

FOR LEASE

12,740 SF

Air Conditioned Warehouse or
Production Space



530 Industrial Parkway

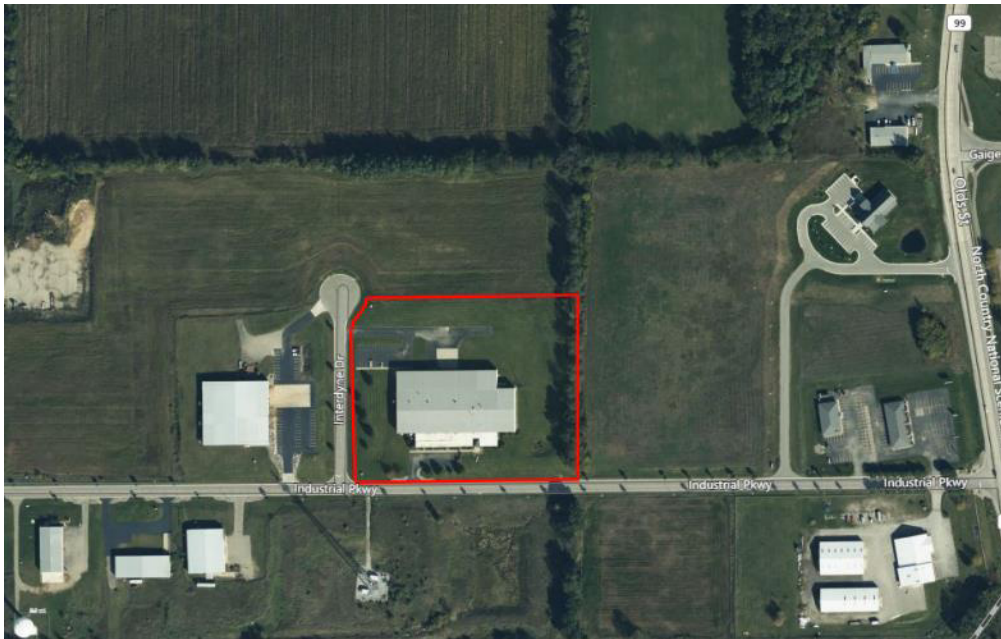
Jonesville, Michigan



PROPERTY HIGHLIGHTS

Location	
Address	530 Industrial Parkway
City, State, Zip	Jonesville, Michigan 49250
Industrial Market	Jackson
Industrial Submarket	Ann Arbor/Jackson

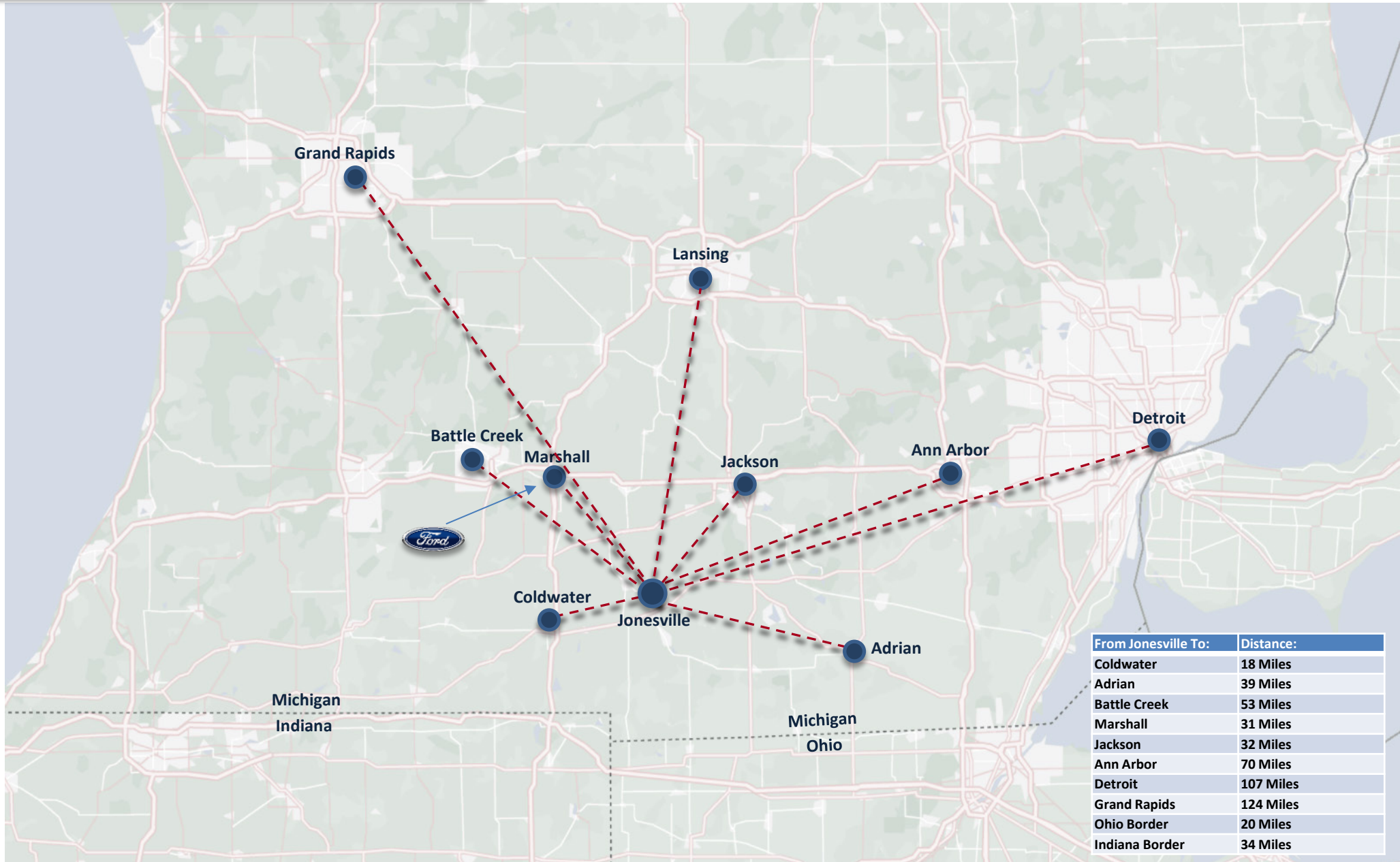
Building Info	
Total Building	61,750
Office Area	1,320 SF
Land Area (Acres)	7.17
Parcel ID	21-120-001-006
Year Built	1996



Building Features	
Square Feet Available	12,740 Plant/Office Breakdown: 11,420 / 1,320
Clear Height	21" to 24"
Column Spacing	Clear span (98' x 130')
Trailer Parking	Possible
Auto Parking	TBD based upon tenant's needs
Dock Doors	4 Total (levelers, seals, power openers); shared access to 2 doors; 9' docks available as needed
Ground Level Doors	1 (14' x 14'); shared access
Zoning	I-1 Light Industrial
Building Construction Type	Insulated steel panel / masonry with steel panel
Roof System	Standing seam metal
Fire Protection System	Ordinary hazard (riser is in available space and LL will require access for maintenance)
Interior Warehouse Lighting	LED (some motion sensed)
Power	4000a/480v/3p 1 row of buss duct in available space
HVAC	Boiler; 7 air handlers; partial AC (units are located in available space on mezzanine and LL will require access for maintenance); available space has air conditioning
Electrical Natural Gas Sewer/Water	Consumers Energy Michigan Gas Utilities City of Jonesville
Restrooms	1 restroom with shower
Breakroom	One of two offices could be used as breakroom
Miscellaneous	Great space for overflow storage, light assembly or production Shared dock and grade door access Very close access off US-12 near Hillsdale, Coldwater and Litchfield Remainder of building is occupied by Owner

Pricing	
Lease Rate	\$7,000.00 per month plus pro-rata utilities (\$6.59/SF)

MAP



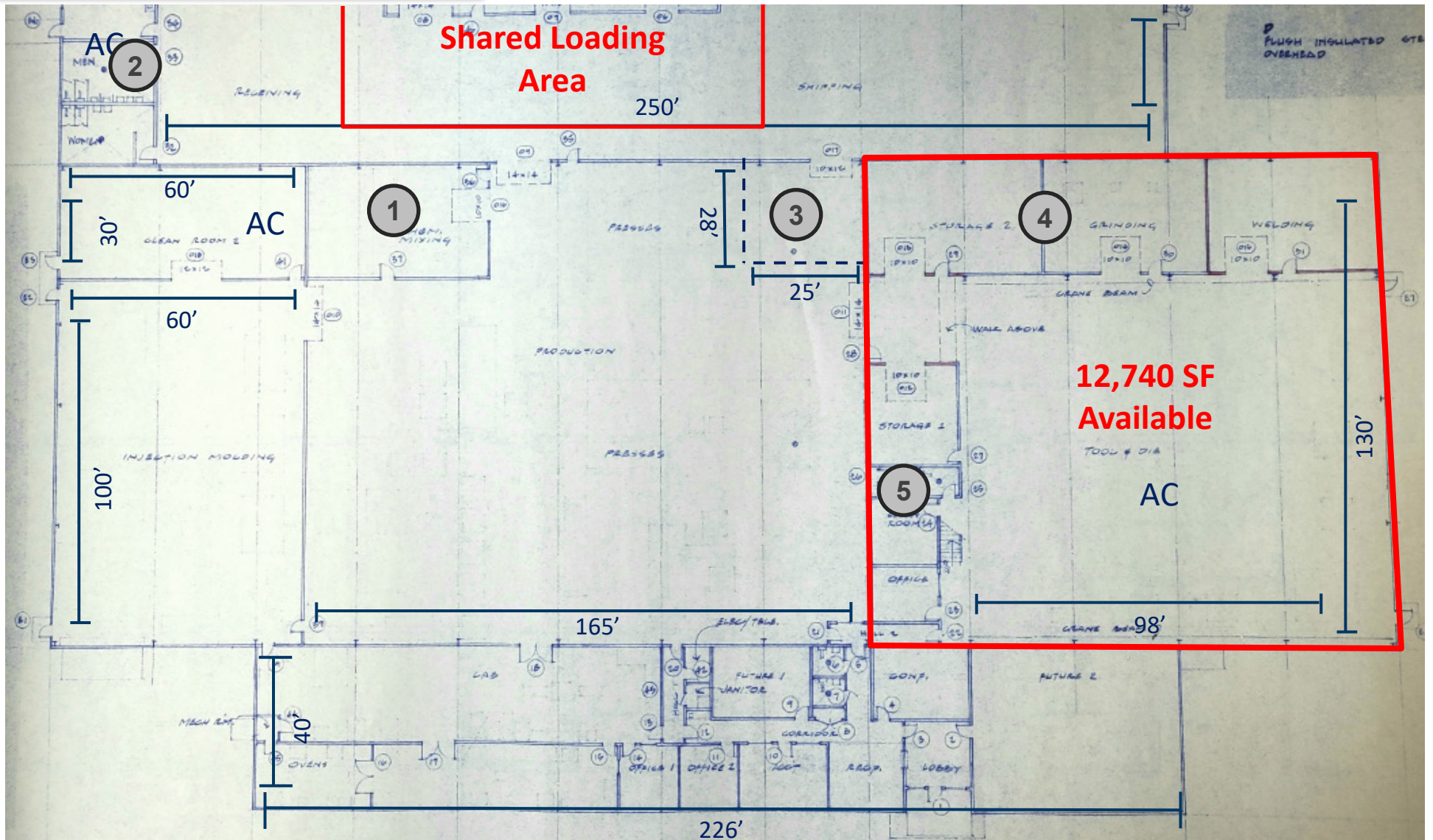
PHOTOS



PHOTOS



SITE PLAN



Mezzanines:

1. 50' x 24' = 1,200 SF

3. 28' x 25' = 700 SF

5. 60' x 22' = 1,320 SF

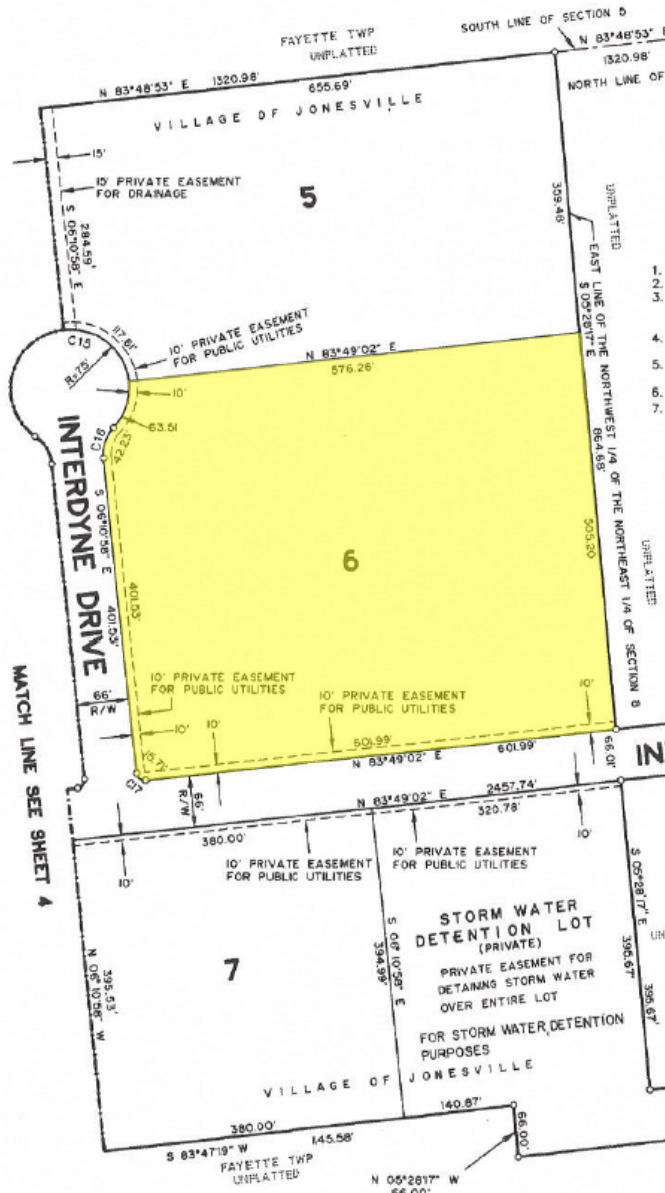
2. 50' x 24' = 1,200 SF

4. 58' x 28' = 1,624 SF

SITE PLAN

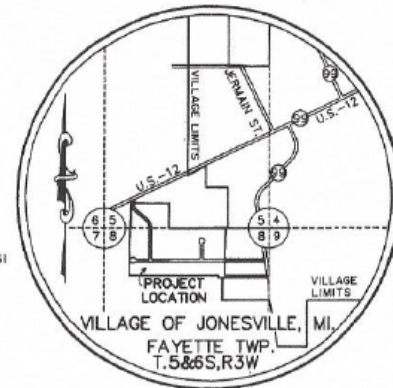
JONESVILLE INDUSTRIAL PARK

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, THE NORTHEAST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 8, TOWN 6 SOUTH, RANGE 3 WEST, VILLAGE OF JONESVILLE, HILLSDALE COUNTY, MICHIGAN

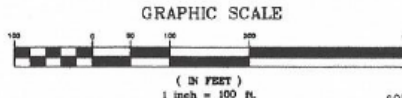


NE CORNER OF SECTION 8, T6S, R3W, VILLAGE OF JONESVILLE, HILLSDALE COUNTY, MICHIGAN RECORDED ON PAGE 90 OF SECTION CORNERS

1. ALL DIMENSIONS ARE IN FEET
2. ALL CURVE DIMENSIONS ARE ALONG THEIR ARCS
3. 4" DIAMETER CONCRETE MONUMENTS, 36" LONG, CENTERED WITH 0.5" STEEL BAR, HAVE BEEN PLACED AT ALL POINTS MARKED "O"
4. LOT CORNERS HAVE BEEN MARKED WITH 0.5" STEEL BAR, 18 INCHES IN LENGTH
5. BEARINGS WERE ESTABLISHED FROM THE CENTERLINE OF HIGHWAY US-12, FROM THE RIGHT OF WAY MAPS OF MICHIGAN IN HILLSDALE COUNTY, CONTROL 30061
6. (R) DENOTES A RADIAL LOT LINE
7. (NR) DENOTES A NON-RADIAL LOT LINE



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C15	276°47'19"	N 83°49'02" E	---	75.00	362.32	99.60
C16	48°23'40"	S 18°00'52" W	22.47	50.00	42.23	40.99
C17	90°00'00"	S 5°40'58" E	10.00	10.00	15.71	14.14



STATE OF MICHIGAN
RANDY A. RAMSEY
 ENGINEER
 NO. 29243
 20120

STATE OF MICHIGAN
WILLIAM K. CRANE
 SURVEYOR
 NO. 29243
 20120

DEMOGRAPHICS

About Hillsdale County / Jonesville

Hillsdale County is located in southern/mid Michigan and is the only county to border both Ohio and Indiana. It is made up of 18 cities and townships across 607 square miles. Its population is approximately 45,787.

Jonesville is located in south central Michigan, 20 miles north of the intersection of Michigan, Ohio and Indiana.



Population
45,787



Workforce
22,040



Unemployment Rate
5.0%



Starting Wage
(General Manufacturing)
\$19.00/HR



Median Home Value
\$199,900



Average Household Income
\$81,816



Universities, Community Colleges, and Trade schools

Location	Miles from City of Jonesville
Baker College of Coldwater	18
Spring Arbor University	19
Jackson Community College	22
Albion College	1.7
Hillsdale College	4.5
Michigan State University	21
Kalamazoo College	72
Western Michigan University	72
Olivet College	50
Adrian College	38
Siena Heights University	40
Jackson College	38
University of Michigan	66
Eastern Michigan University	61

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