



251 MASON RD HOWELL, MI 48843

INVESTMENT SALE

FULLY LEASED INDUSTRIAL ASSET

NATIONAL CREDIT TENANTS IN PLACE



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALE PRICE: **\$4,250,000**

BUILDING SIZE: **46,360 SF**

LOT SIZE: **7.8 ACRES**

CAP RATE: **7.5%**

2027 CAP RATE: **8.34%**

CONTENTS

EXECUTIVE SUMMARY	03
PROPERTY DETAILS	04
INVESTMENT HIGHLIGHTS	05
MARKET OVERVIEW	06
LOCATION MAPS	08
SITE PLAN	09
FLOOR PLANS	10
PHOTOS	11
CONTACT US	15

OFFERED EXCLUSIVELY BY:



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

P.A. Commercial is pleased to present the opportunity to acquire a 100% leased, 46,360 SF multi-tenant industrial building located in Howell, Michigan—Livingston County's largest city and a key logistics corridor in Southeast Michigan. Situated on 7.8 acres just off I-96 and M-59, this exceptionally clean and well-maintained asset features two national credit tenants, providing strong in-place cash flow with significant upside potential.

Constructed in 1988 and recently renovated in 2023, the building offers a highly functional layout with 35,000 square feet of clear-span warehouse space and 9,675 square feet of newly built office space, including an elevator for the larger tenant. The facility includes premium industrial features such as LED lighting, 19.5'–23' clear heights, two grade-level doors, seven truckwells, two 5-ton cranes, a fenced lot with trailer parking, and heavy power (2,000 amp, 480V, 3-phase). The property also offers abundant parking with 182 spaces.

The asset is currently 100% leased to Deutz Americas and PepsiCo—two credit-grade tenants. Deutz occupies 26,880 square feet on a NNN lease with 5 years remaining while PepsiCo occupies 18,370 square feet on a modified gross lease with 1.7 years remaining. Both tenants pay below current market rents, offering investors near-term upside through mark-to-market lease renewals or tenant repositioning.

INVESTMENT SUMMARY

BUILDING SIZE	46,360 SF
LAND AREA	7.8 AC (6.5 AC also available)
LEASE TYPE	NNN/Modified Gross
NOI	\$318,687.30
PRICE	\$4,250,000
CAP RATE	7.5% (Current) 8.34% (Jump in 2027)

PROPERTY DETAILS

PROPERTY INFORMATION

ADDRESS	251 Mason Rd, Howell, MI
TYPE	Warehouse/Manufacturing
BUILDING SIZE	46,360 SF (there is also room for a 20,000 SF expansion)
LAND SIZE	7.8 Acres
ZONING	I-1
PARCEL ID	17-02-200-011
TENANCY	Multiple
OCCUPANCY	100%
CONSTRUCTION	Steel & Block
YEAR BUILT / RENOVATED	1988 / 2023
PARKING SPACES	182
PROPERTY TAXES	\$31,000

LOCATION INFORMATION

CROSS ROADS	I-96 and S Michigan Ave
MARKET	Detroit
SUBMARKET	Livingston County
LOCATION TYPE	Suburban
TRAFFIC COUNT	10,247 VPD

INDUSTRIAL DETAILS

SHOP SF	35,000 SF
OFFICE SF	9,675 SF
MEZZANINE SF	Bonus 2,700 SF
GRADE-LEVEL DOORS	Two (2)
TRUCKWELLS/DRIVE-INS	Seven (7)
CEILING HEIGHT	19.5' - 23'
COLUMN SPACING	Clear-Span
CRANES	Two (2) 5-Ton
LIGHTING	LED
POWER	2,000 Amps / 480 Volts / 3-Phase
AIR-CONDITIONING	Office Only
HEAT	Cambridge & Forced Air
EXHAUST FANS	Yes
SPRINKLERS	Yes
TRAILER PARKING	Yes
FENCED YARD	Yes
AIRLINES	Yes
BUSS DUCT	Yes

INVESTMENT HIGHLIGHTS



STRONG IN-PLACE CASH FLOW WITH UPSIDE POTENTIAL

The property is fully leased to two national credit tenants—Deutz Americas and PepsiCo, offering immediate income stability. Both tenants are currently paying below-market rents, providing a clear path to increased revenue through future lease renewals or re-tenanting.



BELOW-MARKET RENTS = FUTURE VALUE GROWTH

With current rents trailing market averages, investors can capitalize on the rent gap as leases roll. This mark-to-market opportunity creates a value-add scenario without the need for major capital improvements or operational risk.



PREMIUM INDUSTRIAL FEATURES

Clear-span warehouse space, up to 23' clear height, heavy power (2,000 amps), 7 truckwells, 2 grade-level doors, plus two 5-ton cranes make this an ideal distribution or manufacturing facility. These features not only support current tenants but increase long-term desirability to future users.



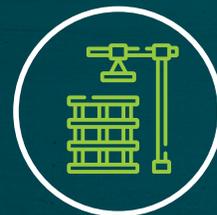
RECENT RENOVATIONS & TURNKEY CONDITION

The property was renovated in 2023, including brand-new office buildouts with an elevator for the larger tenant. With updated lighting, exhaust fans, sprinklers, and clean finishes throughout, this is a low-maintenance asset that's been exceptionally well cared for.



PRIME LOCATION IN A TIGHT INDUSTRIAL MARKET

Located just off I-96 and M-59 in Howell—Livingston County's largest city—the property benefits from excellent connectivity to Detroit, Ann Arbor, Lansing, and Grand Rapids. The local industrial market boasts a sub-2% vacancy rate, underscoring strong tenant demand and rental growth.



ROOM FOR EXPANSION

The current owner has explored plans for a 20,000 SF building expansion, unlocking potential for increased rental income and greater long-term value. This expansion opportunity, combined with the asset's premier location, national tenancy, and below-market leases, presents an exceptional value-add industrial investment.

MARKET OVERVIEW

Howell, Michigan, presents a compelling landscape for industrial property investment, bolstered by a dynamic commercial real estate market, a robust employment environment, steady economic growth, and ongoing infrastructure enhancements.

COMMERCIAL REAL ESTATE

With 1.7% Vacancy Rate, this market has always been stable followed by consistent rent growth. This popular residential and commercial community features a large selection of retail and restaurants to complement the steady industrial market. Expanding out to a ten-mile radius, the market has just under 10 million square feet of industrial with a 1.6% Vacancy Rate.

EMPLOYMENT

Howell's employment landscape is strong, with a low unemployment rate of 2.5%, reflecting a healthy job market. The workforce is predominantly engaged in private companies, accounting for 82.71% of employment, and features a significant proportion of white-collar workers at 78.8%.

ECONOMIC GROWTH

Economic projections for Livingston County, where Howell is located, indicate job growth exceeding pre-pandemic levels by 5.6% by the end of 2026, outpacing Michigan's projected increase of 2.9%.

INFRASTRUCTURE

Significant infrastructure projects are underway to enhance Howell's connectivity and support economic vitality. The Loop Road project aims to connect Lucy Road to Michigan Avenue, aligning with the city's long-term vision for improved accessibility. Additionally, DTE Energy is upgrading the electrical infrastructure to reduce outages and strengthen grid resilience, further supporting the area's development.

WITHIN 5 MILES OF SUBJECT:



44,471
POPULATION



17,639
HOUSEHOLDS



\$100,547
AVERAGE
HOUSEHOLD INCOME



\$278,646
MEDIAN
HOME VALUE



41.7
MEDIAN AGE



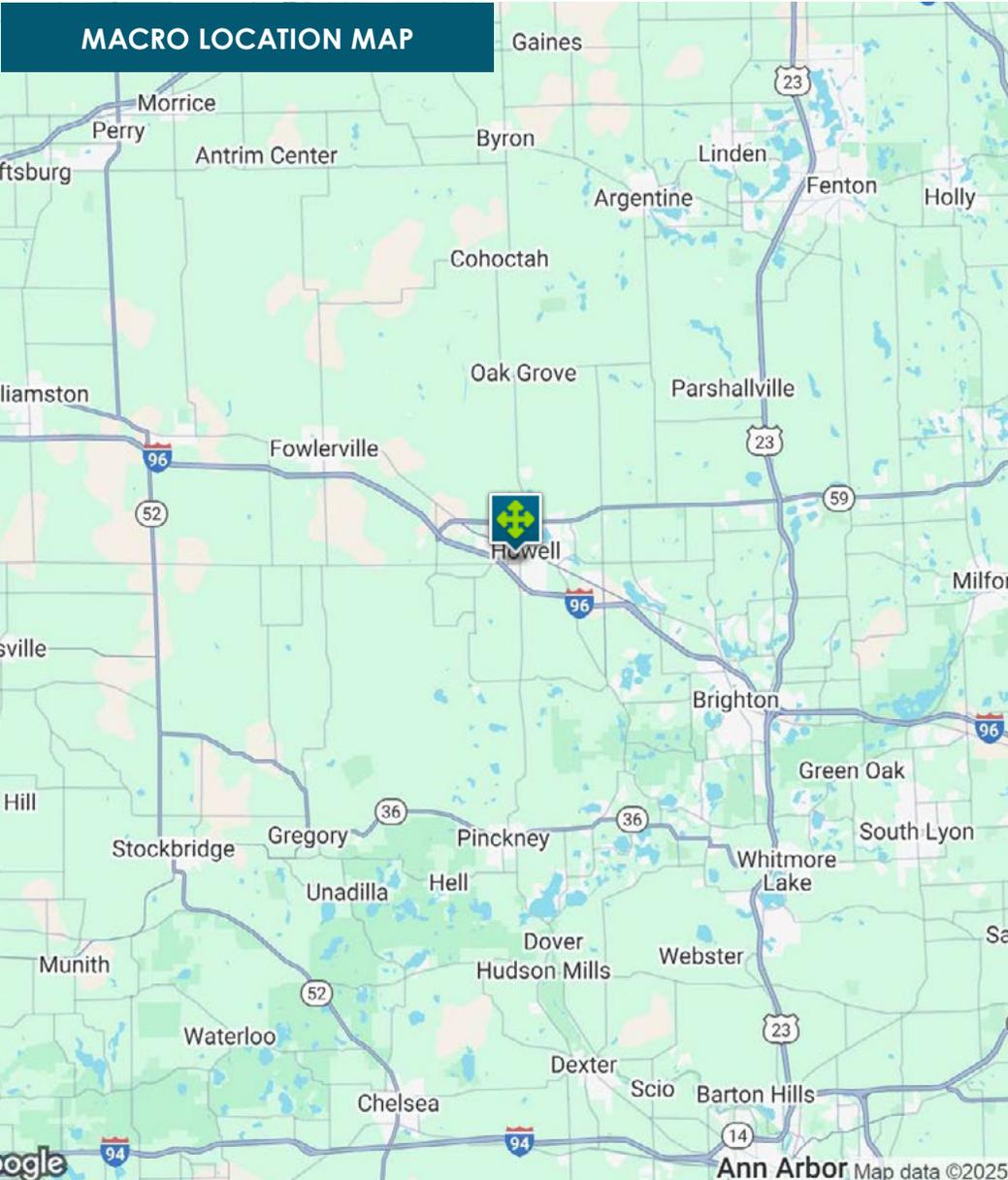
\$604.8M
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

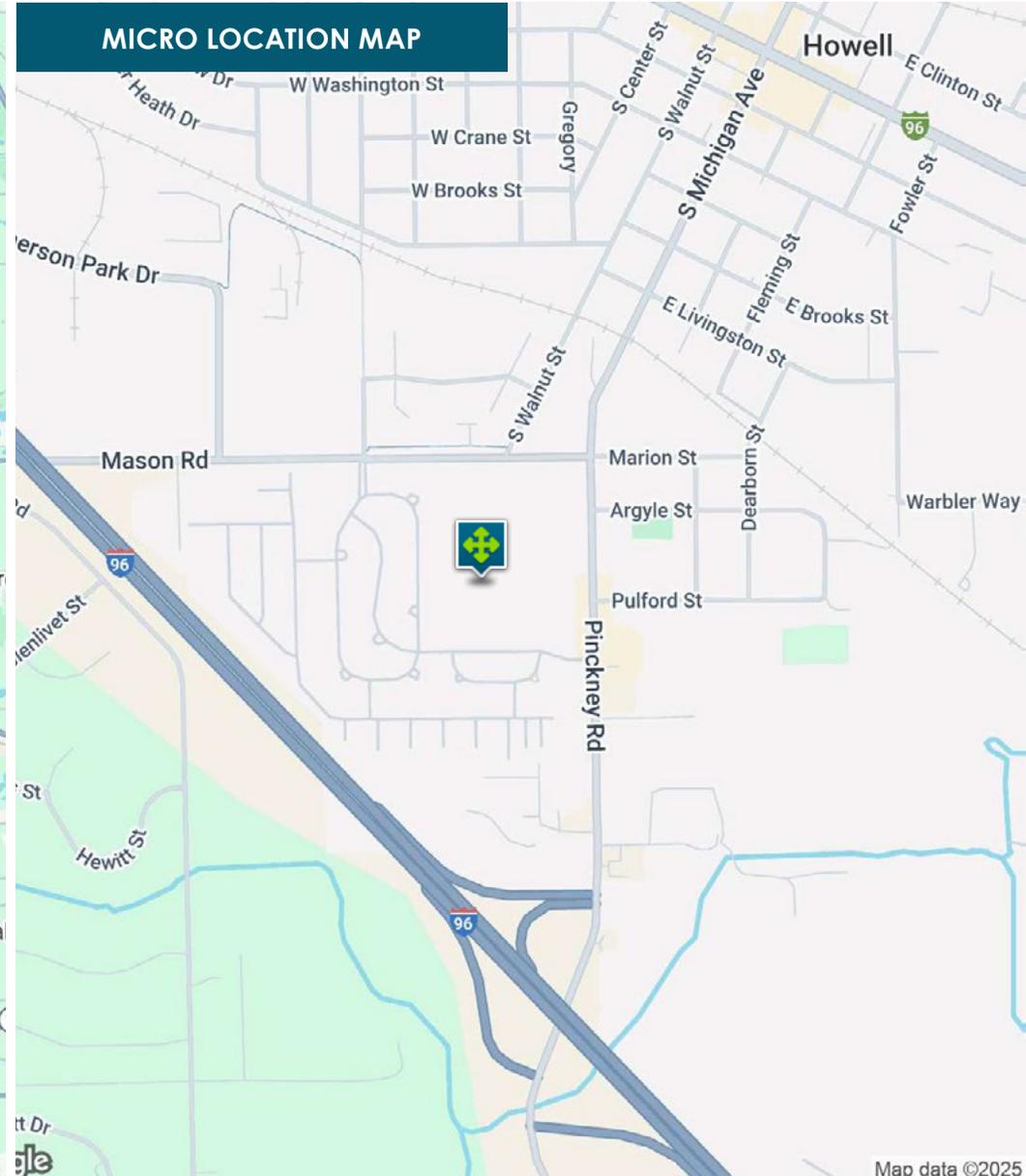
	2 MILES	5 MILES	10 MILES
POPULATION			
2024 POPULATION	16,871	44,471	116,947
2029 POPULATION PROJECTION	17,395	45,774	120,145
MEDIAN AGE	40.4	41.7	43.7
BACHELOR'S DEGREE OR HIGHER	29%	33%	35%
HOUSEHOLDS			
2024 HOUSEHOLDS	7,066	17,639	45,402
2029 HOUSEHOLD PROJECTION	7,286	18,151	46,652
AVERAGE HOUSEHOLD SIZE	2.3	2.5	2.5
INCOME			
AVG HOUSEHOLD INCOME	\$86,615	\$100,547	\$109,698
MEDIAN HOUSEHOLD INCOME	\$70,417	\$85,388	\$91,095
TOTAL SPECIFIED CONSUMER SPENDING	\$211.2M	\$604.8M	\$1.7B
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	4,761	13,741	38,322
RENTER OCCUPIED HOUSEHOLDS	2,525	4,409	8,330
MEDIAN HOME VALUE	\$250,449	\$278,646	\$303,934

LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP

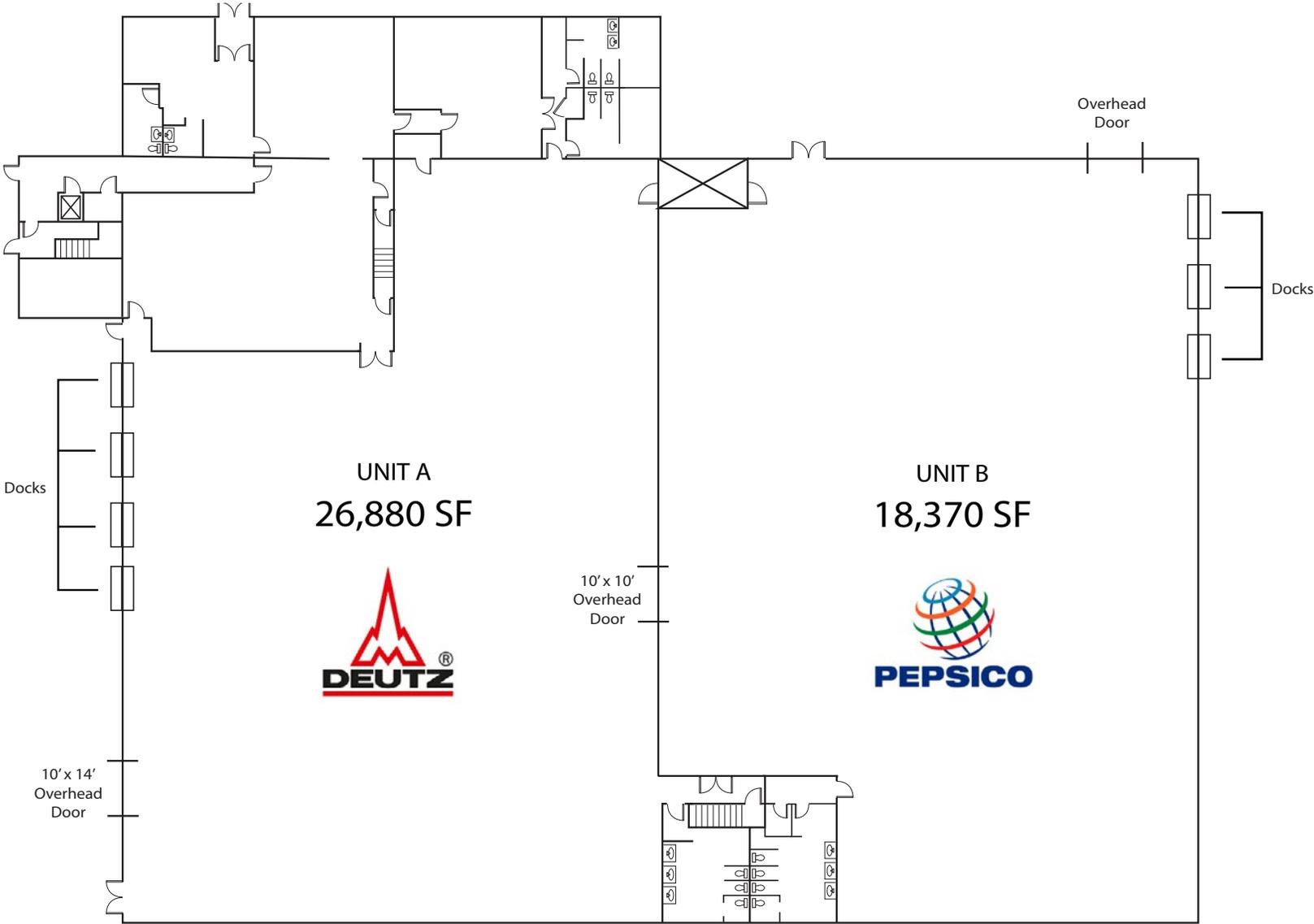


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SITE PLAN



FLOOR PLANS



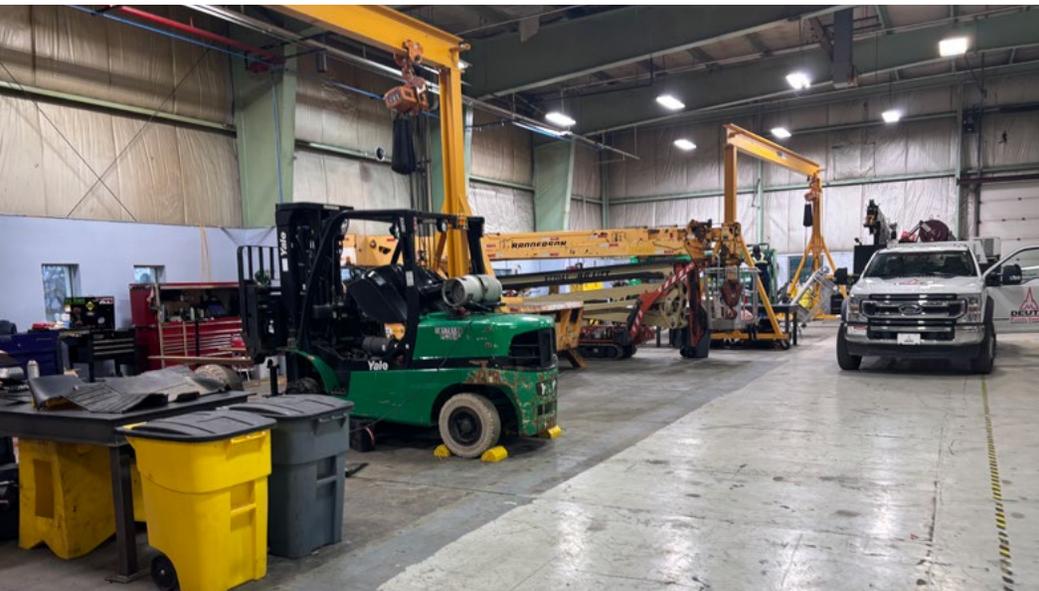
EXTERIOR PHOTOS



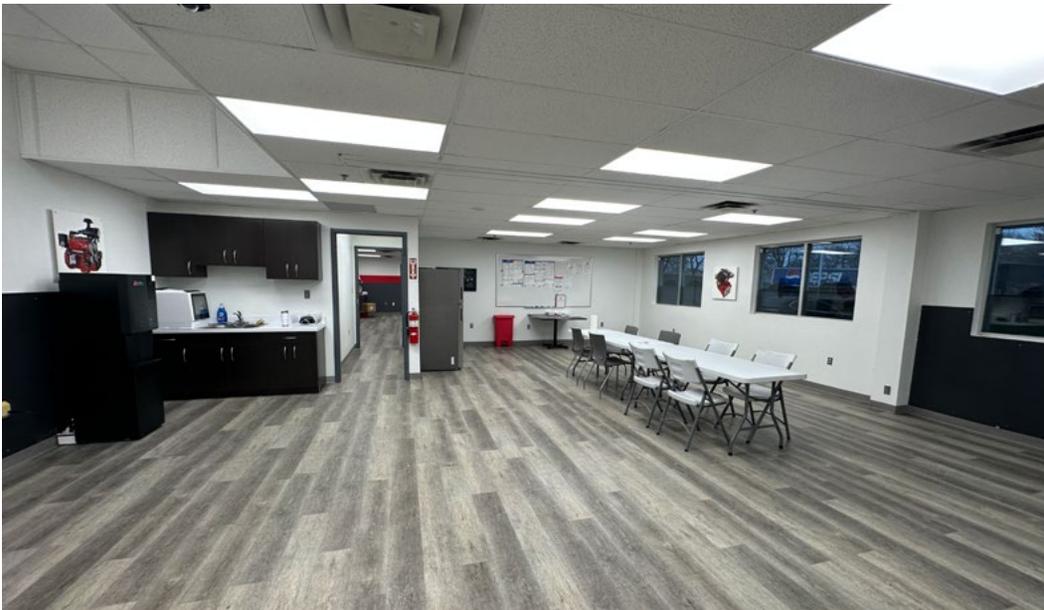
INTERIOR PHOTOS // WAREHOUSE



INTERIOR PHOTOS // WAREHOUSE



INTERIOR PHOTOS // OFFICE



CONTACT US

For more information, or to schedule a tour of this exciting investment opportunity, please contact the exclusive listing agent:



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