



AVAILABLE FOR SALE

801 WATER STREET, JACKSON, MI

PROPERTY DESCRIPTION

Craned 113,482 SF industrial facility. Some of the features include 12,682 SF of office space, 8" reinforced concrete floors, 5 interior docks with "punch-out" capability for more, 20-ton crane bay with internal loading docks - 13' under hook, ceiling heights 16' to joist and 7'-22' to joist in crane bay. Located in an Opportunity Zone.

SUMMARY

Sale Price:	\$2,995,000
Lot Size:	4.29 Acres
Building Size:	113,482 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,112	22,611	35,008
Total Population	10,453	57,572	94,211
Average HH Income	\$28,513	\$40,741	\$46,397

CONTACTS



Craig Herschel / SIOR
Vice President
734.802.3390
cherschel@binswanger.com



POWER
Heavy Power



CRANES
20-ton crane bay is 50' x 260' including interior loading dock



FLOORS
8" Reinforced concrete floors



LOADING
5 Interior Docks - "Punch-outs" Available
Numerous grade-level doors

75 E. Henry Street
Saline, MI 48176
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binswanger.com

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GENERAL INFORMATION

BUILDING SIZE:	±113,482 SF (As noted on public record – see attached floor plan)
OFFICE AREA:	±12,682 SF
PLANT AREA:	±100,800 SF
GROUND S:	±4.29 Acres
NUMBER OF BUILDINGS:	One (1)
CONSTRUCTION DATE:	1950's, 1976, 1977, 1978, 1979, 1980, 1985 Office built late 1990's
CONSTRUCTION:	Floors: 8" Reinforced concrete Walls: 12" Block end walls Steel w/masonry walls – internal Roof: Membrane – replaced in stages approximately 15 years ago; Metal Roof over rear section needs attention
CEILING HEIGHTS:	16' to deck Crane bay (Room 7) – 22' joist
COLUMN SPACING:	20' x 50'
TRUCK LOADING:	<ul style="list-style-type: none">• Room 1 – Two (2) interior positions plus a ramp• Room 2 – One (1) interior dock door• Room 6 - One (1) interior dock• Room 7 – Two (2) interior loading positions (crane bay)• Note: Every section of the plant has a "punch-out" for additional loading except for Room 9
OVERHEAD DOORS:	Multiple doors of various sizes
CRANES:	One (1) 20-ton; Bay is 50' x 260', 13' under hook Crane bay has internal loading docks
LIGHTING:	High Pressure Sodium – 400 Watt
POWER:	<ul style="list-style-type: none">• 750KVA transformer; 40,000A; broken down into 600A/440V to every bay• Room 9 – 600A/440V with 110 Transformer and 440V Buss Duct

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HVAC:	Eight (8) rooftop units
WATER:	2" service line off a 12" main Services by City of Jackson
SEWER:	City of Jackson
NATURAL GAS:	Consumers
ELECTRIC:	Consumers
COMPRESSED AIR:	Compressors are negotiable, but not included Airlines throughout
FIRE PROTECTION:	Sprinklers in front office only
AIR CONDITIONING:	Offices only – four (4) rooftop units Plant area has fans to move air from front to rear
RESTROOMS:	Two (2) in Office Main Locker Room Supervisors' Restroom Women's Restroom w/Lockers Executive Office w/Shower Room 9
PARKING:	Adjacent Lot – not paved Land across street could be available at additional price
TAXES:	Parcel #5-045300000 - \$31,730.89/\$0.27 PSF (2020)
ZONING:	I2-General Industrial
TRANSPORTATION:	<ul style="list-style-type: none">• I-94 @ Cooper St. – 3.6 Miles• US 127 @ Page St. – 3.9 Miles• Jackson County Airport - 4.1 Miles• DTW – 63.1 Miles
LOCATION DESCRIPTION:	Jackson is located approx. an hour west of Detroit, 40 miles south of Lansing, 66 miles east of Kalamazoo and 35 miles north of Adrian, MI. This convenient location along I-94 and US 127 allows ease of access for commuters and to pull labor from neighboring communities of Ann Arbor, Albion, Marshall and Battle Creek.

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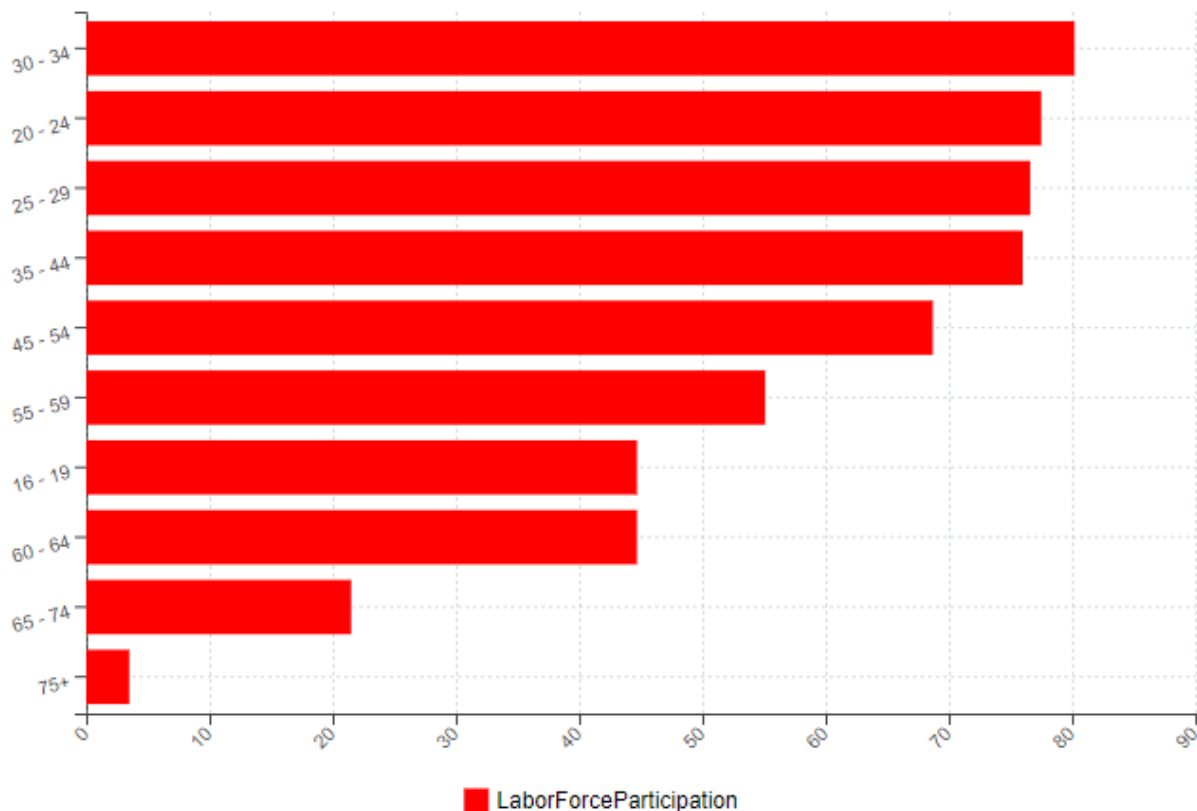
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MISCELLANEOUS:

- Heavy manufacturing facility formerly known as “Bullard City”
- Security Office at front entrance
- Buss Duct throughout plant area
- Large vault in office w/reinforced walls
- Room 9 has separate entrance, offices, restrooms and electrical metering and could be leased to a third party.
- Supplemental lots across Water St. could be available for additional parking
- Miller Industrial will remain an ongoing business and will need time after closing for relocation for a leaseback of approximately 40,000 SF to be negotiated as part of sale

LABOR FORCE



60.6% Labor Force Participation

55.2% Employment Rate

8.8% Unemployment Rate

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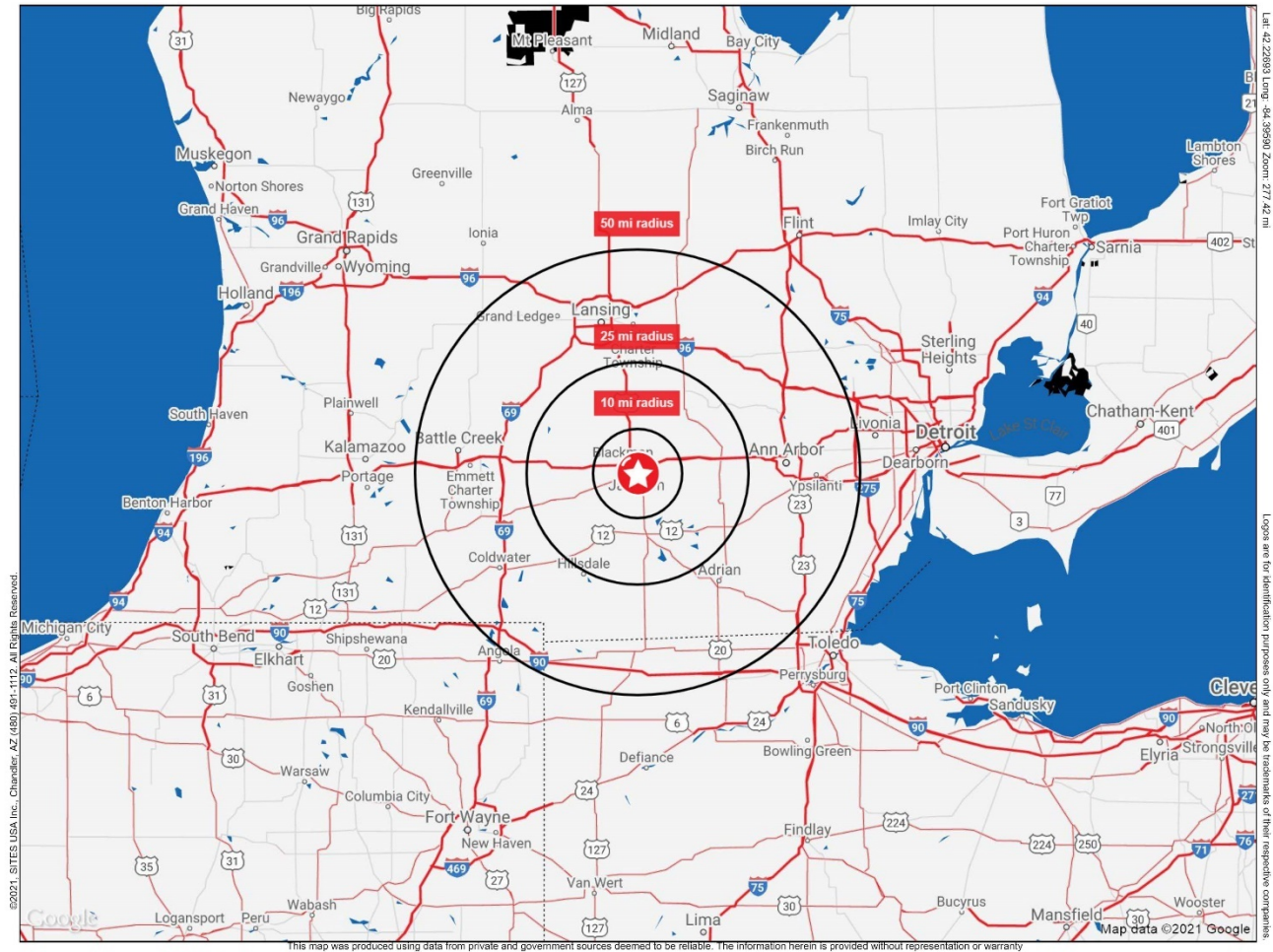
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SITE MAP



- I-94 @ Cooper St. – 3.6. Miles
- US 127 @ Page St. – 3.9 Miles
- Jackson County Airport - 4.1Miles
- DTW – 63.1 Miles

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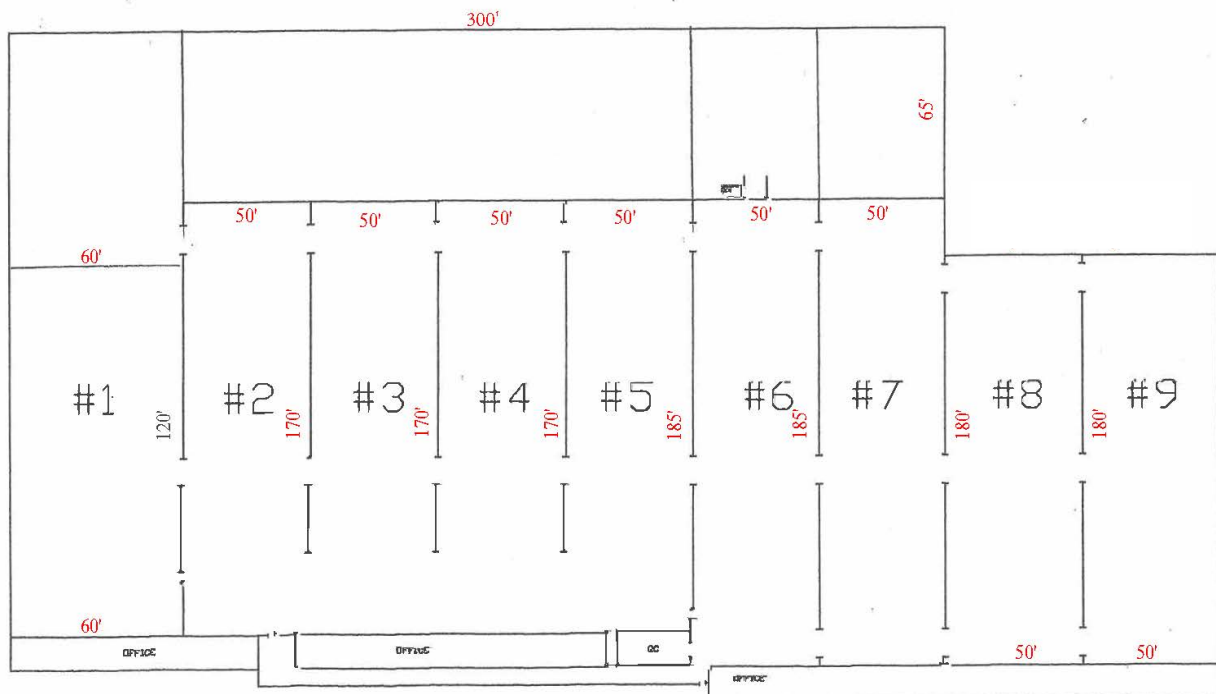
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BUILDING LAYOUT

MILLER INDUSTRIAL PRODUCTS



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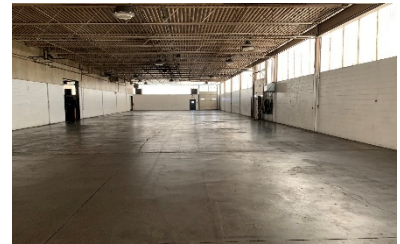
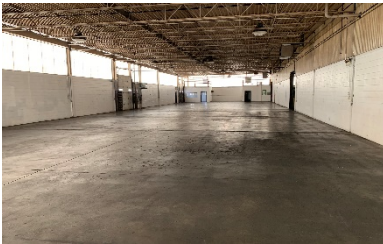
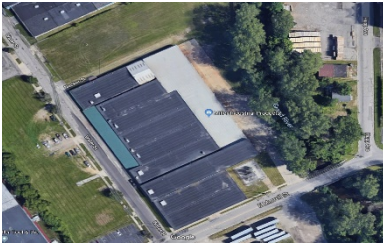


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BUILDING PHOTOS



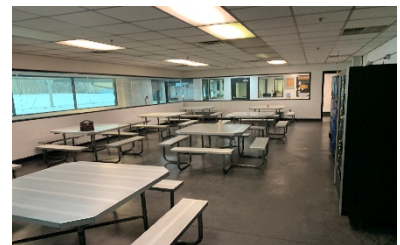
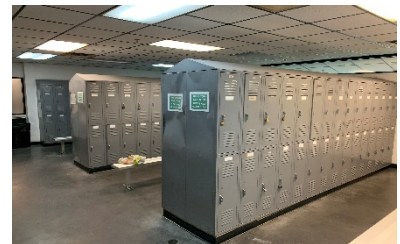
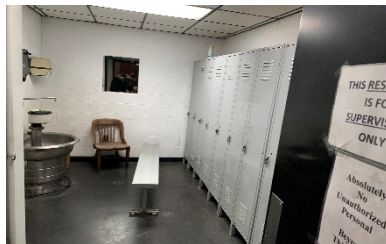
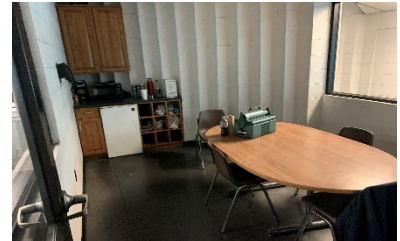
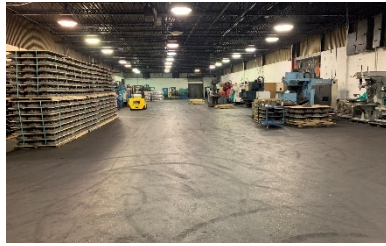
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