

## Industrial Building For Sale Or Lease

14938 US 12

White Pigeon, Michigan



**High Profile Location | Split Zoning | Lobby & Retail Counter, 3 Private Offices, 4 Docks**

### Snapshot

Building Size:	9,090 SF
Land:	6.7 Acres
Year Built:	1986
Zoned:	Commercial & LI-Light Industrial
Parking:	27,800 SF
Fenced:	Yes (For Outside Storage)
Clearance:	16' Ceiling Height
Docks:	4 Docks
OH Doors:	1 Grade-Level Overhead Door
Utilities:	Private Well & Septic; Sewer Is Available at the Street
Power:	460 Amp/230 Volt/3-Phase
HVAC:	Gas Forced Heat & A/C (offices); Radiant Heat (Warehouse)
List Price:	\$1,300,000
Lease Rate:	\$2.64 PSF NNN



### Property Details

High-profile commercial building consisting of 9,090 SF on 6.7 acres on busy lighted corner at US 12 and US 131. Would work well for manufacturing or distribution. Includes lobby and retail area and three offices. Plenty of parking with fenced outside storage area. Heavy power, 16' ceiling, four docks and one grade-level overhead door. Built in 1986. Value in land: \$194,029 per acre.

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*A Global Brokerage Division of Cressy Commercial Real Estate*

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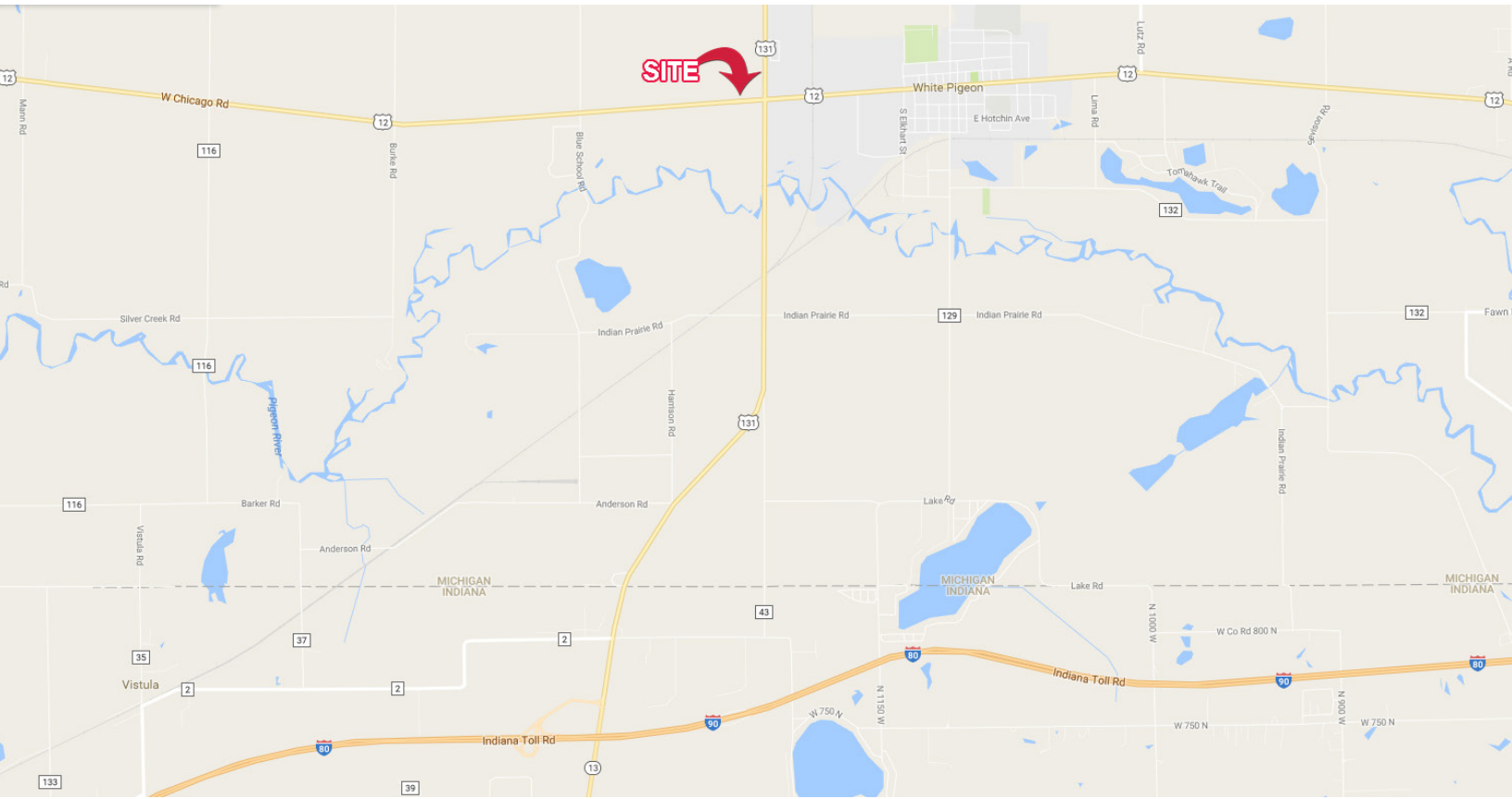
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Signalized Intersection | 3 Miles North From the I-80/90 Toll Road



## Location

Located on the northwest corner of US-131 and US-12 in White Pigeon, Michigan. The property is approximately 3 miles north of the I-80/90 Toll Road (ext. 107 in Middlebury) and the Michigan/Indiana state line.



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