



**Industrial | For Sale / Lease | 61,538 SF**

## Uniquely Positioned Industrial Asset Turn-Key for Any Operator

**325 Jay Street**  
Coldwater, MI 49036

### Overview

This unique industrial asset is move-in ready for any operator. Perfect opportunity for any user or investor. Over \$600K of improvements including Vapor System addressing known environmental. Coldwater, Michigan is geographically positioned to capture any Northern Indiana traffic over the critical artery that is the Indiana Toll Road I-80 / I-90, as well as just south of Michigan's most important logistical thoroughfare between Chicago and Detroit, I-94. Approximately 4,000 SF of office, 600 Amps, 480 3 Phase, and upgrades throughout!

**Lease Price**

**\$2.50/SF NNN**

**Sale Price**

**\$1,590,000**

**Matthew Callander, CCIM**  
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## PROPERTY FEATURES



Municipality:	City of Coldwater
Gross Size:	61,538 SF
Office SF:	4,000 SF
Total Acres:	3.24 Acres
Zoning Code / Description:	D-2 / Industrial
Between Streets:	I-69 and US-12
Exterior:	Block / Brick
Substructure:	Block / Steel
Sewer / Water:	Public / Public
Heat Type / Source:	Hanging / Gas
Loading Docks:	Four
Grade Level Doors:	Three Doors
Fire Sprinkled:	Sprinklers
Utilities Attached:	Gas and Electric
Power:	600 / 480 / 3 Phase
Security:	Video Surveillance



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## OVERVIEW

This unique industrial asset is move-in ready. Over \$600K of improvements! Geographically positioned to capture Northern Indiana's most critical artery Toll Road I-80/I-90, as well as Michigan's most important logistical thoroughfare between Chicago and Detroit, Interstate 94.

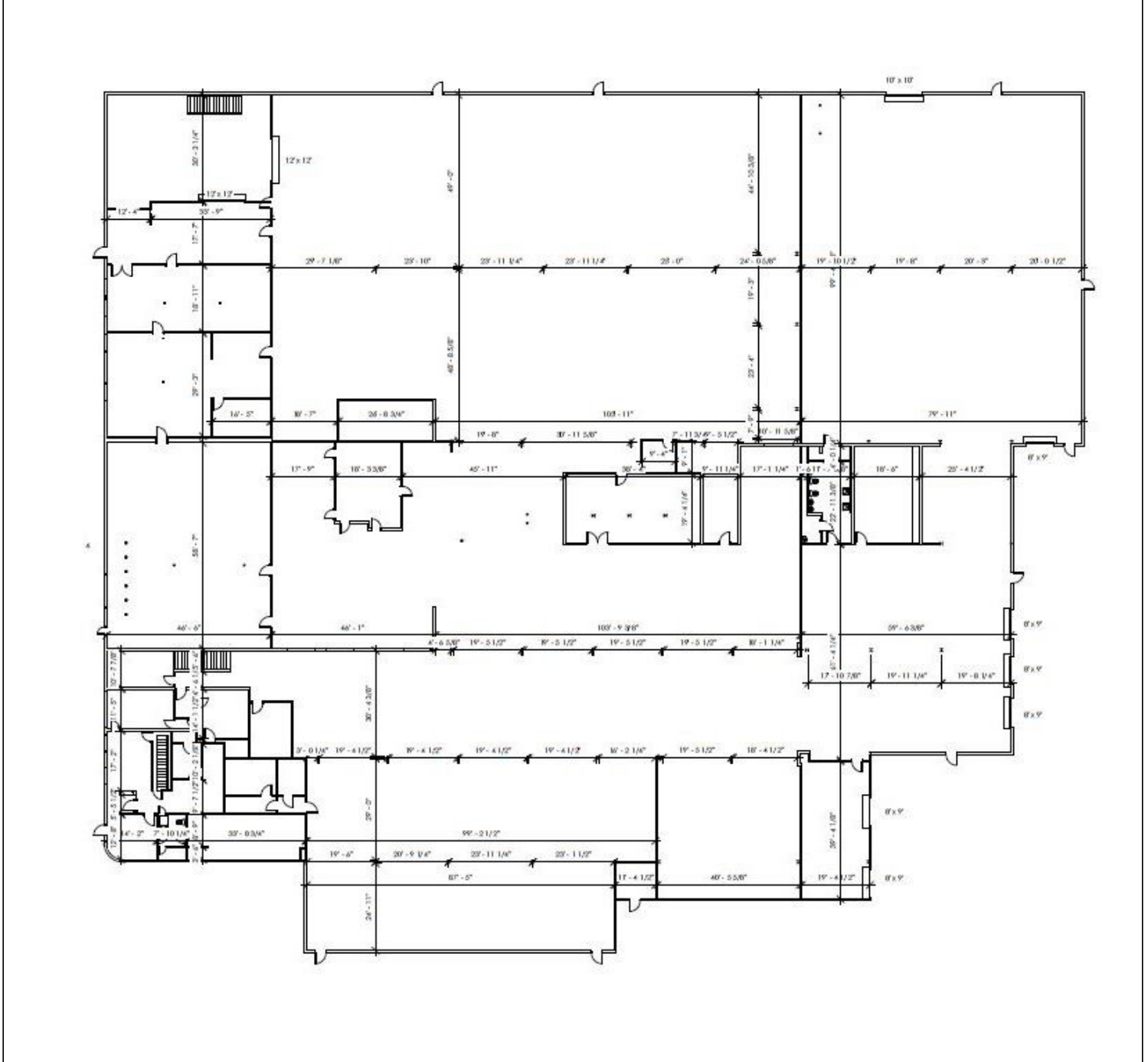
- 5,000 SF of upstairs storage in addition to the 61K floor space
- 1 acre of exterior storage area or room to expand
- Unique Geographic Positioning
- Turn-Key
- Upgrades Throughout
- 4 Docks with Levelers
- 3 Overhead Doors
- Sprinkled
- Video Surveillance
- 600 Amps
- 480 3 Phase

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## FLOOR PLAN



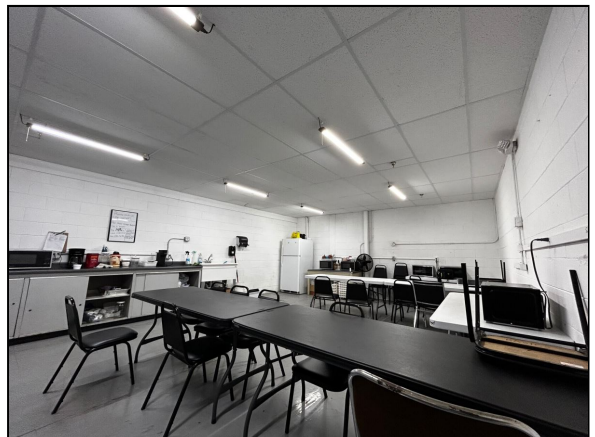
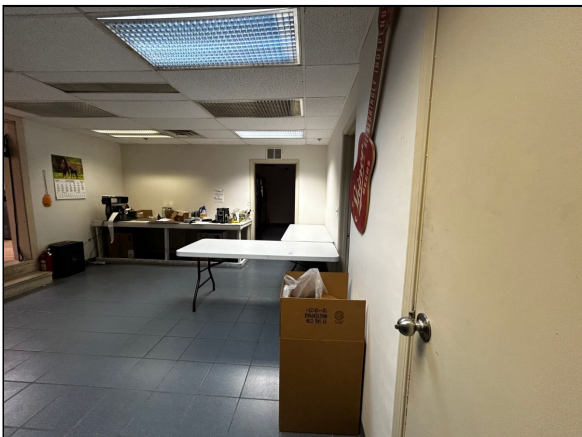
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## INTERIOR PHOTOS



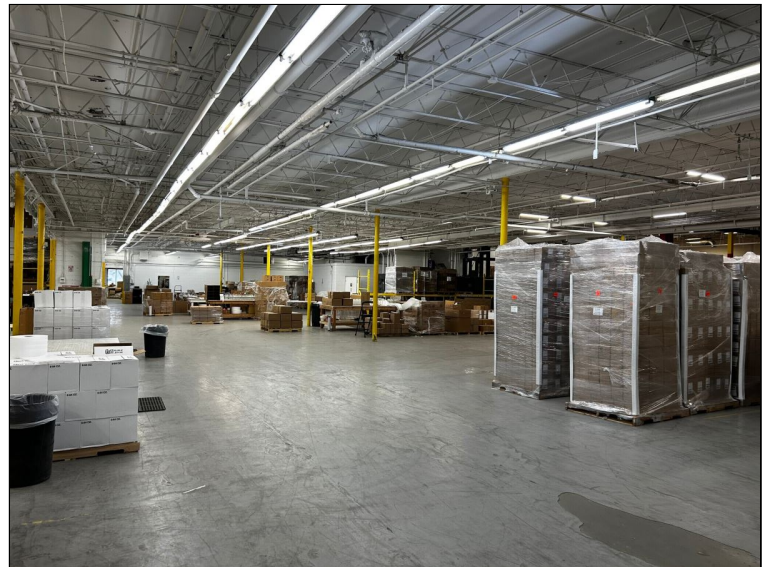
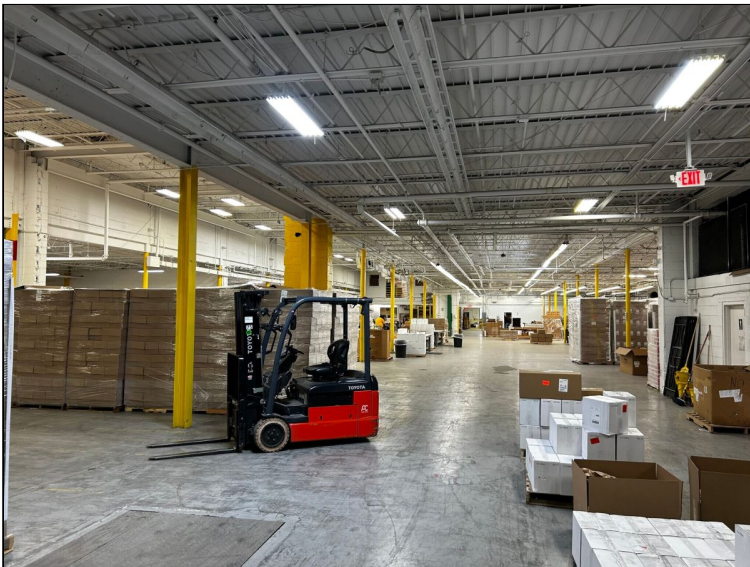
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## WAREHOUSE PHOTOS



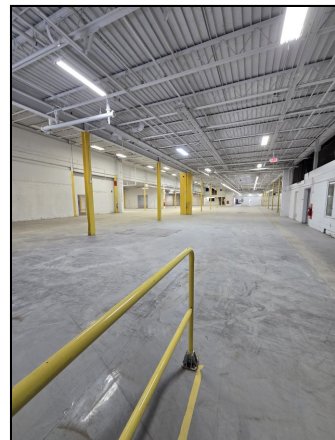
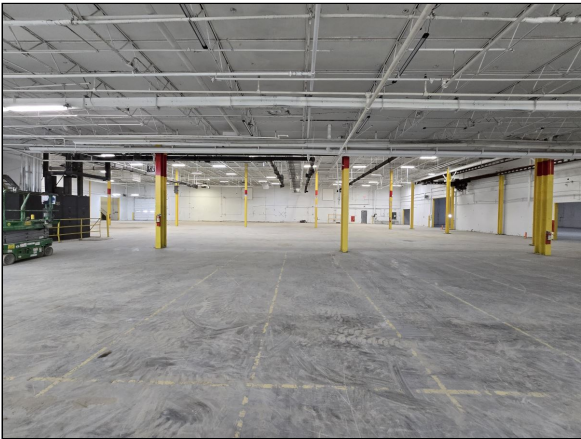
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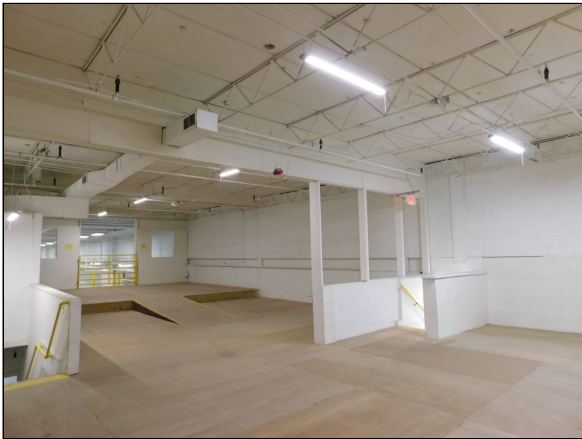
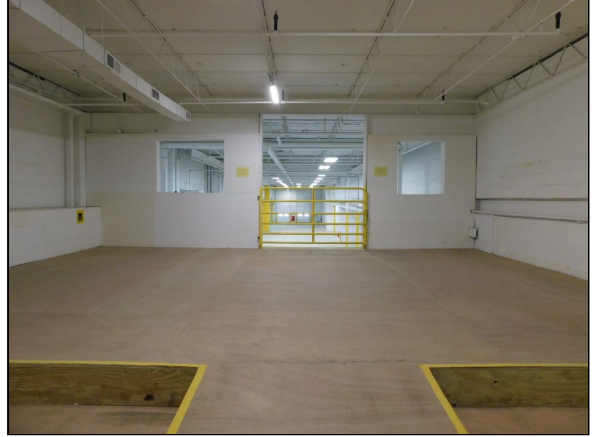
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## AERIAL PHOTOS



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