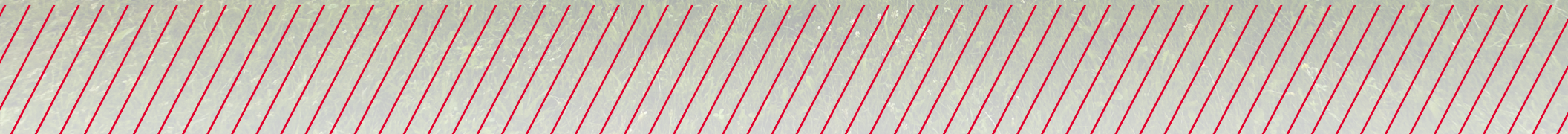




# 24425 W. M-60

# Homer, MI

MANUFACTURING FACILITY  
167,042 SF AVAILABLE

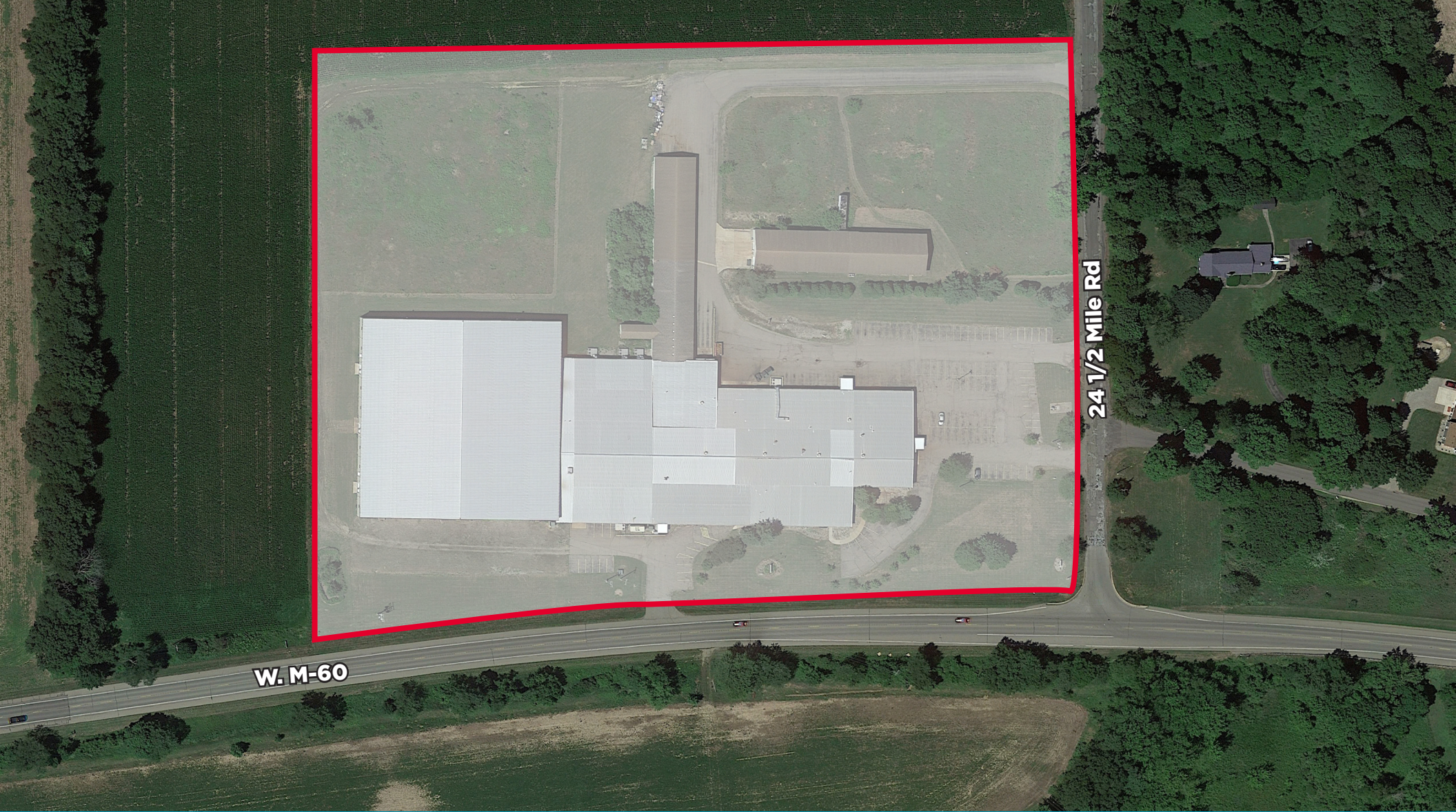


# Property Information

24425 W. M-60  
HOMER, MICHIGAN

<b>Total RBA</b>	167,042 SF
<b>Industrial Area</b>	156,617 SF
<b>Office Area</b>	10,425 SF (includes quality lab)
<b>Mezzanine</b>	Training room & file storage, another small storage mezzanine in original plant section
<b>Total Site Acres</b>	15.78 Acres
<b>Year Built/ Renovated</b>	1965, 1995, 1997, 1999 (multiple sections) 2000, 2002, 2003 (auxiliary front) 2004, 2005, 2010 (auxiliary rear)
<b>Construction</b>	Main Bldg: steel frame with insulated steel panel sidewalls Auxiliary bldg: wood frame
<b>Roof</b>	Main building: standing seam metal Auxiliary/warehouse: asphalt shingle
<b>Ceiling Height</b>	2010 addition: 19'-24' Remaining sections 15'-16' on center to 10'-12' at the eaves Warehouse 11' Auxiliary bldg: 16"
<b>Bay Size/ Column Spacing</b>	2010 addition: one row of columns 24' Remaining bays: clear span with columns for each section, dimensions vary
<b>Grade Level Doors</b>	Main building: Twelve (12) total (4)- 12'x14' (4)- 12'x10' (2)- 9'x10' (1)- 18'x10' (1)- 10'x12' Auxiliary building: Two (2) total (2)- 12'x14' (1)- (10'x10')
<b>Docks &amp; Equipment</b>	Three (3) docks with bumpers, seals, and levelers Two (2) are in main bldg & 1 (one) in ancillary bldg
<b>HVAC/ Air Conditioning</b>	Warehouse: heat only (prior A/C units nonfunctional, duct work in place for cooling) Auxiliary: completely cooled Unit heaters & exhaust fans throughout plant
<b>Air Lines</b>	Yes: 1 GD compressor, 1 GD dryer, 2 GD backup compressors of 150 & 100HP
<b>Lighting</b>	Metal halide, fluorescent (upgrades made around 2018)
<b>Power</b>	6000amps/480v/3p (two separate feeds of 4,000amp & 2,000 amp)
<b>Restrooms</b>	Eight (8) total (2- office, 5-plant, 1-auxiliary)

<b>Auto/ Trailer Parking</b>	95 surface spots/ no designated trailer parking
<b>Floor/ Floor Drains</b>	Original plant: 8" in some areas / 2010 addition: 6" Main building: No / Auxiliary building: Yes
<b># of Buildings</b>	Two (2)
<b>Electric/ Gas</b>	Consumers Energy
<b>Water/ Sewer</b>	Village of Homer
<b>Cranes</b>	None
<b>Security</b>	Yes
<b>Outside Storage</b>	No
<b>Site Fencing</b>	No
<b>Rail Served</b>	No
<b>Zoning</b>	HI: heavy industrial
<b>Parcel ID</b>	43-006-028-00
<b>Fire Protection</b>	Fire alarm only No sprinklers
<b>Break Room</b>	Yes
<b>Room for Expansion</b>	Yes
<b>RE Taxes</b>	\$62,791 (\$0.38/SF)
<b>CAM</b>	\$0.30/SF (estimated)
<b>Insurance</b>	\$0.20/SF (estimated)
<b>Total</b>	\$0.88/SF (estimated)
<b>Lease Rate</b>	\$4.25/SF NNN
<b>Asking Price</b>	\$4,750,000 (\$28.44/SF)
<b>Miscellaneous Items</b>	<ul style="list-style-type: none"> <li>• Tool crib</li> <li>• Manufacturing facility with exposure on M-60</li> <li>• Unisex locker room with private changing rooms</li> <li>• Windows throughout plant area for natural light</li> <li>• Room to expand</li> </ul>

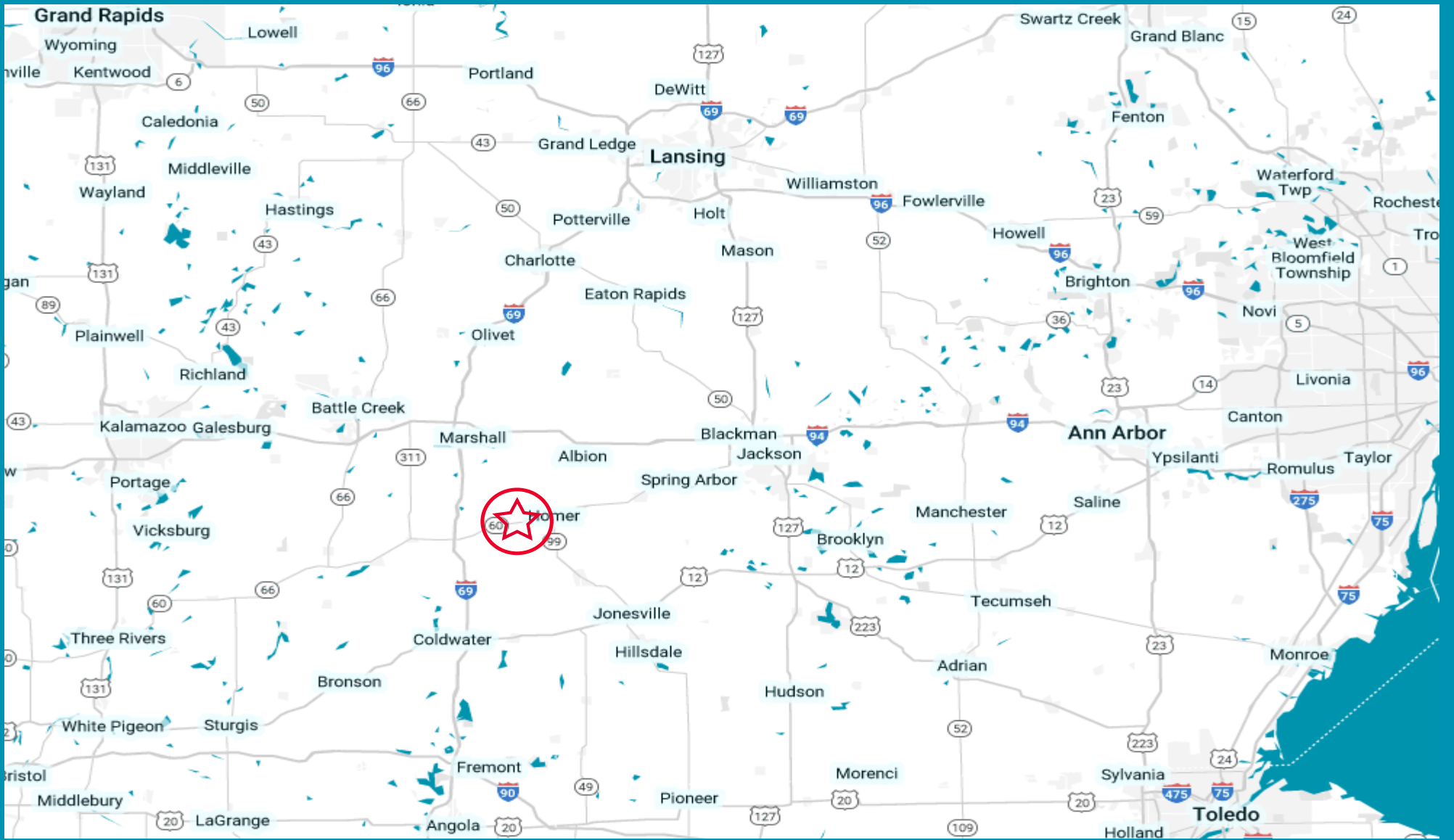


W. M-60

24 1/2 Mile Rd

# Property Aerial

24425 W. M-60  
HOMER, MICHIGAN



# Location Map

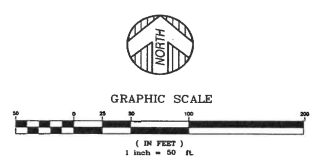
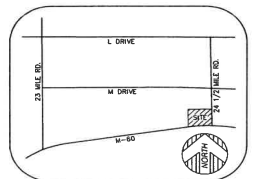
- Lansing, MI
- Jackson, MI
- Grand Rapids, MI
- Ann Arbor, MI
- Detroit, MI
- Battle Creek, MI
- Kalamazoo, MI
- Toledo, OH
- Ohio Border
- Indiana Border

24425 W. M-60  
HOMER, MICHIGAN





# ALTA/ACSM LAND TITLE SURVEY



## TITLE REPORT NOTE

- PARCEL 1:**  
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1-2888 REVISION NO. 3, DATED JAN. 26, 2012, AND RELATED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- 8. EASEMENT IN FAVOR OF VILLAGE OF HOMER AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 1741, PAGE 300, CALHOUN COUNTY RECORDS. (AS SHOWN)**
- 9. HIGHWAY EASEMENT RELEASE IN FAVOR OF STATE OF MICHIGAN AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 450, PAGE 127, AND IN LIBER 591, PAGE 507, CALHOUN COUNTY RECORDS. (AS SHOWN)**
- 10. RIGHT OF WAY IN FAVOR OF SOUTHERN MICHIGAN LIGHT AND POWER AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 322, PAGE 647, CALHOUN COUNTY RECORDS. (AS SHOWN)**
- 11. RELEASE OF RIGHT OF WAY IN FAVOR OF CALHOUN COUNTY ROAD COMMISSION AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 306, PAGE 640, CALHOUN COUNTY RECORDS. (AS SHOWN)**
- PARCEL 2:**  
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE CHICAGO TITLE INSURANCE COMPANY TITLE NO. 1309693000H, REVISION NO. 2, DATED AUGUST 1, 2012, AND RELATED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- 14. RIGHT OF WAY IN FAVOR OF SOUTHERN MICHIGAN LIGHT AND POWER AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 322, PAGE 647, CALHOUN COUNTY RECORDS. (AS SHOWN)**

## SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN RECORDS OR UNRECORDED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS NEARLY AS POSSIBLE TO THE BEST OF HIS INFORMATION AVAILABLE. THE SURVEYOR HAS NOT FIELD LOCATED THE UNDERGROUND UTILITIES DIRECTLY. THESE UTILITIES ARE INCLUDED FOR INFORMATION ONLY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EXISTING MOVING WORK, BUILDING CONSTRUCTION OR BUILDING CONDITIONS.
- THE SURVEYOR IS UNWARRANTEDLY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, THERE IS NO OBSERVED EVIDENCE OF RECORD STREET OR CONCRETE CURBS OR RECORDS THEREOF.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

## LEGEND

- SET 1 1/2" REBAR WITH CAP P.S. 47976
- FOUND MONUMENT (AS NOTED)
- (RAM) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊕ ELECTRIC METER
- ⊖ ELECTRIC PANEL
- ⊕ ELECTRIC RISER
- ⊖ TRANSFORMER
- ⊕ UTILITY POLE
- ⊖ GAS LINE MARKER
- ⊕ GAS METER
- ⊖ TELEPHONE RISER
- ⊕ CABLE TV BOX
- ⊖ CLEANOUT
- ⊕ SANITARY MANHOLE
- ⊖ ROUND CATCH BASIN
- ⊕ STORM DRAIN MANHOLE
- ⊖ FIRE HYDRANT
- ⊕ WATER GATE MANHOLE
- ⊖ WATER VALVE
- ⊕ UNIFORM MANHOLE
- ⊖ AIR CONDITIONING UNIT
- ⊕ BOLLARD
- ⊖ LIGHTPOST/LAMP POST
- ⊕ SINGLE POST SIGN
- ⊖ DOUBLE POST SIGN
- ⊕ HANDICAP PARKING
- ⊖ PARCEL BOUNDARY LINE
- ⊕ ADJOURNING PARCEL LINE
- ⊖ SECTION LINE
- ⊕ EASEMENT (AS NOTED)
- ⊖ BUILDING
- ⊕ CENTERLINE ROAD
- ⊖ CONCRETE CURB
- ⊕ PARKING
- ⊖ EDGE OF CONCRETE (CONC)
- ⊕ EDGE OF ASPHALT (ASPH)
- ⊖ WALL (AS NOTED)
- ⊕ OVERHEAD UTILITY LINE
- ⊖ GAS LINE
- ⊕ SANITARY LINE
- ⊖ STORM LINE
- ⊕ WATER LINE
- ⊖ CORRUGATED METAL PIPE (AS NOTED)

**ZONING REGULATIONS**  
R - HEAVY INDUSTRIAL DISTRICT  
MINIMUM ZONING LOT SIZE PER UNIT - 5 ACRES  
MINIMUM HEIGHT OF STRUCTURES - IN FEET - 50 FEET  
MINIMUM YARD SETBACK (PER LOT IN FEET) - FRONT - 85 FEET  
SIDE - 50 FEET  
REAR - 50 FEET  
MINIMUM FLOOR AREA PER UNIT - AREA IN SQUARE FEET - N/A  
MAXIMUM PERCENT OF ZONING LOT COVERED BY ALL BUILDINGS - N/A

**NOTE:**  
ALL ZONING INFORMATION IS TAKEN FROM THE VILLAGE OF HOMER WEBSITE. ALL ZONING INFORMATION MUST BE VIEWED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

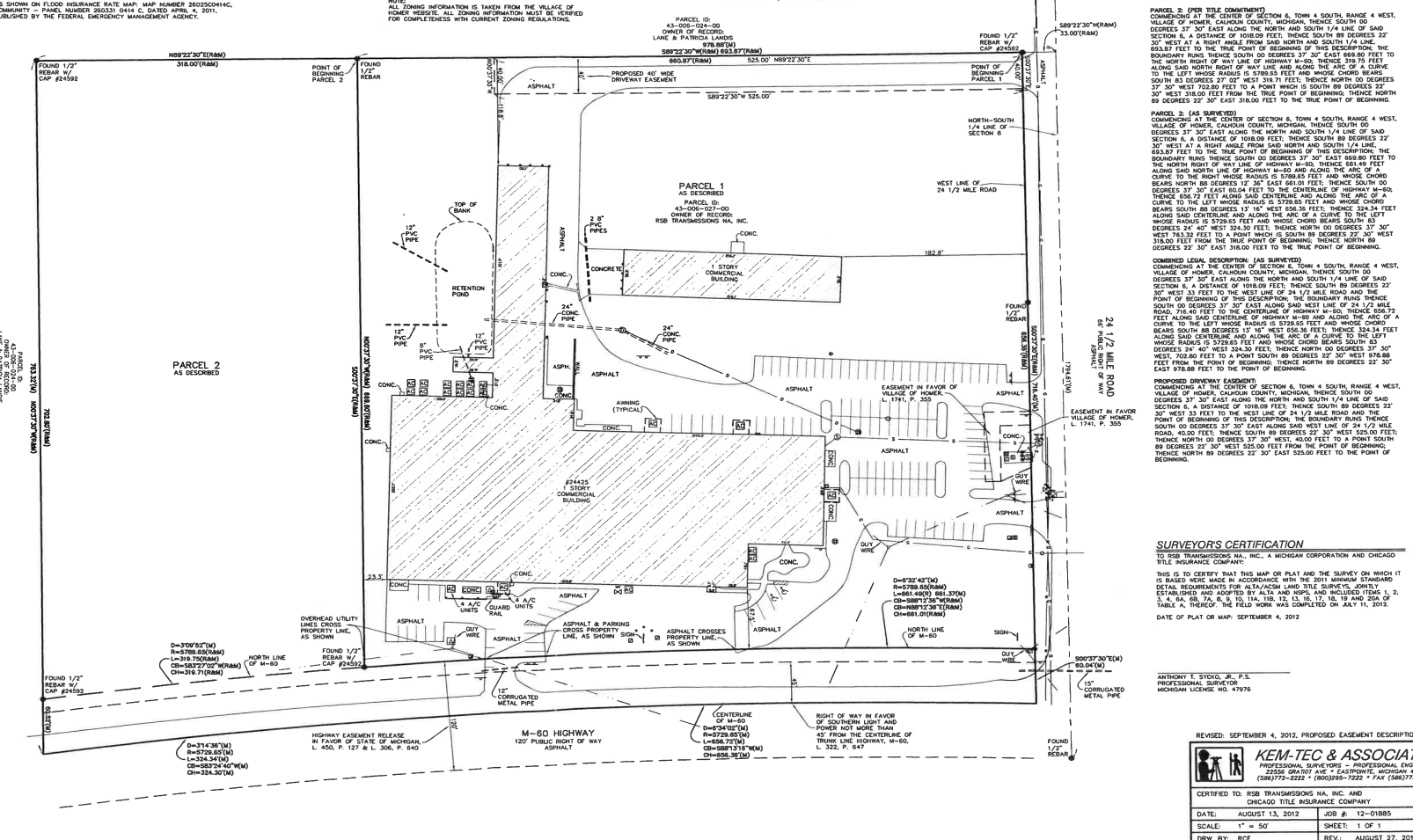
**PARKING**  
HANDICAP PARKING - 2 STALLS  
STANDARD PARKING - 112 STALLS

**PARCEL AREA**  
PARCEL 1 = 424,000.00 SQUARE FEET = 9.6844 ACRES  
PARCEL 2A = 17,275.00 SQUARE FEET = 3.9068 ACRES  
PARCEL 2B = 17,275.00 SQUARE FEET = 3.9068 ACRES  
COMBINED: 718,550.00 SQUARE FEET = 16.5118 ACRES

**BASIS OF BEARING**  
SOUTH 89°27'30" EAST BEARING THE NORTH-SOUTH 1/4 LINE OF SECTION 6.

POINT OF COMMENCEMENT: CENTER OF SECTION 6, TOWN 4 SOUTH, RANGE 4 WEST, FOUND IRON IN MONUMENT BOX

PROPERTY DESCRIPTION  
LAND SITUATED IN THE VILLAGE OF HOMER, COUNTY OF CALHOUN, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:



## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MSA, AND INCLUDED ITEMS 1, 2, 3, 4, 8, 9, 10, 11A, 11B, 12, 13, 14, 15, 16, 17, 18 AND 20A OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2012.

DATE OF PLAT OR MAP: SEPTEMBER 4, 2012

ANTHONY J. STEKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976

REVISED: SEPTEMBER 4, 2012, PROPOSED EASEMENT DESCRIPTION

**KEM-TEC & ASSOCIATES**  
PROFESSIONAL SURVEYORS  
2550 GRADY AVE. • EASTPOINTE, MICHIGAN 48021  
(586)772-2222 • (800)959-2222 • FAX (586)772-6088

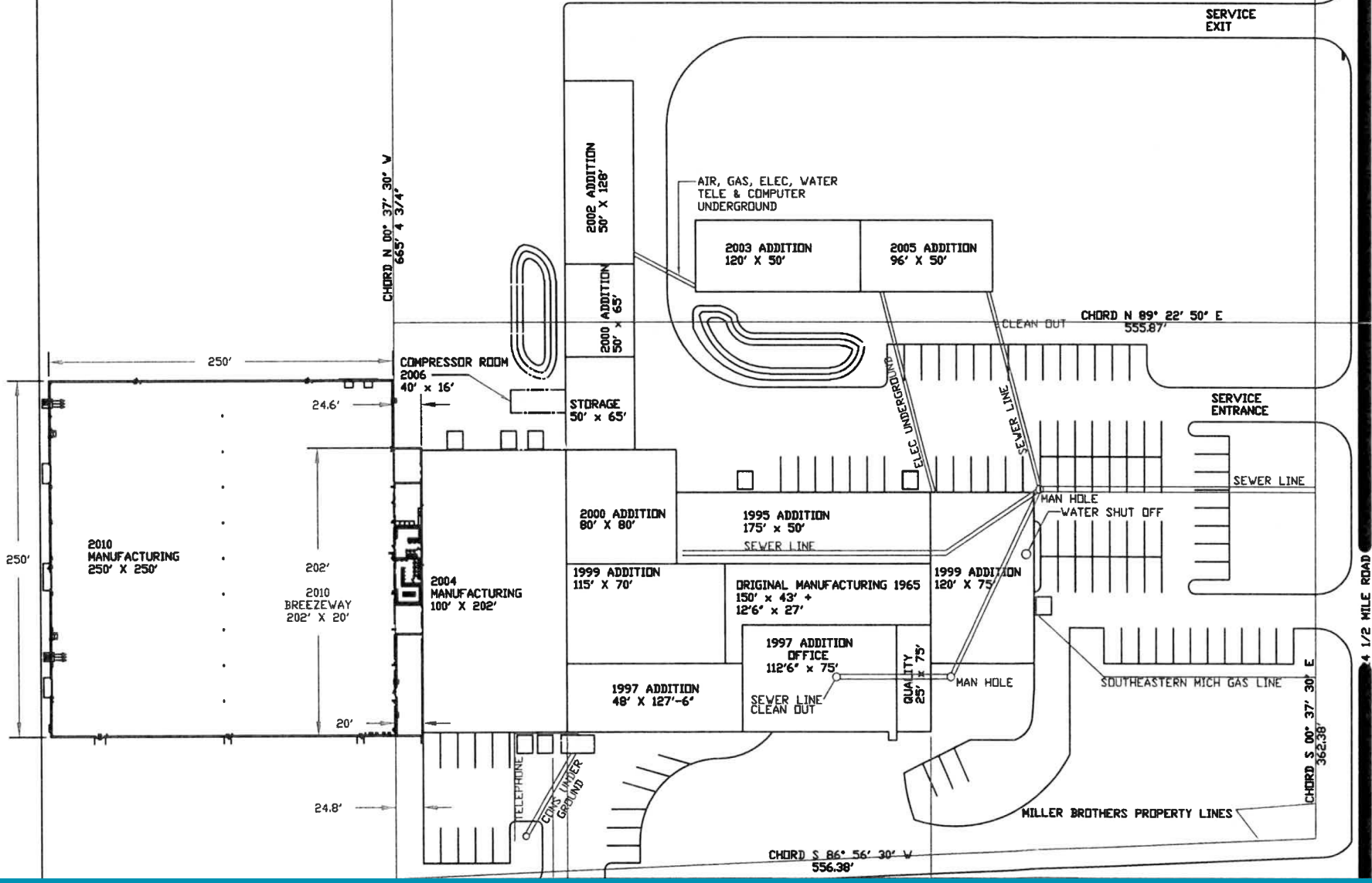
CERTIFIED TO: RSB TRANSMISSIONS NA, INC. AND CHICAGO TITLE INSURANCE COMPANY

DATE: AUGUST 13, 2012 JOB # 12-01885  
SCALE: 1" = 50' SHEET: 1 OF 1  
DRAWN BY: RCE REV: AUGUST 27, 2012

# Site Survey

\* Survey does not show 2010 expansion

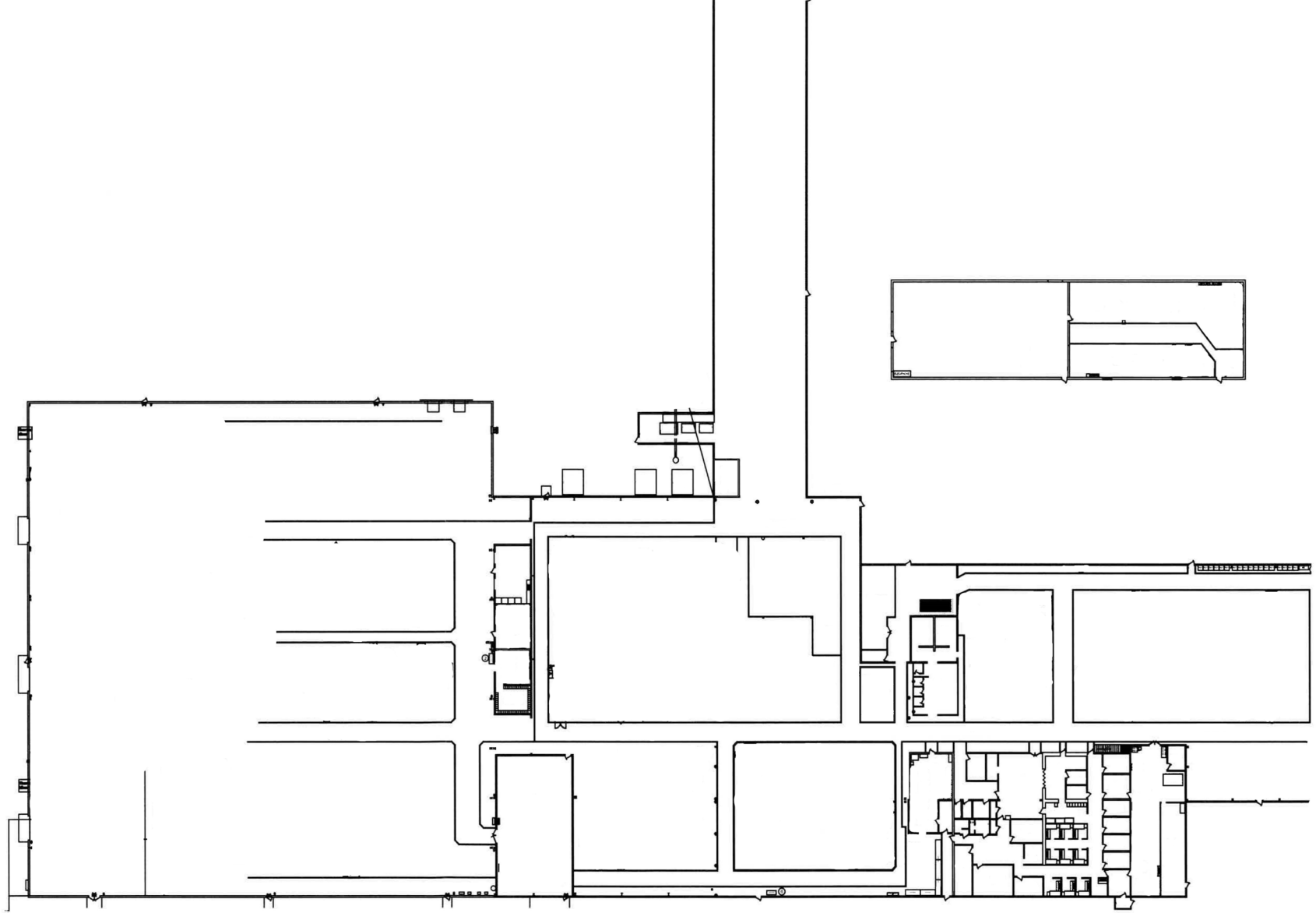
24425 W. M-60  
HOMER, MICHIGAN



# Site Plan

24425 W. M-60  
 HOMER, MICHIGAN





# Floor Plan

24425 W. M-60  
HOMER, MICHIGAN

# CALHOUN COUNTY



## POPULATION

134,310



## LABOR FORCE

62,729



## UNEMPLOYMENT RATE

5.50%



## MEDIAN HOUSEHOLD INCOME

\$59,522



## MEDIAN HOME VALUE

\$174,999



## TOTAL BUSINESSES

2,414

## HOMER VILLAGE

Homer Village contains a long history dating back to the first settlers in 1832. Homer Village prides itself on innovation of agriculture, education, business and industry throughout the community. Located in southern central Michigan, approximately 33 miles from the border of Ohio and 30 miles from the border of Indiana with a population of 1,575 and employment rate of 57.6%. The starting wage for manufacturing in Homer Village is \$18.31/hour and average wage for manufacturing is \$21.15/hour.



## Location Demographics

## LOCAL UNIVERSITIES

Albion College	8 Miles
Spring Arbor University	14 Miles
Hillsdale College	17 Miles
Jackson Community College	21 Miles
Olivet College	21 Miles
Trine University	37 Miles
Adrian College	42 Miles
Western Michigan University	43 Miles
Michigan State University	45 Miles
University of Michigan	55 Miles

24425 W. M-60  
HOMER, MICHIGAN

# 24425 W. M-60

## Homer, MI

MANUFACTURING FACILITY

167,042 SF AVAILABLE

### **Craig Herschel, SIOR**

**Director**

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**Senior Associate**

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