

**3387. E. Bristol
Burton, MI 48529**

**For
SALE**

Three Buildings - Light Industrial - 5 Acres

Building One

13,715 Sq. Ft.
Fully Air Conditioned
18' Eave Height
(1) Truck Dock
(1) 12'x14' Grade OHD
480 VAC 3-Phase
Year Built: 1993

Building Two

6,720 Sq. Ft.
Fully Air Conditioned
16' Eave Height
12'x12' Grade OHD
480 VAC 3-Phase
Year Built: 1998

Building Three

2,880 sq. ft. (40'x72')
14' Eave Height
12'x12' Grade OHD
110/220 VAC
Year Built: 2005

\$1,740,000



Location: 214' of frontage on Bristol Road offers premium visibility along with quick access to I-475 and I-69. Bishop International Airport and the GM truck plant is just 4 miles West. Zoned M1-Light Industrial. 1,120' deep lot offers room to expand or a level and dry storage yard. City water, sewer and 480 3-phase electric service the property. Full asphalt parking lot offers ample space and has been maintained and sealed regularly.

Leased: Currently in year 3 of 5. Great tenant!

Building One: 9,675 sq. ft. shop plus 4,040 sq. ft. of office. 4 bathrooms, 2 conference rooms, multiple offices and 2 kitchenettes. Shop has 6" concrete, paint booth, air compressor w/ dryer and distributed connections. Full A/C and radiant heat. **Building Two:** 5,560 sq. ft. shop plus 1,160 sq. ft. of office. 2 bathrooms, 1 conference room, and large open office area for cubicles. Shop has 6" concrete, air compressor, full A/C, and radiant heat.

Separate utility meters for each building.

