

FOR SALE

2021 WELLWORTH

Jackson, MI 49203



71,815 SF Available





SMART SPACE

This Energy Star Certified facility combines modern industrial strength with inspired design. Sunlight pours through the glass-enclosed showroom, creating a bold and welcoming entry. Inside, open offices and a soaring warehouse offer room to grow, while smart systems such as daylight-harvesting lighting, geothermal conditioning, and solar-tracking skylights deliver efficiency and comfort.

With 71,815 square feet, clear heights up to 34 feet, and five dock doors plus a grade-level door, the building is built for speed and flexibility. Power includes 1,200-amp service, buss duct distribution, and a backup generator, ensuring reliability for demanding operations.

This is your opportunity to elevate your corporate headquarters in a space built for the future.

PROPERTY FEATURES

★ Energy-Star specific property features can be viewed on next page

Building Size:	71,815 SF
Industrial Area:	59,500 SF
Office Area:	10,570 SF
Showroom/Atrium Area:	1,745 SF
Year Built:	2009
Site Acres:	3.42
Zoning:	I-2 General Industrial
Clear Height:	28'5" (North-South joists) 34' (East-West joists) 14' (Office)
Loading Docks:	5 Docks (9' x 10') 1 Grade Door (12' x 14')
Bay Size:	50' Columns down center 83' On each side
Parking:	52 Striped spaces
Construction:	Steel frame with steel sidewalls on plant/warehouse. Decroitive block for office structure
Roof:	Standing seam metal
Lighting:	LED
Power:	1200a I-line square D panel 480/277v 120v 3PH 4W, buss duct Back up generator
Outside Storage:	Per code

HVAC:	Geothermal system, radiant tube in shop area
Air Conditioning:	Office only - central (6 units between 2 floors)
Fire Protection:	Fully sprinkled - wet system - Ordinary hazard
Security:	Yes
Restroom:	8 Total (5 Unisex) (1 Womens) (1 Mens) (2 Private)
Site Fencing:	None
Floor Drains:	TBD
Floor Thickness:	6"
Parcel ID:	5-2202.0500
2024 Taxes:	\$129,559.85 (\$1.76 PSF)
2024 SEV:	\$3,055,100
Asking Price:	\$5,995,000
2023 Energy Costs:	Consumers Energy: \$0.85 PSF Water/Sewer: \$0.07 PSF
Miscellaneous	<ul style="list-style-type: none">• Energy-Star rated facility ★• Back-up generator for standby power• In International Airport Opportunity Zone• 9 Private offices• Open-air concept office layout• Bosch certified clean room (24x55)• Compressed Air/Paint booth

PROPERTY FEATURES




AN ENERGY STAR
Certified Building



ENERGY SAVINGS

Consumers Energy bill 2023: \$0.85 PSF
Water/Sewer bill 2023: \$0.07 PSF

 View detailed
Energy Star features

1 Super Multi-Blanket Insulation
Minimizes energy waste by regulating heat and cold for cost-efficient operations.

2 Solar-Reflecting Skylights
Smart sun-reflecting design delivers consistent light and cost savings.

3 Wind-Powered Lighting
Cuts outdoor lighting costs by using free wind and solar energy.

4 Pervious Concrete
Built-in drainage reduces infrastructure strain and long-term expenses.

5 Efficient Glass Glazing
Reduces energy bills with smart sun-blocking and heat retention.

6 Low Intensity Infrared Heating
Reduces energy waste with downward radiant heat distribution.

7 Brownfield Redevelopment
Eco-friendly design minimizes water use and reduces landscape maintenance expenses.

8 Geothermal Heat Pump
Harnesses earth's stable temperatures for efficient operation and savings.

9 Cork Walls
Renewable cork design supports sustainability and acoustic comfort.

10 Recycled Carpet
Sustainable flooring designed for durability and environmental responsibility.

Additional Features

- ★ Tankless Water Heaters
- ★ Solar Shades
- ★ Bamboo Flooring
- ★ Helix Concrete
- ★ Environmental Friendly Cabinets
- ★ Rainwater Collection
- ★ Sherwin Williams Green Paint
- ★ Reverse Osmosis Filters
- ★ Recycled Bathroom Partitions
- ★ Recycled Bamboo Pulp Walls



PHOTOGRAPHS



Building Exterior - facing southeast



Building Exterior - facing northeast



Building Exterior - facing northwest



Loading Area - facing west



Loading Area - facing north



Loading Area - facing east



Warehouse/Plant - facing west



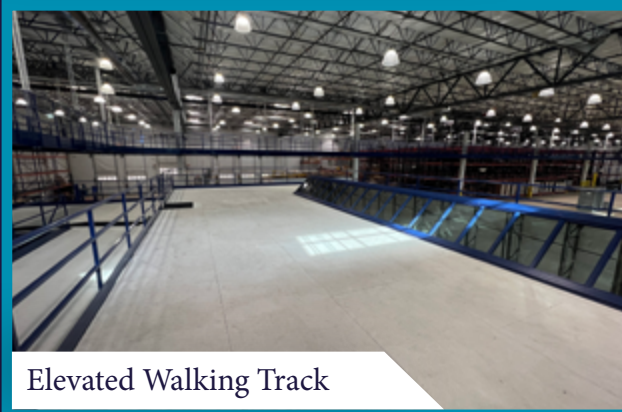
Warehouse/Plant - elevated facing east



Warehouse/Plant - facing south



Warehouse/Plant - elevated facing north



Elevated Walking Track



Paint Booth



Geothermal Heat



Geothermal Heat



Back-up Generator



Two-story Atrium with Koi Pond & Elevator Access to 2nd Floor



Open Concept Office



Executive Office with Private Restroom



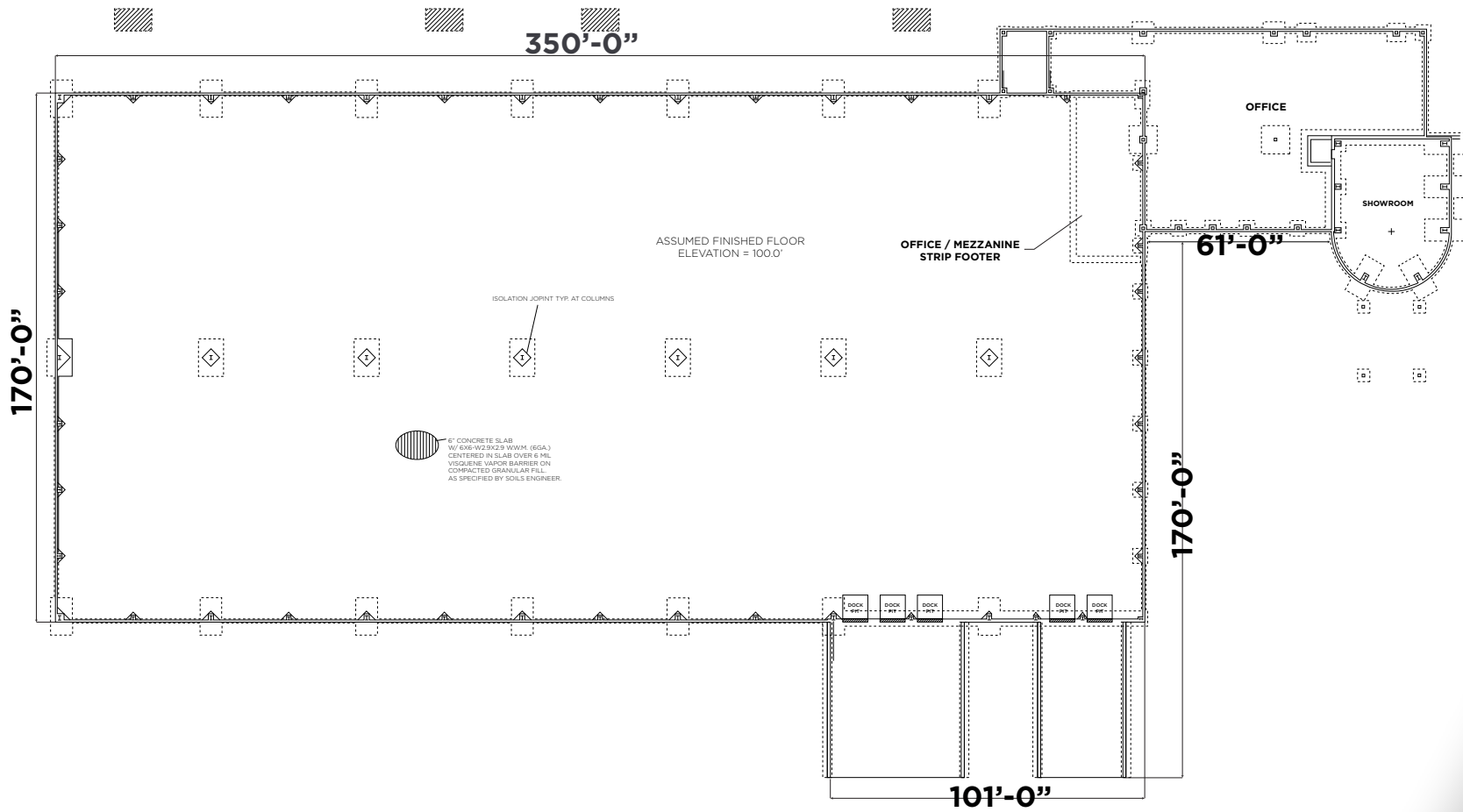
Conference Room



Breakroom with Ample Windows and Wooded Views

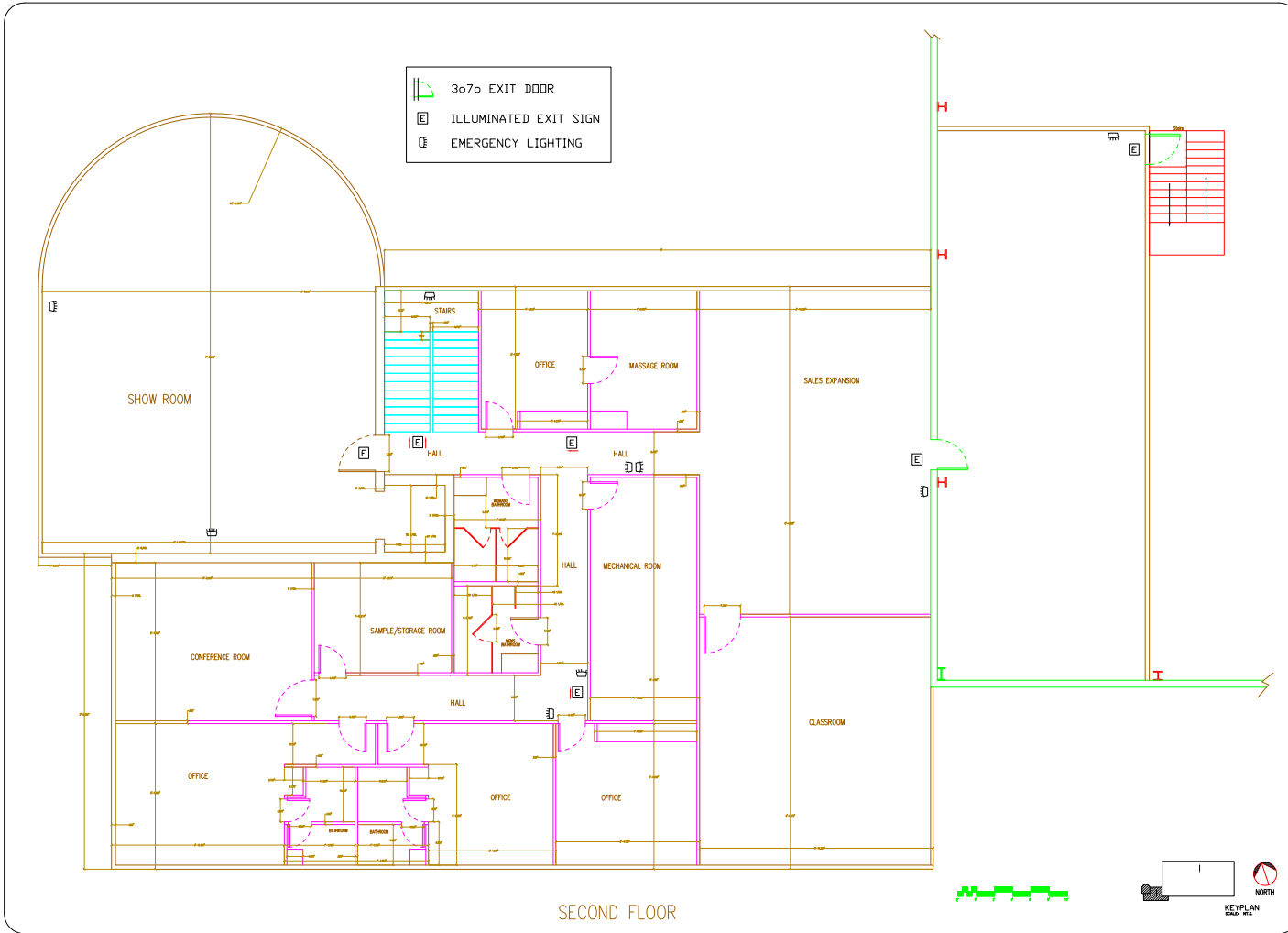


Locker Room and Vending
(machines removed)



FLOOR PLAN

BUILDING OVERVIEW



Drawing Description: OFFICE SECOND FLOOR PLAN	
Drawn By:	CN
Checked By:	cp
Scale:	Noted
Date:	
Description:	
Structural Solutions Consulting Engineers 400 South Main Street Jackson, MI 49201 Phone: (517) 782-3800 www.structuralsolutions.com	
SOUTH 50 DEVELOPMENT, LLC 1000 SOUTH MAIN STREET JACKSON, MI 49201 PHONE: (517) 782-3800	
Customer:	South 50 Development
Location:	Jackson, MI
Job Name:	Full Spectrum Solutions
Job Location:	Jackson, MI
Job Number:	07-070
Sheet No.	A1.1



FLOOR PLAN

SECOND FLOOR OFFICE



DEMOGRAPHICS



160,233

Population



69,430

Labor Force



5.9%

Unemployment
Rate



\$65,004

Median
Household
Income



\$182,900

Median
Home Value



JACKSON COUNTY

Jackson County is located in southern/mid Michigan. It is made up of 19 townships and 7 villages across 723 square miles. Its population is approximately 160,233.

The city of Jackson lies in the center of Jackson County. Comprised of 10.96 square miles with a population of approximately 30,920, it is 61.6 miles from Detroit Metropolitan Airport.

JACKSON COUNTY

Economic Development & Incentives Contacts

Accelerate Jackson County

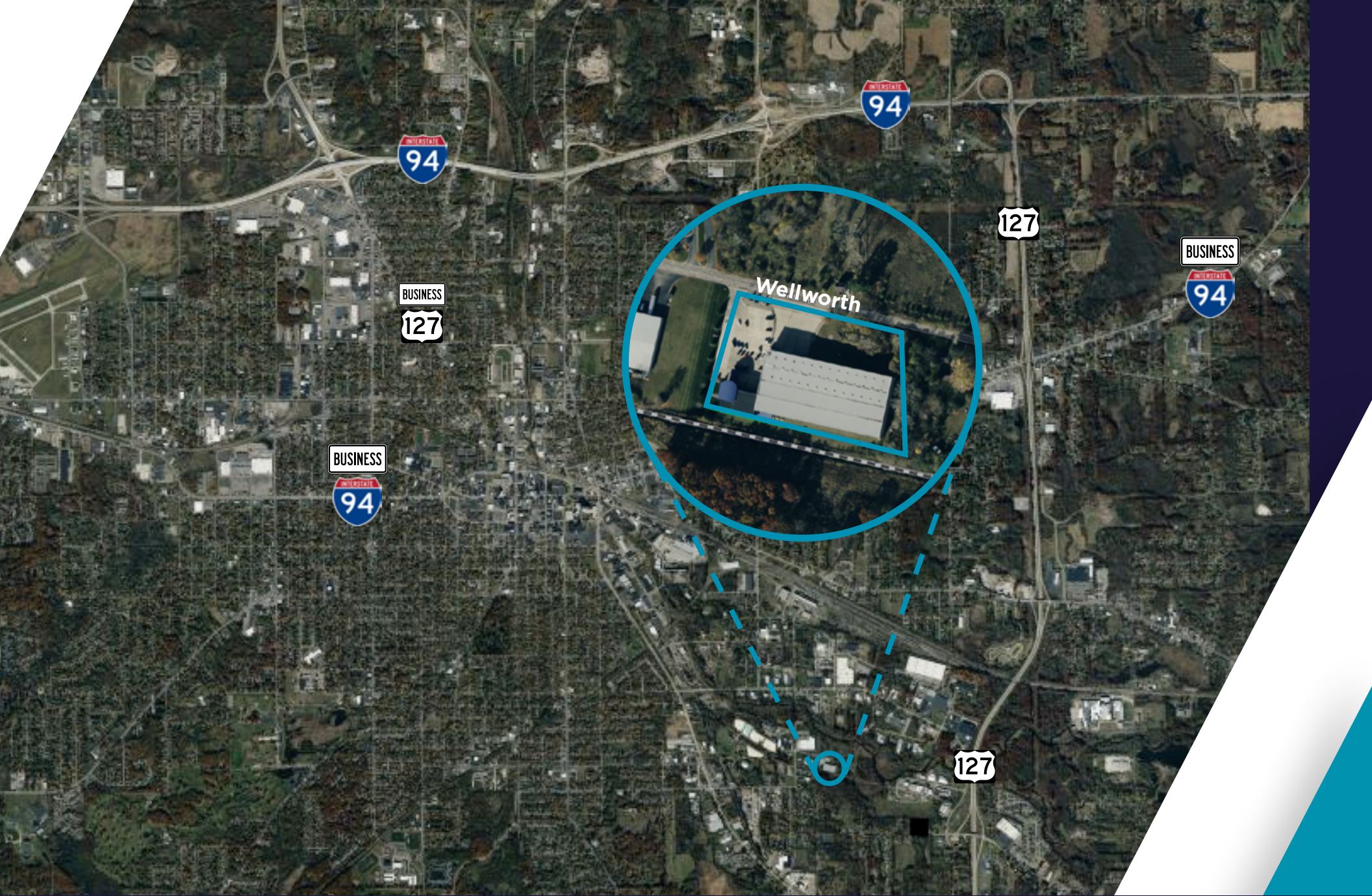
Keith A. Gillenwater, President & CEO
517.788.4456
keith@acceleratejacksoncounty.org

Michigan Economic Development Corporation (MEDC)

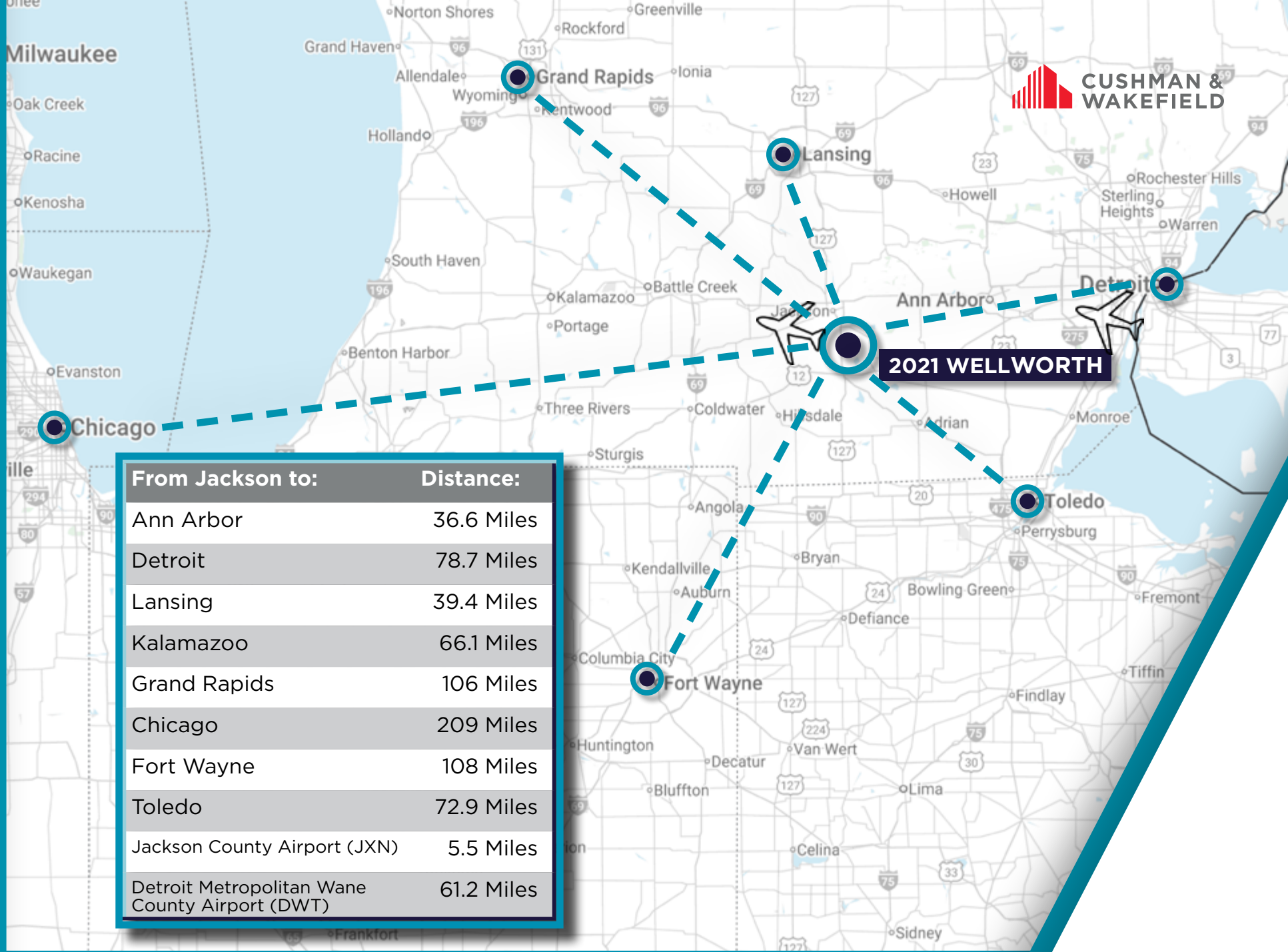
Jim Coutu, Business Development Manager
517.420.1647
coutuj@michigan.org

LOCAL COLLEGES

Jackson Area Career Center	6.8 Miles
Jackson College	7 Miles
Baker College	8 Miles
Spring Arbor University	10.5 Miles
Albion College	23.7 Miles
Hillsdale College	30.9 Miles
Adrian College	33.9 Miles
Univeristy of Michigan	37.9 Miles
Michigan State University	38.9 Miles
Olivet College	45.1 Miles
Kellogg Community College	47.3 Miles
Kalamazoo College	69.2 Miles
Western Michigan University	72.5 Miles



PARCEL MAP



AERIAL MAP



For more information, please contact:

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