

An aerial photograph of a large industrial facility, identified as Lakeland Place in Edmore, MI. The facility consists of a long, white, single-story building with a corrugated metal roof. There are several loading docks along the front and side of the building. In front of the building is a large, paved parking lot filled with various vehicles, including cars and trucks. The facility is surrounded by a mix of green grass and trees with vibrant autumn foliage in shades of red, orange, and yellow. In the background, there are more trees and a clear blue sky with some clouds. The overall scene is well-lit, suggesting a bright day.

1 LAKELAND PLACE

EDMORE, MI 48829

CBRE

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EDMORE, MI 48829

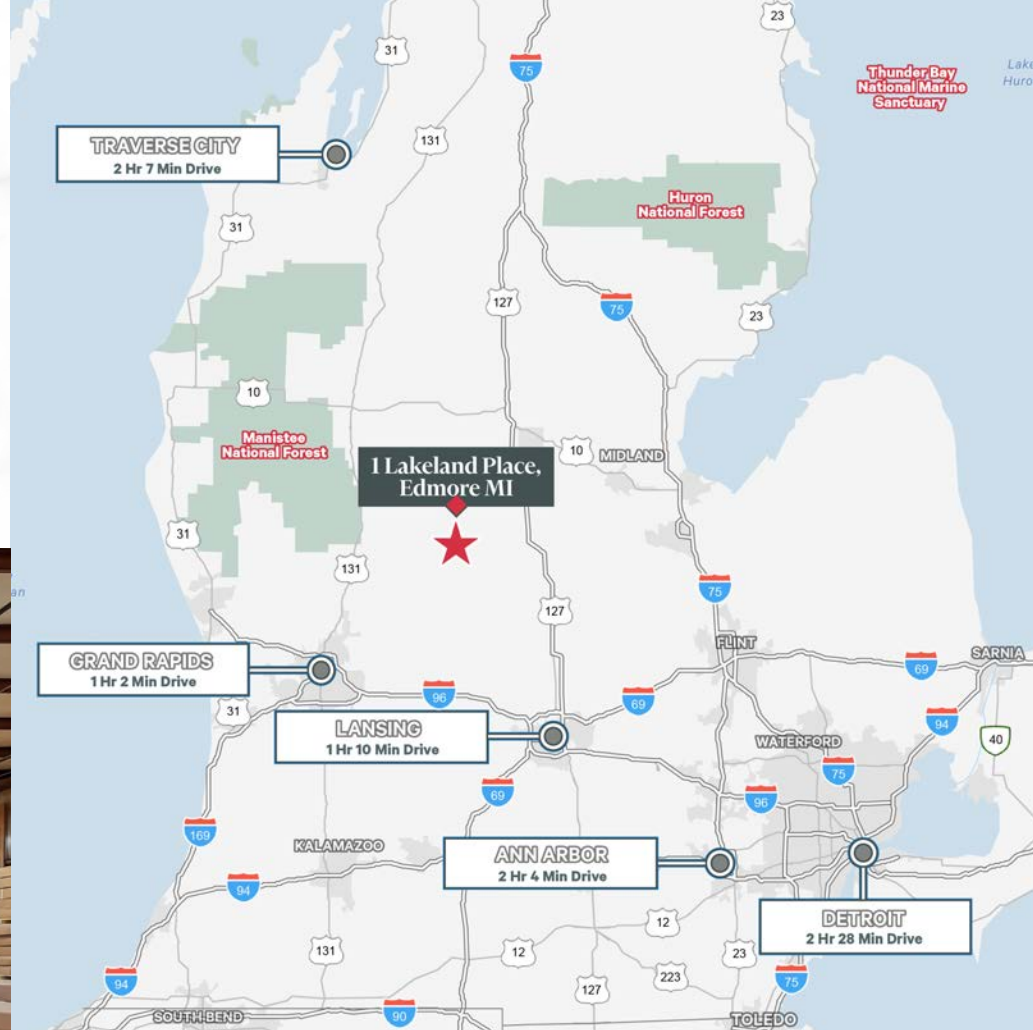


EXECUTIVE SUMMARY

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Long-standing Tenancy in a Highly Functional and Versatile Building at an Incredible Cap Rate

Originally constructed in 1995 specifically for Lakeland Mills, this 113,000 square foot manufacturing and distribution facility has been extremely well maintained by its only Tenant. The facility is equipped with heavy power, 7 docks, 3 drive-in doors, and clear heights ranging from 18' to 21'.



113,000 SF ON
7.1 ACRES



18-21 FT
CLEAR HEIGHT



7 DOCKS
3 DRIVES



480 1200AMPS



10 YEARS & 2
MONTH LEASE



BUILT IN 1995

EXECUTIVE SUMMARY TENANT INFO



Founded in 1928, Lakeland Mills has been crafting quality furniture in Michigan for nearly a century. What began as a small family-run mill has grown into a trusted American manufacturer known for its handcrafted outdoor log furniture, indoor rustic barnwood pieces, and log-style furnishings that capture the spirit of the great outdoors.

Over the decades, we've stayed true to our roots — combining traditional craftsmanship with modern design and sustainable materials. Each piece we make reflects the natural beauty and character of real wood, built to last for generations and designed to make any space feel warm, welcoming, and authentically rustic.

Today, Lakeland Mills employs around 30 dedicated team members, with our workforce ranging from 25 to 50 depending on the season. Together, we proudly produce an average of \$5 million in annual revenue, serving customers across the U.S. who value quality, comfort, and American-made craftsmanship.

From backyard log chairs and garden swings to heirloom-quality barnwood tables and rustic bedroom sets, we're more than just a furniture company — we're a tradition of hardworking people building something real, honest, and beautiful.



TENANT CUSTOMERS

- › Rustic Homeowners and Cabin Owners
- › Outdoor Enthusiasts and Nature Lovers
- › Campgrounds, Resorts, and Lodges
- › Farm Stores, Box Stores, Landscaping, Furniture Stores





PROPERTY DESCRIPTION

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Edmore is a small, growing village in Montcalm County with roughly ~1,200–1,300 residents (2024–2025 estimates). It sits on the Pine River and offers small-town character with quick regional access — about 60–70 miles (≈1–1.5 hours) to Grand Rapids and Gerald R. Ford International Airport, making it a quiet hometown with practical proximity to a major metro.

PROPERTY OVERVIEW	
Lease Type	10 Year NNN (10% bumps every 5 years)
Building Size	113,000 SF
Ceiling Height	18-21 FT
Lot Size	7.1 AC
Dock Doors/Drive In	7 Docks / 3 Drive Ins
County / Parcel No.	Montcalm / 041-628-001-50

- › Broke ground November of 1995, moved in August/September of 1996; warehouse addition added in 1997
- › 4,000 SF Office space with break room
- › 18 ft Clear height at eaves, 21 ft in center
- › Sprinklers and air lines throughout warehouse







AREA OVERVIEW

EDMORE, MICHIGAN

Edmore is a small, growing village in Montcalm County with roughly ~1,200–1,300 residents (2024–2025 estimates). It sits on the Pine River and offers small-town character with quick regional access — about 60–70 miles (≈1–1.5 hours) to Grand Rapids and Gerald R. Ford International Airport, making it a quiet hometown with practical proximity to a major metro.

Edmore, Michigan, is a close-knit, rural community located in Montcalm County, offering a blend of small-town charm and a strategic location within the state. Situated approximately 58 min/58 miles from Grand Rapids and 1 hour 10 min/73 miles from Lansing, Edmore provides residents with a comfortable and affordable lifestyle while still offering access to the amenities and opportunities of larger metropolitan areas.

The town's economy is primarily driven by manufacturing and restaurants/lodging. Edmore boasts a strong sense of community, evidenced by the Edmore Potato Festival, Old Fence Rider Museum, Edmore's Farmer Market, and Lion's Club Egg Hunt. The town offers a range of essential services, including food markets, restaurants, packaging/printing stores, auto shops and dealers.

STRENGTHS

- › **Affordability:** Compared to larger cities, Edmore offers a lower cost of living, particularly in housing.
- › **Community Spirit:** The town fosters a welcoming and supportive environment for residents and visitors alike.
- › **Access to Nature:** Located near multiple campgrounds, Edmore provides opportunities for outdoor recreation and a connection to the natural environment.
- › **Strategic Location:** Its proximity to major highways and nearby cities offers convenient access to a wider range of services, employment opportunities, and entertainment options.
- › **Stable, Manufacturing-Anchored Workforce:** Manufacturing is the single largest employer sector in the village, followed by accommodation/food service, health care/social assistance and retail — a diversified local employment base for a community this size. That mix supports both industrial and service-oriented demand.
- › **Regional Reach:** Close enough to Grand Rapids for executive/regional logistics and access to a large labor pool and supplier network, yet far enough to offer lower land and facility costs than the metro. This creates appeal for manufacturers, light industrial users, and last-mile distribution.



DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
2024 Population	1,163	2,504	4,677
2029 Population - Projection	1,174	2,537	4,737
2024-2029 Annual Population Growth	0.19%	0.26%	0.26%
2024 Average Household Income	\$64,171	\$63,679	\$69,349
2024 Median Household Income	\$62,004	\$60,603	\$61,037
Median Home Price	\$154,095	\$161,811	\$175,240
Average Home Price	\$174,926	\$186,632	\$200,747
Owner-Occupied Housing	64.8%	67.3%	70.4%
Renter-Occupied Housing	25.6%	24.1%	19.2%

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