



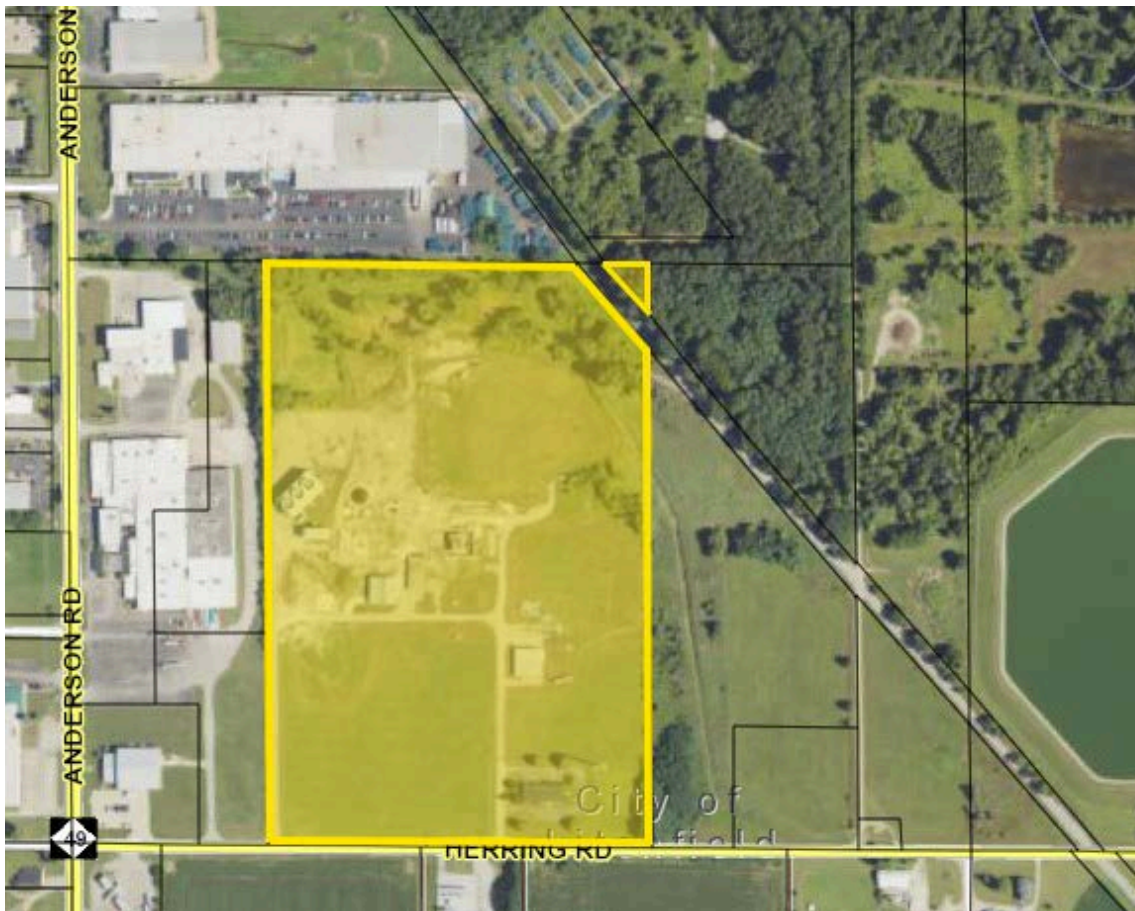
For Sale

720 Herring Rd | Litchfield, MI

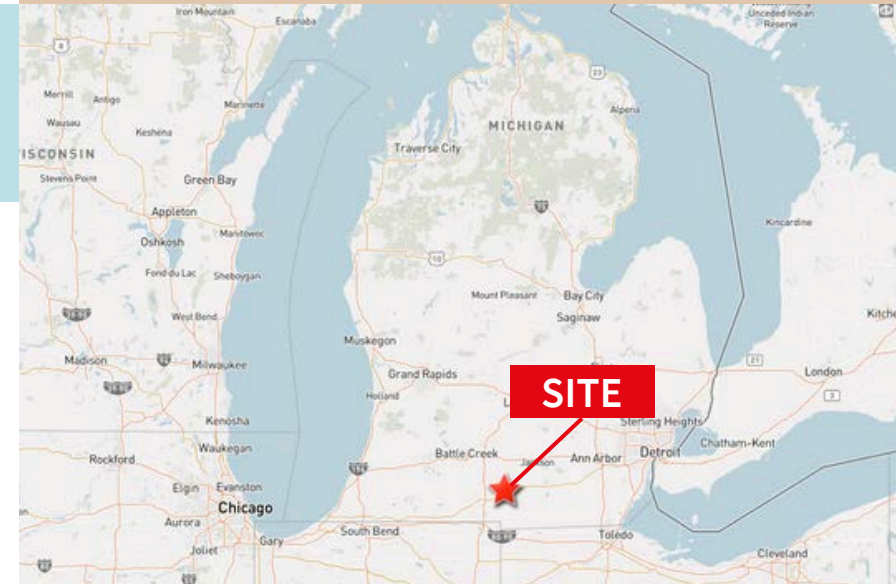
 **JLL** SEE A BRIGHTER WAY

Property Highlights

720 Herring is Michigan South Central Power Agency's former coal fired energy plant's site and is located adjacent to the Litchfield Industrial Park.



20 minute drive to I-69
40 minute drive to I-69 & I-94 interchange
40 minute drive to I-80/I-90 Toll Road



- \$1,495,000
- 42 Acre site, sold as-is
- Heavy Industrial zoning
- Warehouse space, maintenance shop, and office space included in purchase
- Rail spur along the NE corner of the property
- Robust Infrastructure
- Completely secured site
- Additional 100+ acres available

Building Specifications



-  Warehouse Space
-  Maintenance Shop
-  Office Space

| | Warehouse Space | Maintenance Shop | Office Space |
|-----------------------|----------------------|----------------------|----------------|
| SF | 5,600 | 6,400 | 6,000 |
| Ceiling Height | 16-18' | 16' | N/A |
| Grade Level OH | (1) 10x14, (1) 10x12 | (5) 10x14, (1) 10x12 | N/A |
| Construction | Pre-engineered steel | Pre-engineered steel | Brick/Concrete |

Warehouse



Maintenance Shop



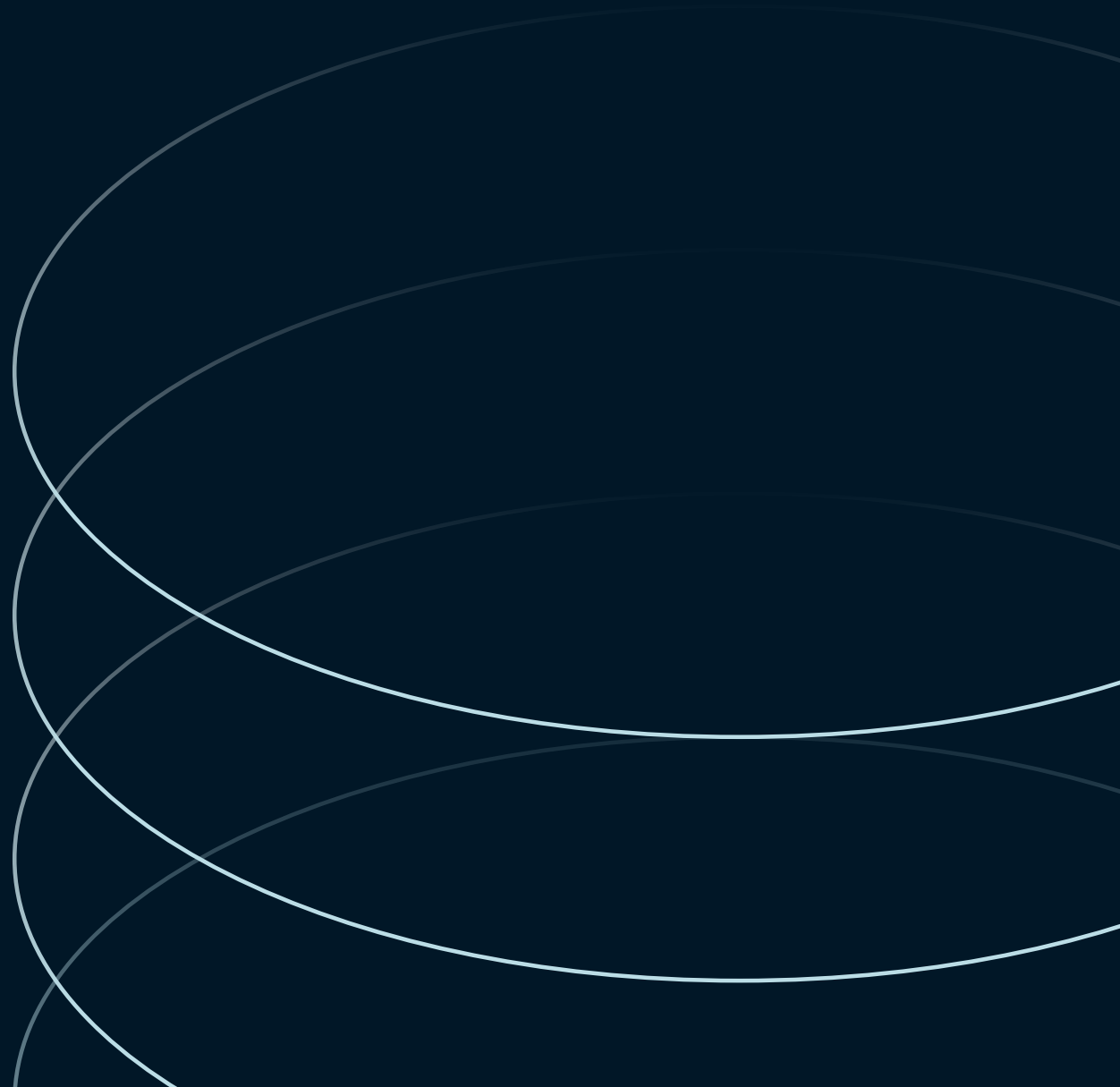
Office



Rail

- Rail spur accessing Indiana Northeastern & Norfolk Southern Railroads
- More than 1,100' of rail car storage adjacent to site
- Functional rail infrastructure to site





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