

FOR SALE

244 S. COURT ST



244 S. COURT ST
LAPEER, MI 48446

PROPERTY HIGHLIGHTS:

- 25,311 ft industrial building on 6.3 acres in Lapeer for sale at \$2,500,000.00
- Lot may be split, developed, or fenced for outside storage.
- 100% fire suppression, shop AC, LED lighting, heavy 480 v power and 220, amperage to be verified
- Close to downtown restaurants, county offices, and shops
- Three 12' high drive ins and an exterior truck well
- Marijuana cultivation not an approved use

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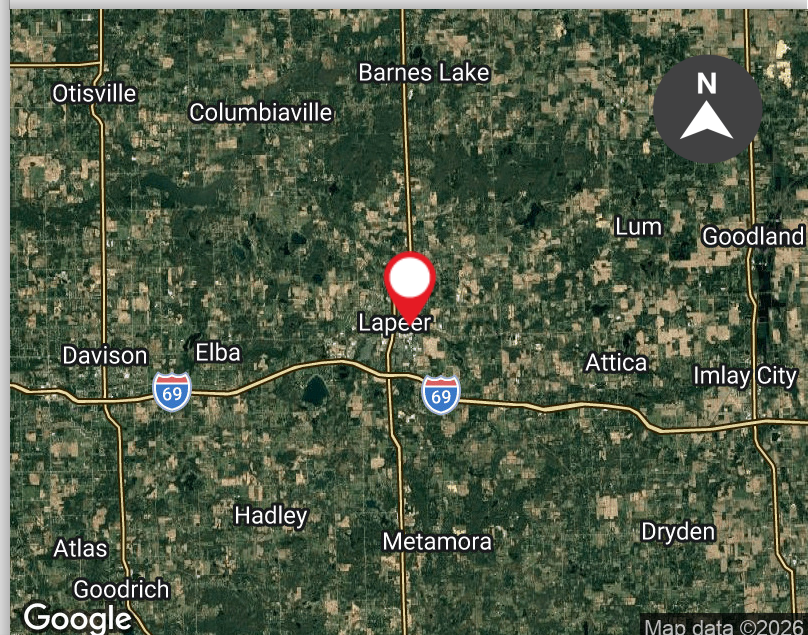
FOR MORE INFORMATION **PLEASE CONTACT:**



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244 S. COURT ST

PROPERTY INFORMATION

HIGHLIGHTS

Building SF:	25,311 SF
Warehouse SF:	23,111 SF
Office SF:	2,200
County:	Lapeer

SITE

Land (acres):	6.3
Parcel Number:	L21-28-200-040-00
Zoning:	Light Industrial

PRICING & AVAILABILITY

Asking Price	\$2,500,000
Taxes	37198.0
Occupancy:	Single

BUILDING INFORMATION

Type:	Industrial
Construction Type:	Existing
Year Renovated:	2020
Stories:	1
Lighting:	LED
Heating:	Gas Forced Air
Clear Height:	16' - 18'
Ceiling Height:	14' - 18'
Restrooms:	3
Electrical:	1000a 440 v 3p
# Docks/Truckwells:	1
# Grade Level Doors:	3
Drive In Door Height:	12'
Walls/Partition Type:	Block and Drywall
Roof:	Rubber Membrane

FOR MORE INFORMATION PLEASE CONTACT:

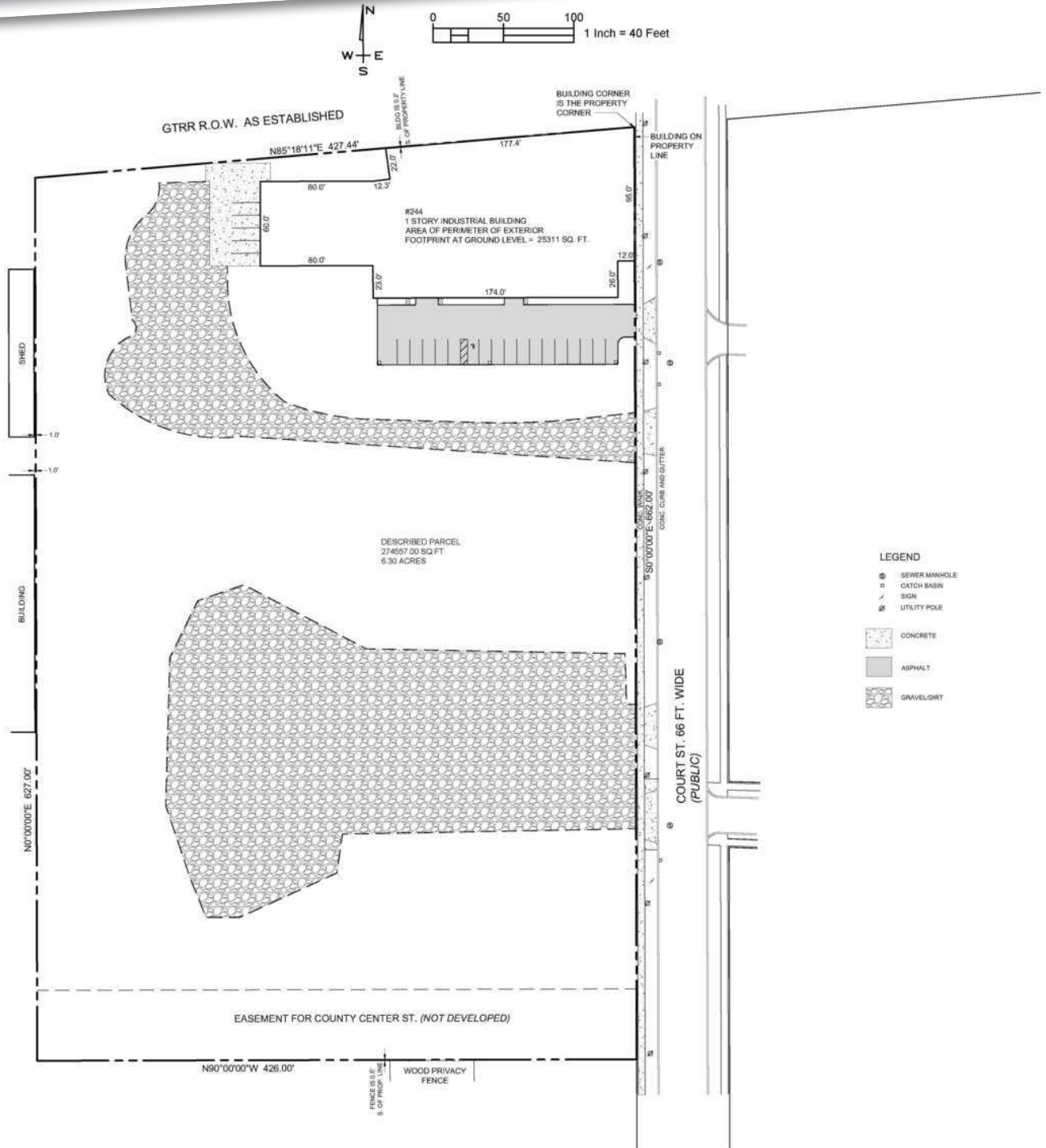


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244 S. COURT ST
PROPERTY PHOTOS



244 S. COURT ST PROPERTY SURVEY



244 S. COURT ST PROPERTY FLOOR PLAN

