

SALE

INDUSTRIAL



61675 M-40 HIGHWAY



61675 M-40 HIGHWAY, PAW PAW, MI 49079

PRICE REDUCED \$559,000

PROPERTY OVERVIEW

17,560 SF of former produce cold storage. This facility is near Paw Paw, MI and is perfect for a medium-sized industrial user! The property is located only a few miles off of I-94, centered between multiple major US cities.

OFFERING SUMMARY

Sale Price:	\$559,000
Lot Size:	6.3 Acres
Building Size:	17,560 SF

PROPERTY HIGHLIGHTS

- Two access points from different streets
- 11,200 SF of steel-structured refrigerated warehouse area
- 6,360 SF of pole build structure consisting of more warehouse and office
- 34' to 24' clear-sloped ceilings
- 4 docks and 3 overhead doors
- Room for expansion

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ADDITIONAL INFORMATION

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*Parcel dimensions are approximate and subject to Buyer verification.

Building Size:	17,560 SF 11,200 SF 6,360 SF	Total High-Bay Warehouse Pole Office/Warehouse
Site Size:	6.3 Acres (3 parcels)	
Frontage:	970' (approx.) - M-40 Hwy.	
Year Built:	2006 1995	High-Bay Warehouse Pole Office/Warehouse
Building Type:	Steel-Framed/Metal Pole Construction	High-Bay Warehouse Pole Office/Warehouse
Roof Type:	Steel Asphalt Shingle	High-Bay Warehouse Pole Office/Warehouse
Docks:	4 - Docks w/Levelers Recessed Truckwell w/Concrete Base	High-Bay Warehouse
GLOH Doors:	1 - 14' / 2 - 10' 1 - 10'	High-Bay Warehouse Pole Office/Warehouse
Ceiling Height:	34' - 24' Sloped 9'	High-Bay Warehouse Pole Office/Warehouse
Cold Storage:	4 - Compressors (5 - 40 HP) 2 - Ammonia Pumps	High-Bay Warehouse (condensers located outside pole warehouse)
Sprinklered:	No	
Power:	280 Volt; 3 Phase	
Access:	M-40 Hwy. Almena Dr./CR 653	
Signage:	1 - Monument	M-40 Hwy.
Utilities:	Electric Gas Phone/Data Water/Sewer	Indiana Michigan Power Consumers Energy Frontier Well/Septic
Municipality:	Antwerp Township; Van Buren County	
Zoned:	R1 - Rural Estate Residential	
APN:	80-02-019-023-01 80-02-019-023-11 80-02-019-023-20	61675 M-40 Hwy. 0 CR 653 61819 M-40 Hwy.
Real Estate Taxes:	\$3,794 (Summer 2019) \$8,239 (Winter 2019)	
2xSEV:	\$704,600 (2020)	
Taxable Value:	\$344,050 (2020)	



*Total square footage is approximate and subject to Buyer verification. Drawing is not to scale. No drawings on file with Seller.

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