



For Sale

Industrial • Property Highlights

1013 Thorrez Rd. | Jackson, MI

- Prime Industrial Facility in Hurst Research Park
- Offered at \$6,500,000
- 89,900 SF, Including a 2,700 SF Office Suite
- Powerful Electrical Capacity, 75 Parking Spaces, 4 Overhead Doors, 5 Docks, and 6 Cranes
- Varying Ceiling Heights: 19' Front, 26' Back, 33' Bay Area
- Room for Expansion: 2 Additional Parcels for Growth
- Strategic Location: Near Manufacturing Facilities, Airport, Highways
- Excellent Opportunity for Owner-Users
- Also Available for Lease. Owner will Consider Lease to Own Option

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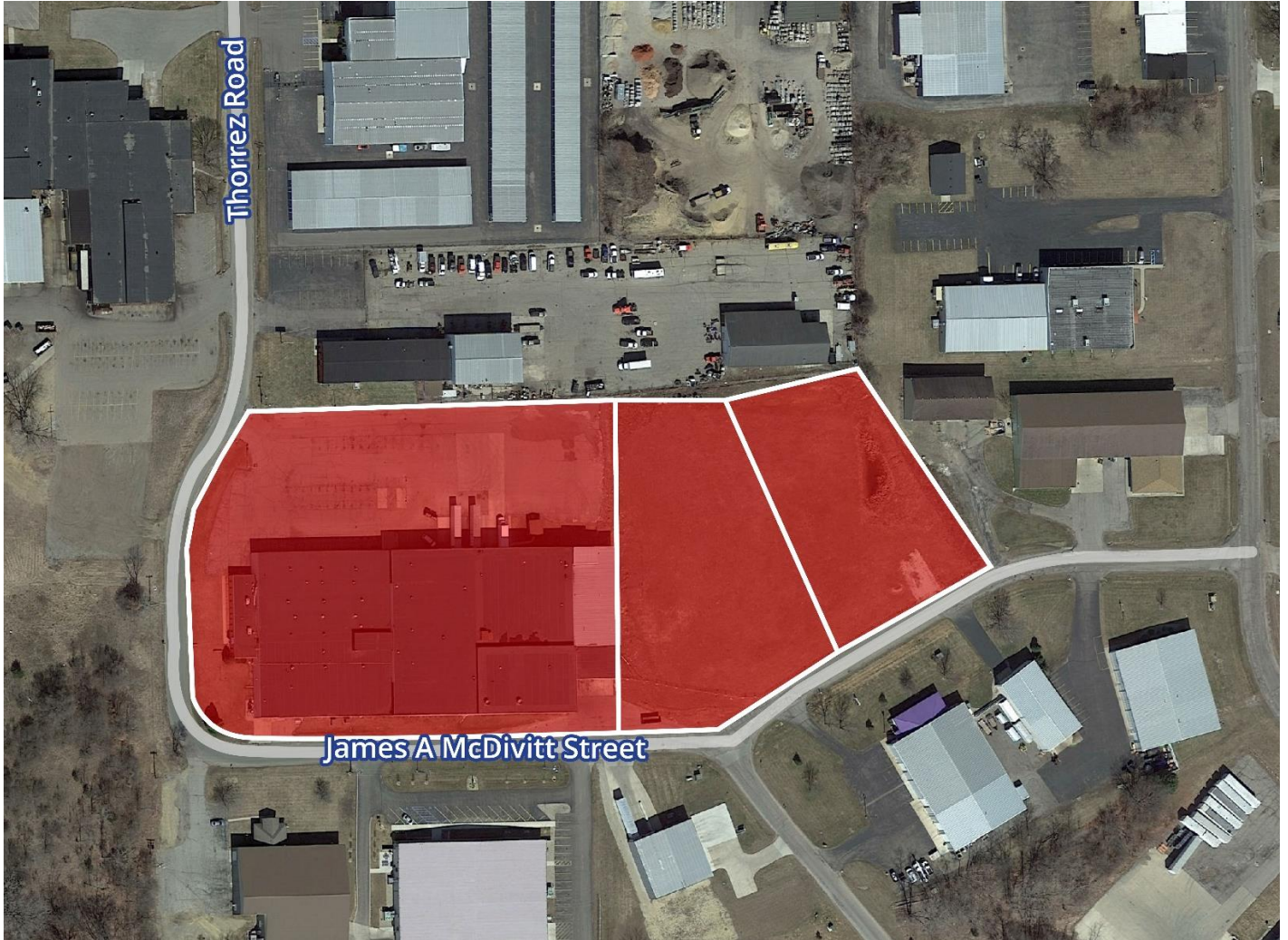
ANN ARBOR AREA

annarbor@colliers.com | 734 994 3100

Colliers Ann Arbor, 1955 Pauline Blvd., Suite 400, Ann Arbor, MI 48103
www.colliersannarbor.com



Property Portfolio



The following properties are included in the portfolio:

Property Address	Township	Parcel #	SF / Acres
1013 Thorrez Rd.	Sandstone Charter	051-07-36-427-001-01	89,900 SF
James A. McDivitt Rd.	Blackman	000-08-31-301-004-01	1.76 Acres
James A. McDivitt Rd.	Blackman	000-08-31-301-005-01	1.48 Acres

Additional Details

Power: 2000 KVA for Transformer and 2500 Amp for the Switch Gear

Cranes

Crane	Manufacturer	Site Location	Capacity Tons
1	White Sales	Tool Room	5
2	Konecranes	Low Bay	5
3	White Sales	High Bay West	5
4	White Sales	High Bay East	10
5	CRB	Die Wash	10
6	Wolverine	Big Die Repair	20



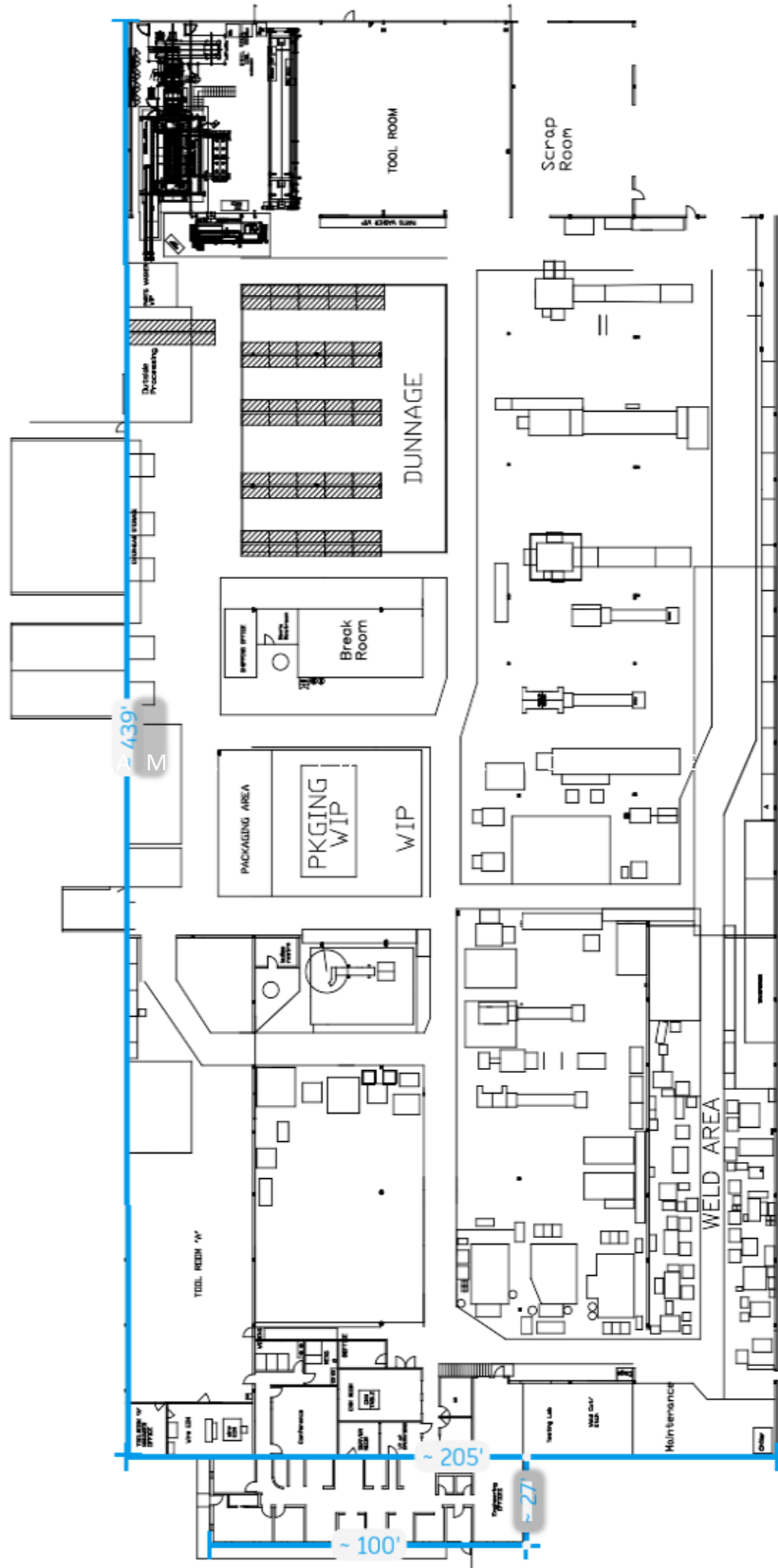
Property Photos



Property Photos



Plant Layout



Zoning – LI, Limited Industrial District

The LI District is intended to create a low-density development with spacious yards to provide attractive settings as well as to help ensure compatibility with non-industrial neighboring lots. This district is intended to permit only those uses which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare, and radiation.

The LI District is so structured as to permit, along with any specific uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, is not permitted.

Manufacturing, research, assembly, testing and repair of components, devices, equipment and systems of professional, scientific and controlling instruments, photographic and optical goods, and electronic and electrical equipment including the following:

Communication, transmission and reception equipment such as coils, tubes, semi-conductors, navigation control equipment and systems guidance equipment	Manufacturing, processing, packaging or assembling of pharmaceutical preparations, cosmetics, and toiletries
Data processing equipment and systems	Manufacturing, processing or packaging of plastic products such as laminate, pipe, plumbing products, and miscellaneous molded or extruded products.
Graphics and art equipment.	Office buildings for the use of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and sales.
Metering instruments	Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
Optical devices, equipment and systems.	Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
Phonographs, audio units, radio equipment & television equipment.	Warehousing, refrigerated and general storage, but not including self-storage facilities.
Photographic equipment.	Printing, publishing and related activities.
Radar, infra-red and ultra-violet equipment and systems	Essential Services and Public Utility buildings.
Scientific and mechanical instruments such as calipers and transits.	Vehicle repair facility subject to the provisions of Section 7.11.3.
Testing equipment.	Farm machinery sales, service and repair.
Electrical machinery, equipment and supplies, electronic components and accessories.	Small solar energy systems subject to the provisions listed in Section 5.19.3.
Office, computing and accounting machines.	Medium solar energy systems subject to the provisions listed in Section 5.19.4.



Zoning – LI, Limited Industrial District

Conditional Land Uses:

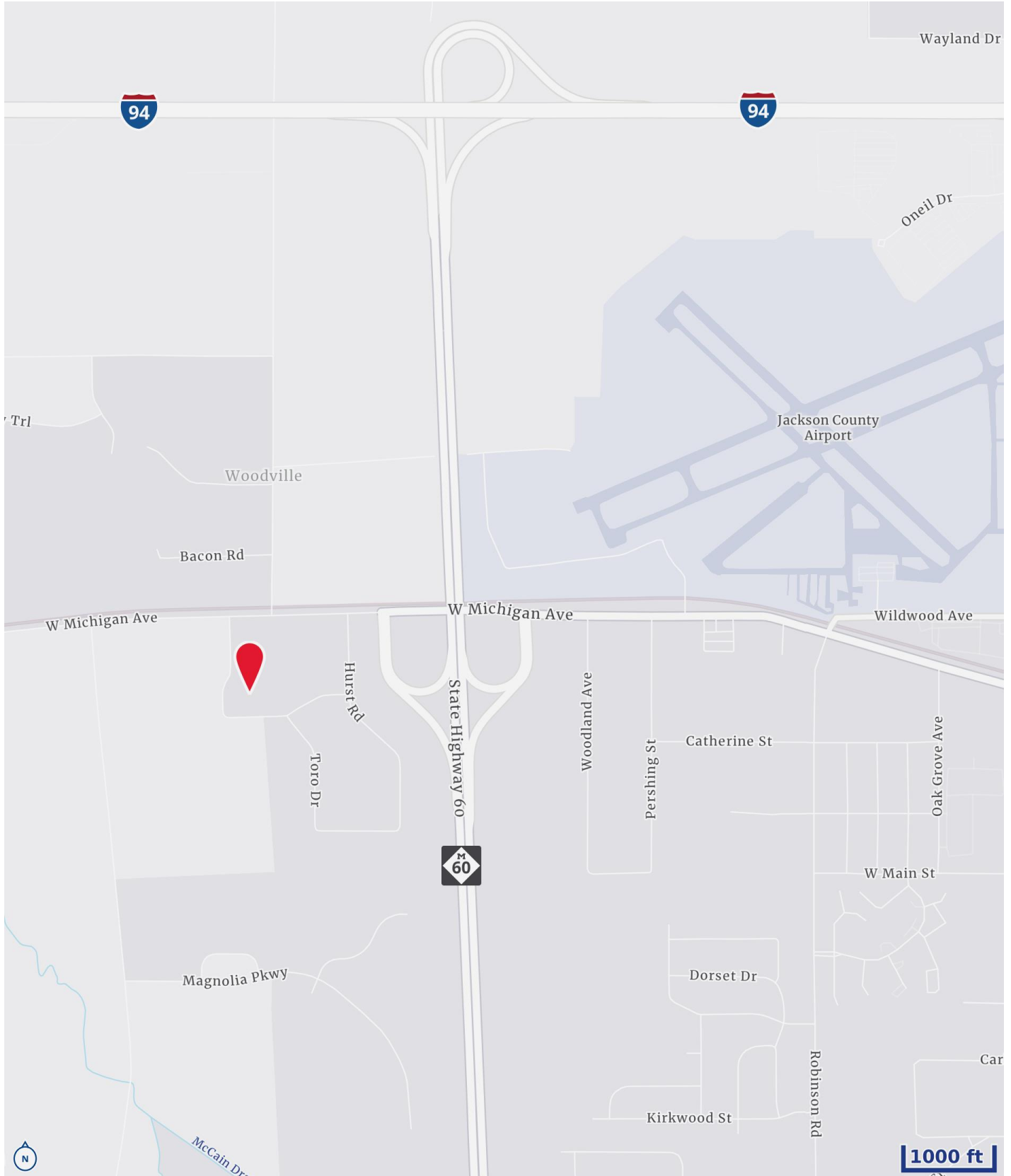
Self storage facility subject to the provisions of Section 7.11.19	Building material sales.
Tool and die, job, machine, and skilled trade shops.	Metal fabrication.
Recycling Centers.	Skilled trade and general construction contractor's offices, warehouses, and yards.
Airport subject to the provisions of Section 7.11.1	Semi-truck and Trailers sales, service, service, and repair.
Vehicle sales and service facility.	Large solar energy systems subject to the provisions listed in Section 5.19.15

Demographics

Radius	1 Mile		5 Mile	
Population				
2028 Projection	748		64,718	
2023 Estimate	734		63,884	
Growth 2023 - 2028	1.91%		1.31%	
Growth 2010 - 2023	4.56%		0.60%	
2023 Population	734		63,884	
Median Age	40.40		38.50	
2023 Median Age, Male	38.50		36.60	
2023 Median Age, Female	42.50		40.30	
2023 Population by Occupation Classification	595		50,756	
Civilian Employed	347	58.32%	28,677	56.50%
Civilian Unemployed	12	2.02%	1,512	2.98%
Civilian Non-Labor Force	236	39.66%	20,512	40.41%
2023 Population by Education	540		46,224	
Some High School, No Diploma	26	4.81%	4,440	9.61%
High School Grad (Incl Equivalency)	148	27.41%	13,087	28.31%
Some College, No Degree	228	42.22%	14,918	32.27%
Associate Degree	29	5.37%	2,827	6.12%
Bachelor Degree	67	12.41%	7,346	15.89%
Advanced Degree	42	7.78%	3,606	7.80%
2023 Population by Occupation	638		53,382	
Real Estate & Finance	9	1.41%	1,235	2.31%
Professional & Management	132	20.69%	11,323	21.21%
Public Administration	18	2.82%	1,245	2.33%
Education & Health	68	10.66%	7,548	14.14%
Services	41	6.43%	6,063	11.36%
Sales	81	12.70%	6,219	11.65%
Transportation	0	0.00%	264	0.49%
Retail	38	5.96%	3,628	6.80%
Wholesale	7	1.10%	658	1.23%
Manufacturing	93	14.58%	4,669	8.75%
Production	79	12.38%	5,375	10.07%
Construction	38	5.96%	1,983	3.71%
Utilities	16	2.51%	1,435	2.69%
2023 Worker Travel Time to Job	345		27,984	
<30 Minutes	269	77.97%	21,877	78.18%
30-60 Minutes	67	19.42%	4,685	16.74%
60+ Minutes	9	2.61%	1,422	5.08%
Households				
2028 Projection	292		26,631	
2023 Estimate	286		26,267	
Growth 2023 - 2028	2.10%		1.39%	
Growth 2010 - 2023	5.15%		1.31%	
2023 Households by HH Income	284		26,267	
2023 Med Household Income	\$63,000		\$44,882	



Location



Aerial



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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