

*FOR SALE*



# Albion Industrial Park

1100 Industrial Blvd  
Albion, MI 49224

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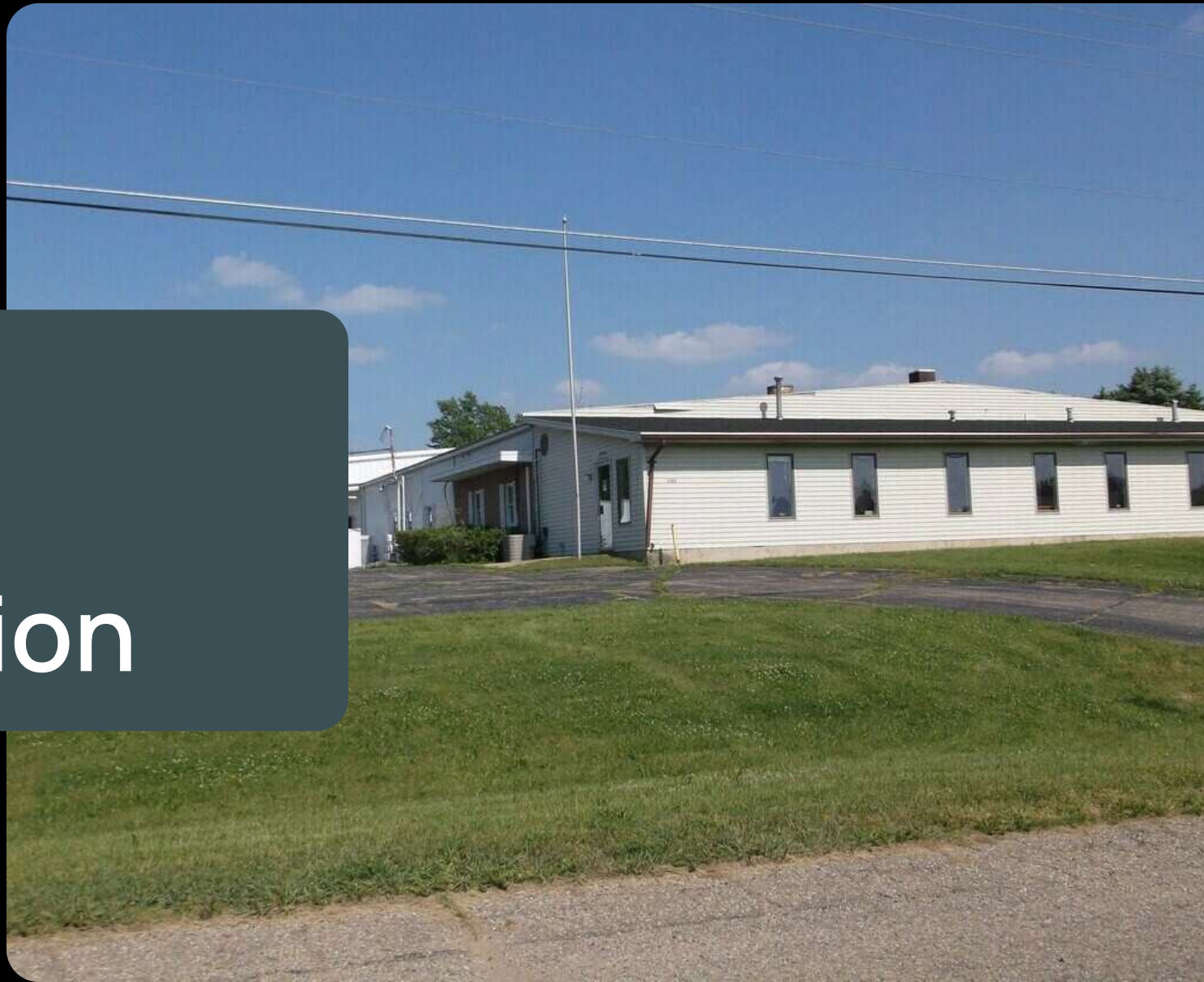
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Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

This 29,892 SF warehouse/manufacturing building on a 2.59-acre lot offers a prime opportunity for owner-users or investors. Located just 2 miles from both downtown Albion and I-94, the property provides excellent accessibility. Originally built in 1997 and renovated in 2024, the building includes: 3,000 SF office/showroom 26,986 SF warehouse/industrial 15'–20' ceiling heights 6 dock-high doors and 2 drive-in doors Upgraded electrical (300 kVA transformer, bus duct) Overhead compressed air lines Recent capital improvements of over \$800,000 include HVAC upgrades (2–5 ton RTUs), interior renovations, new lighting, and a security system. Zoned Light Industrial (28138), this property is suitable for a wide range of industrial uses or investment with leasing upside. Currently vacant and move-in ready.

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size	29,892 SF
Land Size:	2.59 Acres
Year Built:	1997 / 2024 (Renovated)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	688	3,317	4,243
Total Population	1,623	9,038	11,404
Average HH Income	\$44,348	\$61,961	\$66,690

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# Location Description

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## LOCATION OVERVIEW

Located in the thriving Albion Industrial Park, this property sits at 1100 Industrial Boulevard, on the corner of Burstein Drive, just 2 miles from I-94—a vital corridor for regional distribution. The park is home to numerous manufacturing and logistics companies, making it a strategic hub for industrial operations.

The site offers excellent connectivity to Chicago, West Michigan, and Grand Rapids, with Detroit Metropolitan Airport just 80 miles away and regional airports within 50 miles. Albion also features an Amtrak station, further enhancing transportation options for both goods and personnel.

Surrounded by a business-friendly environment and a skilled industrial workforce, Albion is recognized for its strong ties to the automotive and manufacturing sectors. The area offers practical infrastructure, proximity to major highways, and logistical support, making it ideal for industrial users and investors. Local amenities, such as Victory Park and the historic Bohm Theatre, add to the quality of life for employees and visitors alike.

## LOCATION DESCRIPTION

Nestled in Albion, MI, the area surrounding the location offers a range of amenities catered to industrial and manufacturing investors. The Albion Industrial Park is situated near key points of interest such as Victory Park, providing a tranquil setting for employees, and the popular Bohm Theatre, contributing to the area's unique character. With its close proximity to major transportation routes, the location provides a strategic advantage for logistical operations. Albion's mix of local charm and practical conveniences make it an attractive choice for industrial and manufacturing investors seeking a favorable business environment.

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# Complete Highlights

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## INVESTMENT HIGHLIGHTS

- ±29,892 SF Industrial Building on 2.59 acres
- Ideal for Owner-User or Investor
- Flexible Zoning: Light Industrial – suitable for Manufacturing, Distribution, Cannabis Cultivation, and more
- Strategic Location: Immediate access to I-94, connecting to Detroit (80 mi), Battle Creek, Jackson, Grand Rapids, and Kalamazoo
- Located in Albion Industrial Park, supported by Albion Economic Development Corporation
- Turnkey Condition: Over \$800,000 in capital improvements including full interior renovation in 2024
- Functional Layout: ±3,000 SF office/showroom and ±26,986 SF warehouse with 15'–20' clear heights
- Loading: 6 dock-high doors (8') and 2 ground-level overhead doors (12'–14')
- Infrastructure: Bus duct, 300 kVA transformer, overhead compressed air lines, new RTUs, security system, LED lighting
- Excellent Opportunity for expansion or repositioning in a growth-oriented industrial corridor

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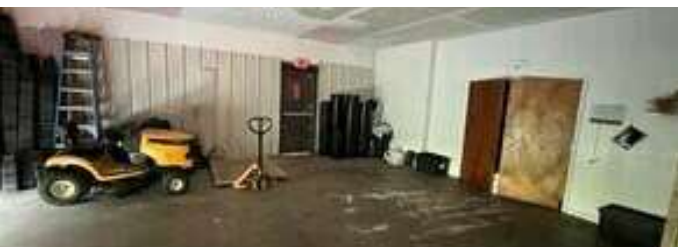
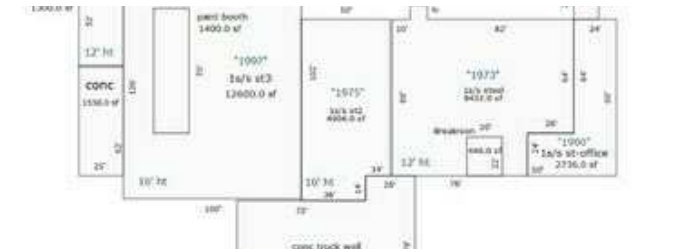
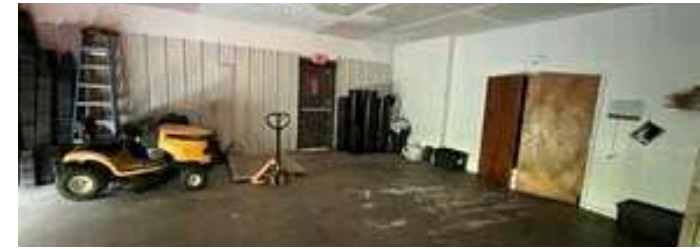
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# Additional Photos

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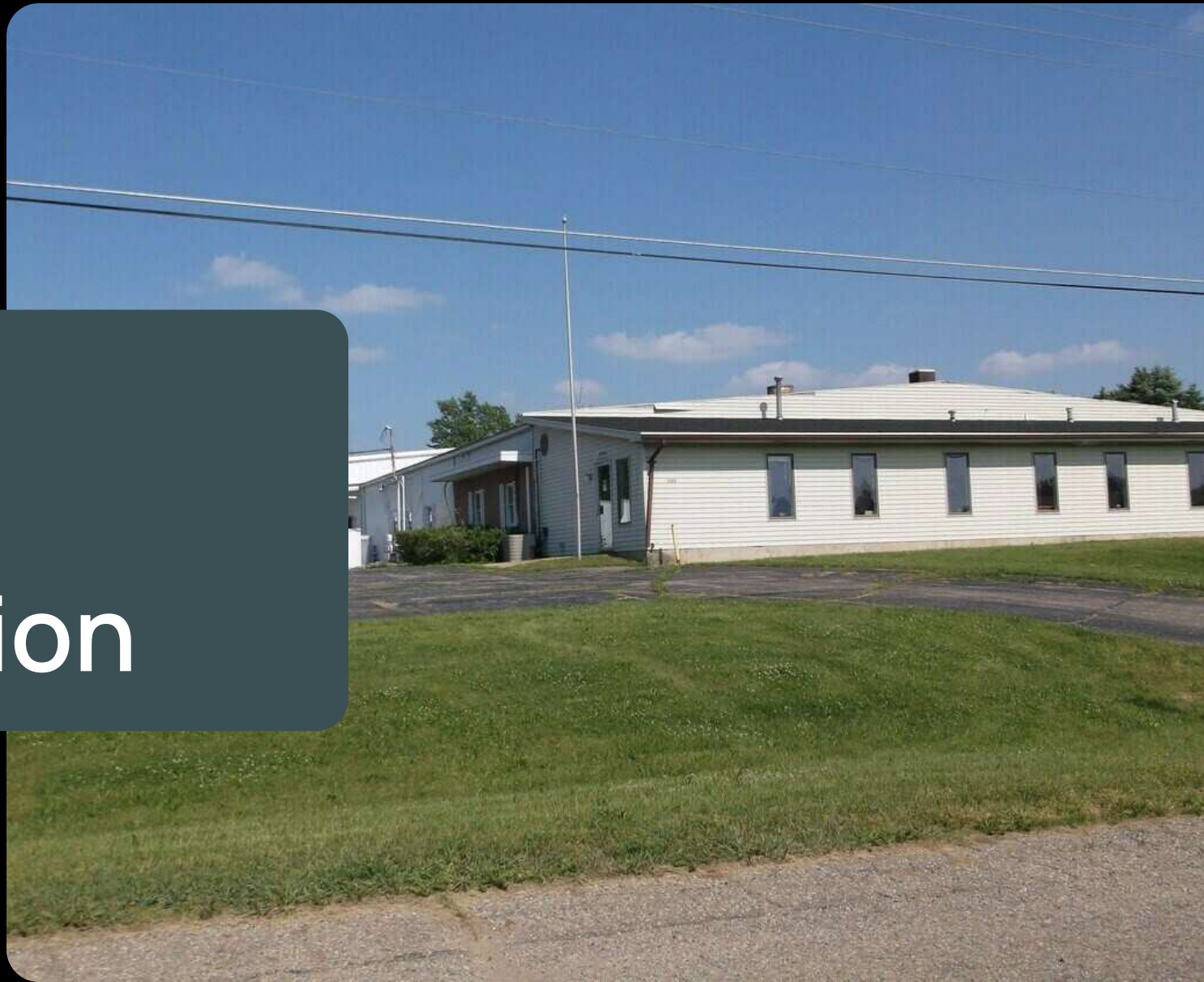


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Section 2

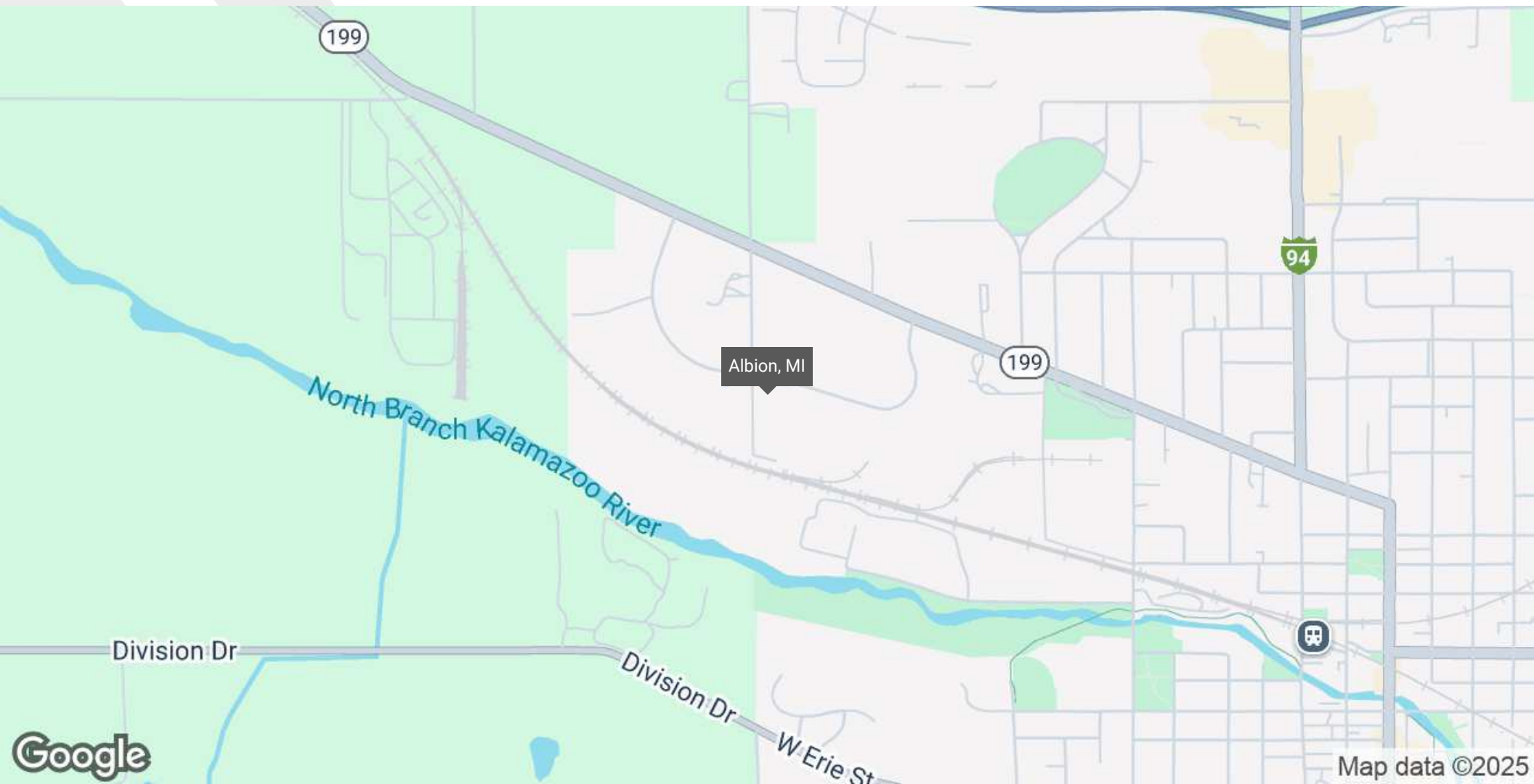
# Location Information





# Regional Map

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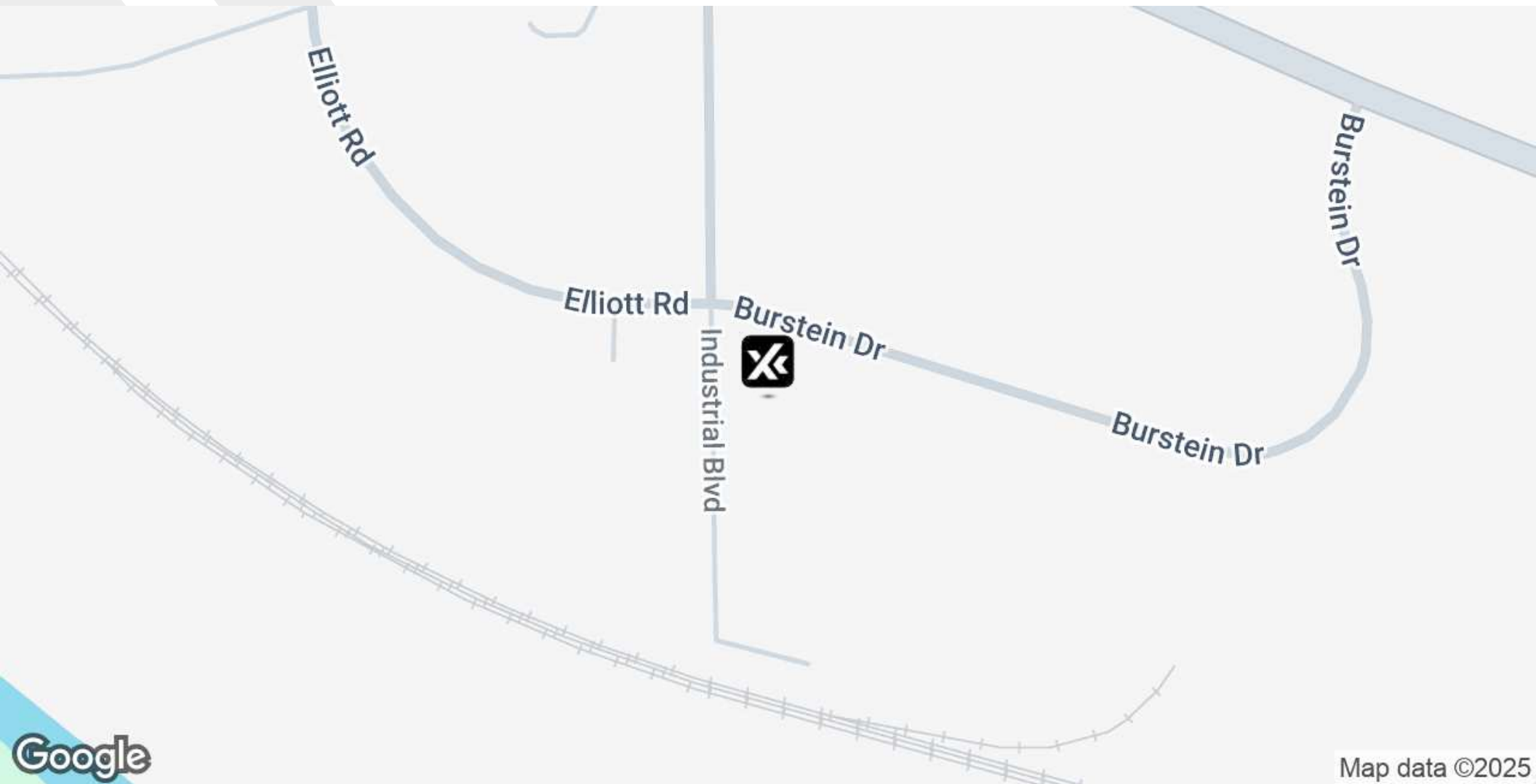
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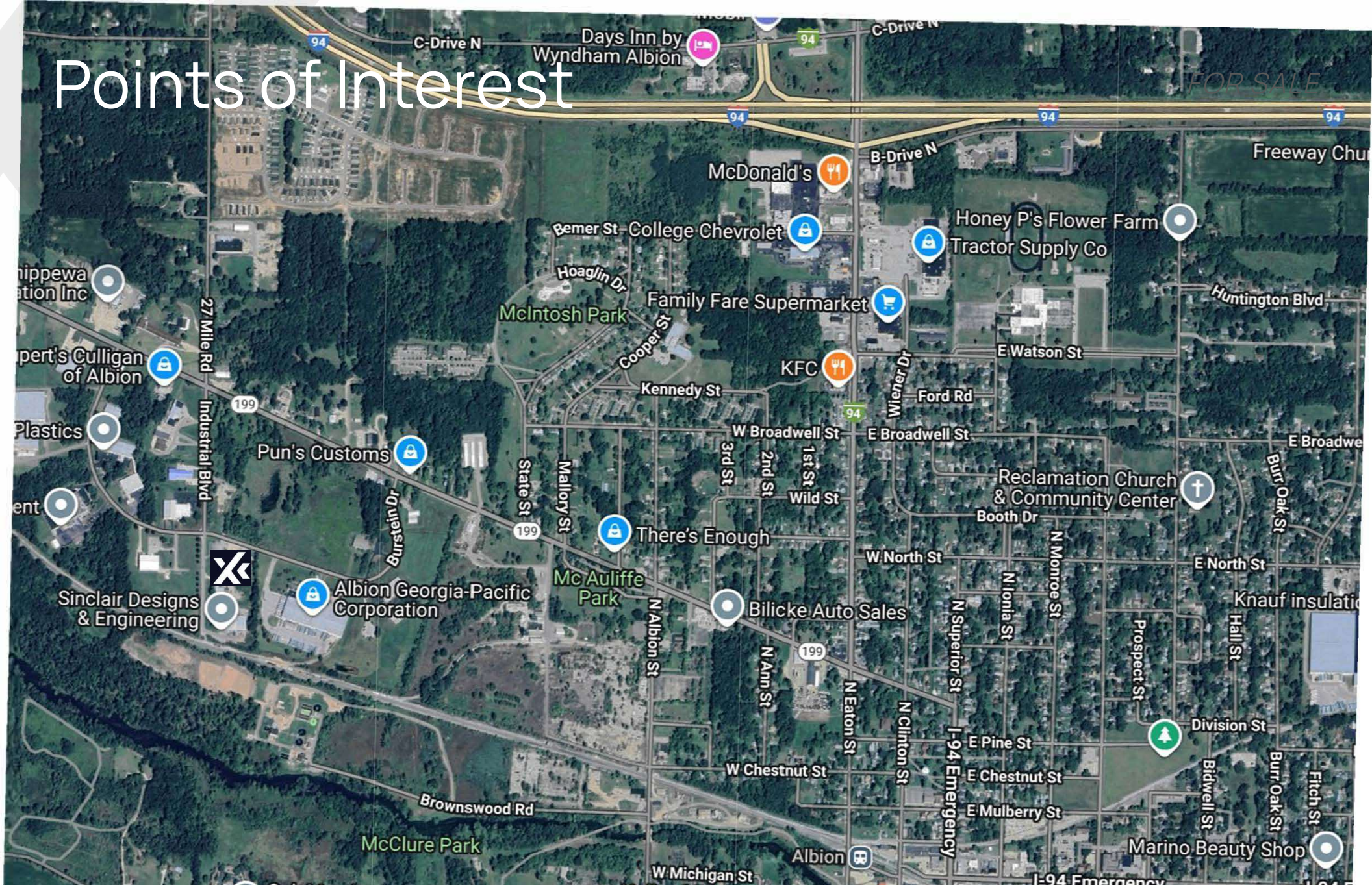
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# Points of Interest



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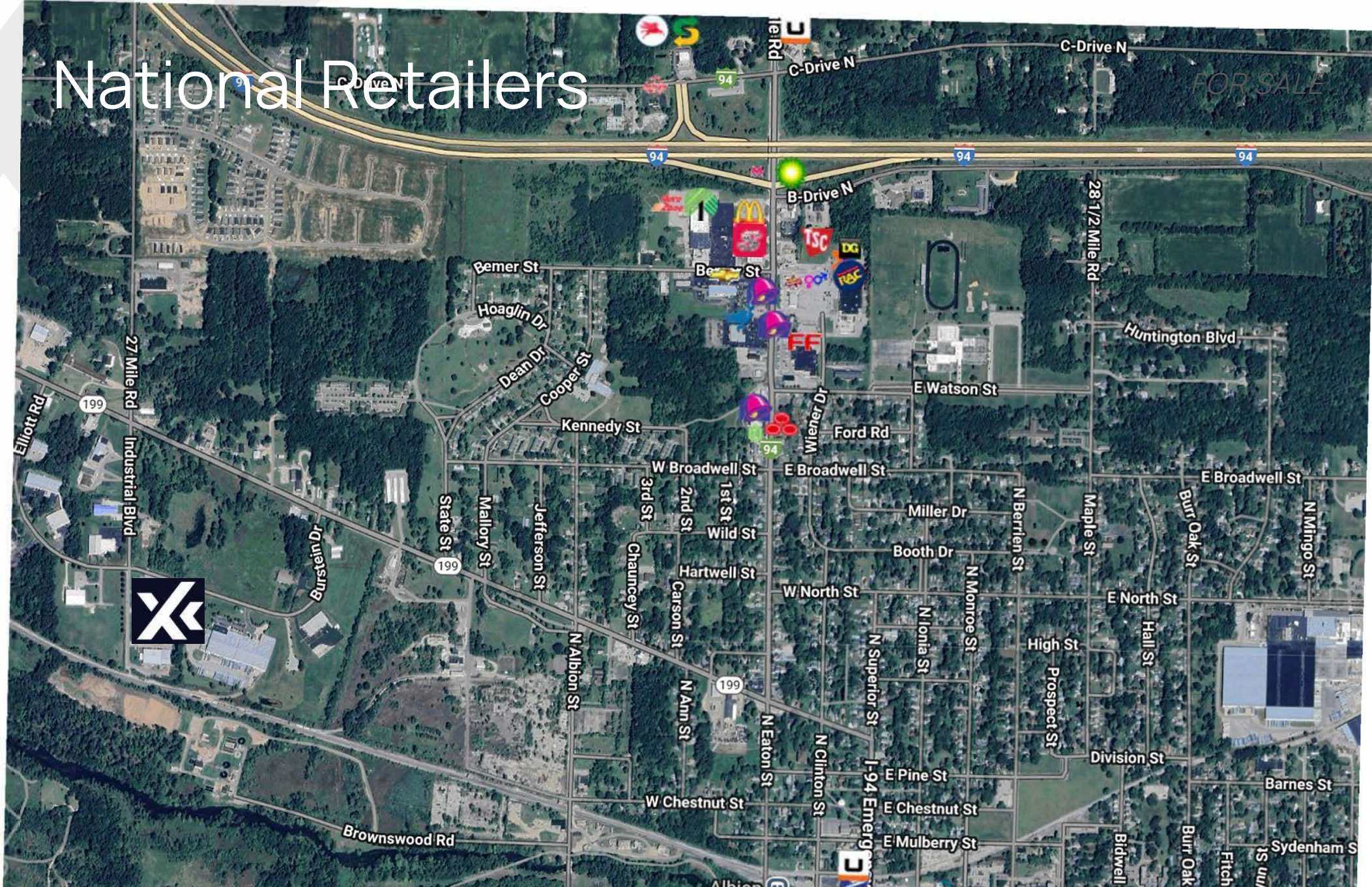
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# National Retailers



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# Aerial Map

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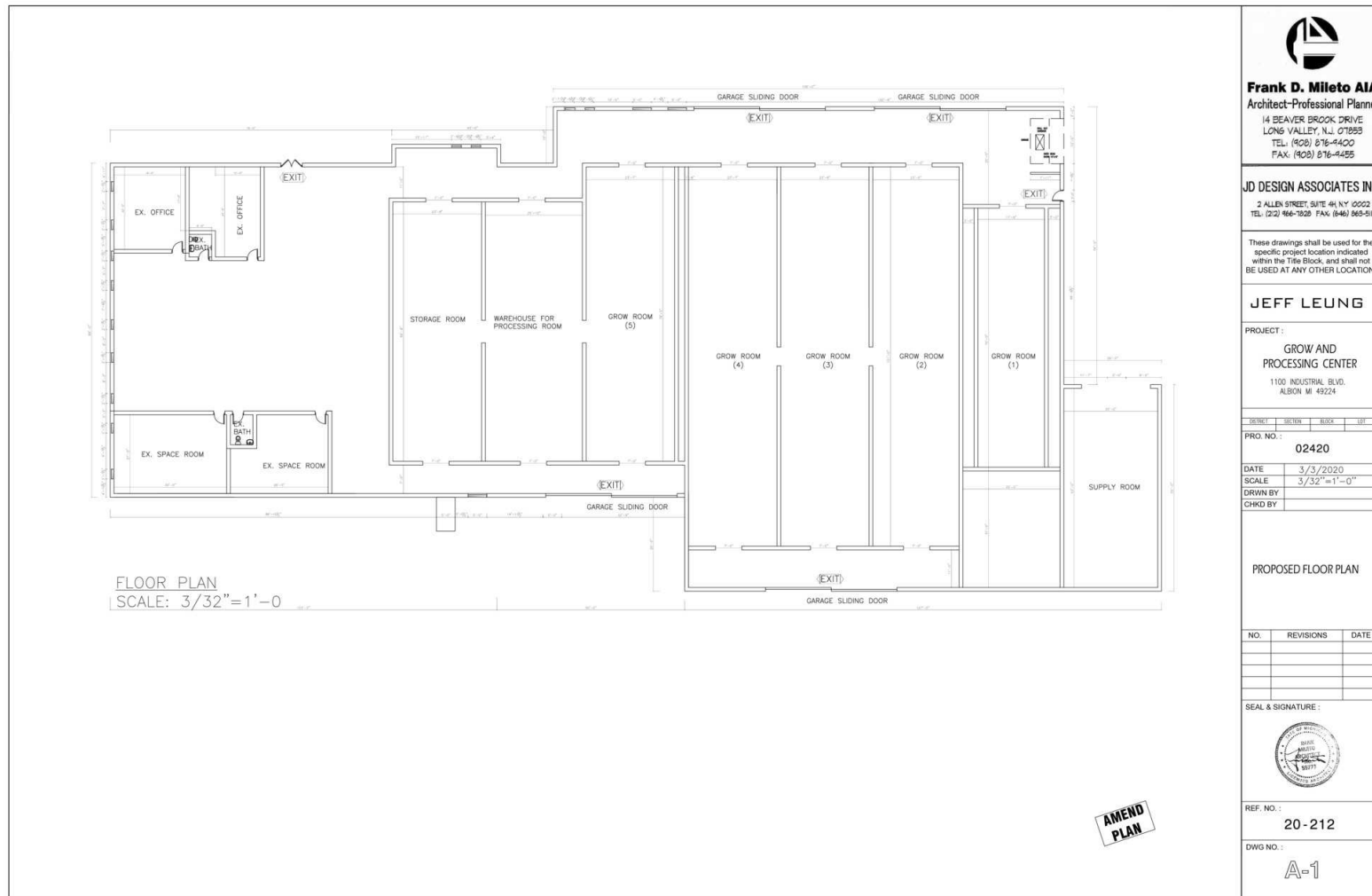
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# Floor Plans

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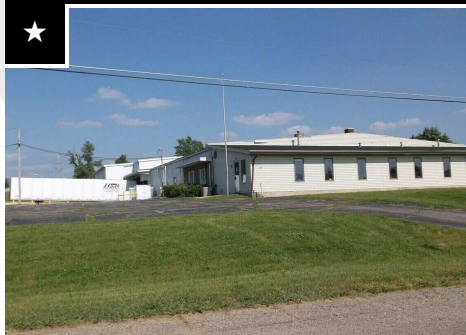
Section 3

# Sale Comparables



# Sale Comps

FOR SALE



## ALBION INDUSTRIAL PARK

1100 Industrial Blvd, Albion, MI 49224

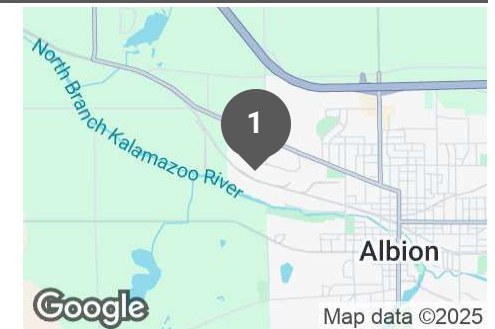
Price:	\$1,500,000	Bldg Size:	29,892 SF
Lot Size:	2.59 Acres	No. Units:	1
Year Built:	1997		



## 1101 INDUSTRIAL BLVD - ALBION INDUSTRIAL PARK

1101 Industrial Blvd, Albion, MI 49224

Price:	\$1,600,000	Bldg Size:	20,690 SF
Lot Size:	15.03 Acres	No. Units:	1
Year Built:	1969		



## 250 INDUSTRIAL DR - WAREHOUSE

250 Industrial Dr, Hillsdale, MI 49242

Price:	\$1,000,000	Bldg Size:	24,000 SF
Lot Size:	4.88 Acres	No. Units:	1
Year Built:	1977		



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# Sale Comps

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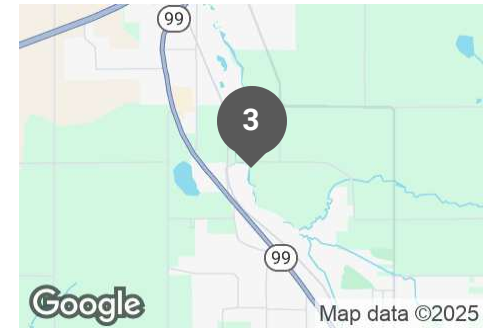
3



## 2249 W MOORE RD - WAREHOUSE

2249 W Moore Rd, Hillsdale, MI 49242

Price:	\$870,000	Bldg Size:	25,800 SF
Lot Size:	7.61 Acres	No. Units:	1
Year Built:	1999		



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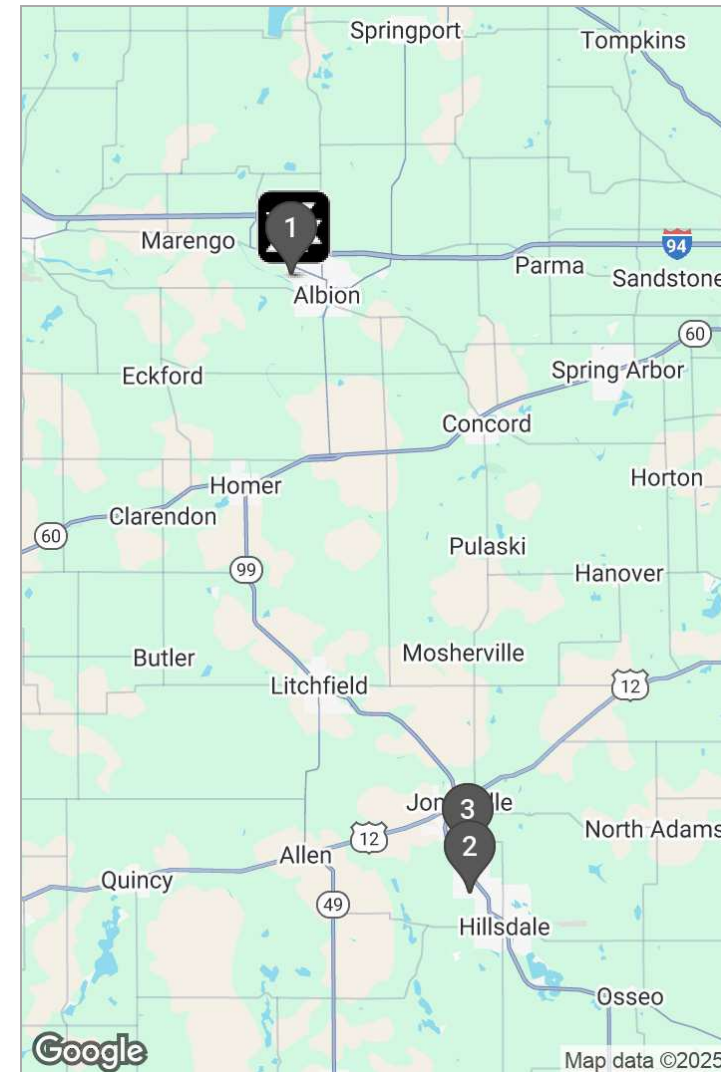
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# Sale Comps Map & Summary

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	<b>Albion Industrial Park</b> 1100 Industrial Blvd Albion, MI	\$1,500,000	29,892 SF	2.59 Acres	1
1	<b>1101 Industrial Blvd - Albion Industrial Park</b> 1101 Industrial Blvd Albion, MI	\$1,600,000	20,690 SF	15.03 Acres	1
2	<b>250 Industrial Dr - Warehouse</b> 250 Industrial Dr Hillsdale, MI	\$1,000,000	24,000 SF	4.88 Acres	1
3	<b>2249 W Moore Rd - Warehouse</b> 2249 W Moore Rd Hillsdale, MI	\$870,000	25,800 SF	7.61 Acres	1
<b>AVERAGES</b>		<b>\$1,156,667</b>	<b>23,497 SF</b>	<b>9.17 ACRES</b>	<b>1</b>



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Section 4

# Demographics

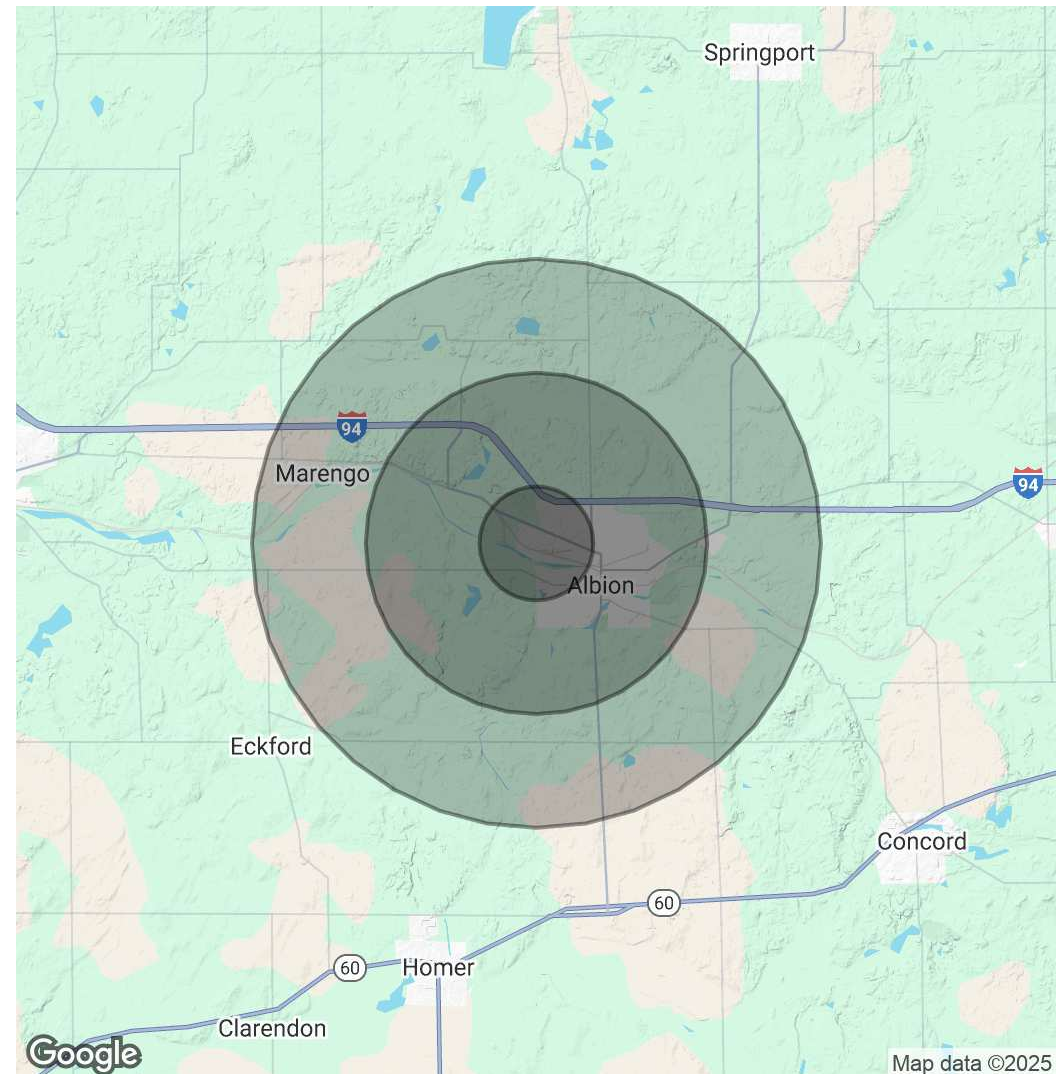


# Demographics Map & Report

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,623	9,038	11,404
Average Age	35	38	39
Average Age (Male)	32	36	37
Average Age (Female)	37	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	688	3,317	4,243
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$44,348	\$61,961	\$66,690
Average House Value	\$132,872	\$127,964	\$151,231

Demographics data derived from AlphaMap



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Section 5

# Advisor



# Advisor

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