinklers:	No
Signage:	Façade

LEASE DETAILS

Lease Rate:	\$4,500/month
Term:	3-5 years
Security Deposit:	Equal to first month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsibilities:	Base rent, utilities, and a pro rata share of designated operating expenses.

Comments:

Within the first building (A), you'll find six private offices, a welcoming reception area, a comfortable lounge, and four lavatories, ensuring your team and visitors enjoy a top-notch environment. This space also includes a fully-equipped conference room, a dynamic bullpen area, a dedicated meeting room, and a production room, making it ideal for a wide range of activities.



BUILDING FEATURES

Premises:	General office
Square Footage:	6,000 sf
Date Available:	Upon lease execution
Parking:	Surface lot
Condition:	Excellent
Showing Instructions:	Contact agent



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BUILDING B

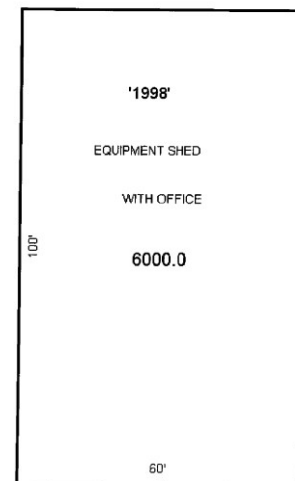
SHOP/OFFICE BUILDING SPECIFICATIONS

Office Space:	500 square feet
Shop Space:	5,500 square feet
Exterior Walls:	Brick & steel
Structural System:	Wood truss
Roof:	Shingle
Floors:	Cement
Floor Coverings:	No
Ceiling Height:	15'
Basement:	No
Heating:	Gas overhead heat
Air Conditioning:	Office window unit
Power:	200 amp
Restrooms:	Yes
Security System:	Yes
Overhead Doors:	7 – 12' & 1 – 10' doors
Sprinklers:	No
Signage:	Façade



Comments:

Building B is a substantial 6,000-square-foot shop area, thoughtfully equipped with six convenient overhead doors at grade, providing an ideal setup for a multitude of industrial or workshop applications.



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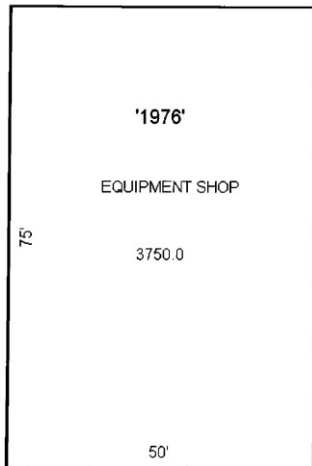
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BUILDING C



BUILDING SPECIFICATIONS

Building Size:	3,750 square feet
Exterior Walls:	Steel
Structural System:	Wood truss
Roof:	Metal
Floors:	Cement
Floor Coverings:	No
Ceiling Height:	12'
Basement:	No
Heating:	Gas overhead
Air Conditioning:	No
Power:	200 amp
Restrooms:	No
Security System:	No
Overhead Doors:	2 – 10'
Sprinklers:	No
Signage:	Façade

Comments:

Building C contributes an additional 3,750 square feet of functional shop space, adding to the property's flexibility and utility.

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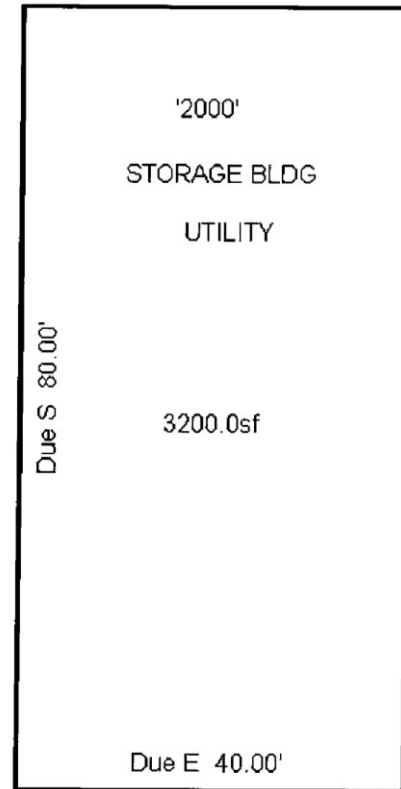
19,000
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BUILDING Q



REAR STORAGE BUILDING SPECIFICATIONS

Building Size:	3,200 square feet
Exterior Walls:	Steel
Structural System:	Wood truss
Roof:	Shingle
Floors:	Cement
Floor Coverings:	No
Ceiling Height:	15'
Basement:	No
Heating:	Gas overhead
Air Conditioning:	No
Power:	200 amp
Restrooms:	No
Security System:	No
Overhead Doors:	4 – 10'
Sprinklers:	No
Signage:	Façade



Comments:

Building Q stands as a sturdy 3,200-square-foot steel structure, featuring four easily accessible overhead doors at grade, making it a perfect space for storage, manufacturing, or other industrial pursuits.

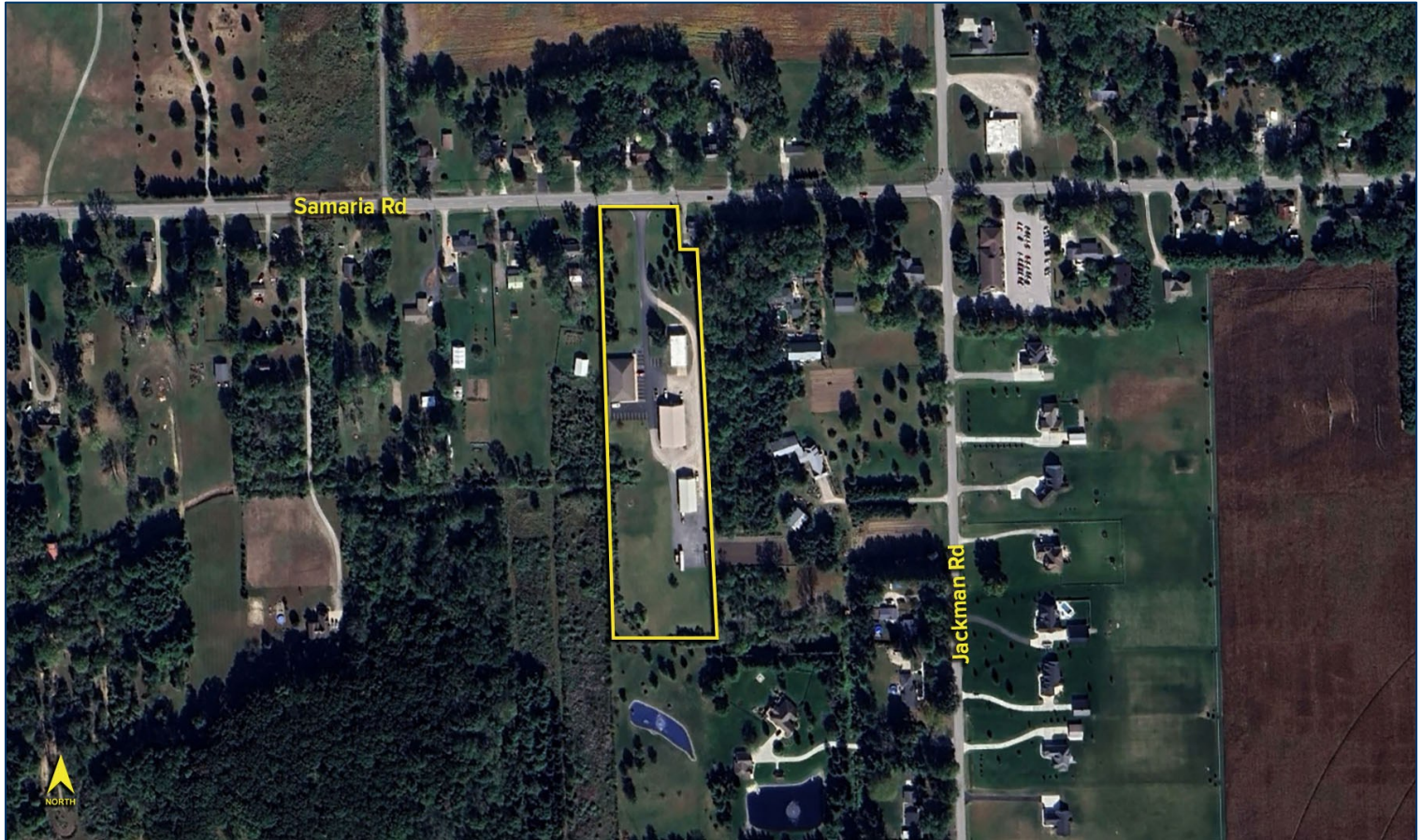
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