

VERSATILE INDUSTRIAL PROPERTY



PILOT PROPERTY GROUP

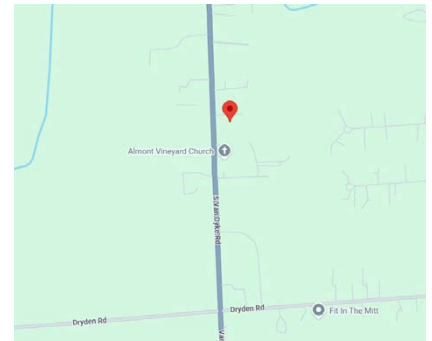
MOVE-IN READY 12,800 SF BUILDING FEATURING OFFICES, SHOWROOM, AND SHOP SPACE 3803 VAN DYKE (M-53), ALMONT, MI 48003

PROPERTY OVERVIEW:

This move-in ready industrial facility with excellent visibility and access, offers 12,800 square feet of versatile space, including 3,200 square feet of office/showroom space and 9,600 square feet of shop space. The building is designed for efficiency and productivity, featuring air lines throughout the shop for convenient use of pneumatic tools and machinery, a fully equipped paint booth with proper ventilation, and three overhead doors for seamless material flow and operations.

The interior office area includes two private offices, a reception counter, showroom space, and restroom facilities, providing a professional environment for administrative and customer-facing activities. Ample parking and a spacious shop layout make this property ideal for manufacturers, fabricators, or contractors. There is also room to expand behind the existing building, offering future growth potential.

Property Type:	Light Manufacturing/Warehouse/Mixed-Use
Cross Streets:	East side of Van Dyke (M-53), North of Dryden Road
Total Square Footage:	12,800
Shop Square Footage:	9,600
Office Square Footage:	3,200
Parcel Size:	2.675 Acres
Year Built:	2000
Zoning:	Industrial District
Parking Spaces:	Approx. 25
Ceiling Height:	15'
Grade Level Doors:	3
Power:	800 AMP/3-Phase
Heat Type:	Natural Gas
Property Taxes:	2025 - \$8,338.43
Sale Price:	\$1,500,000



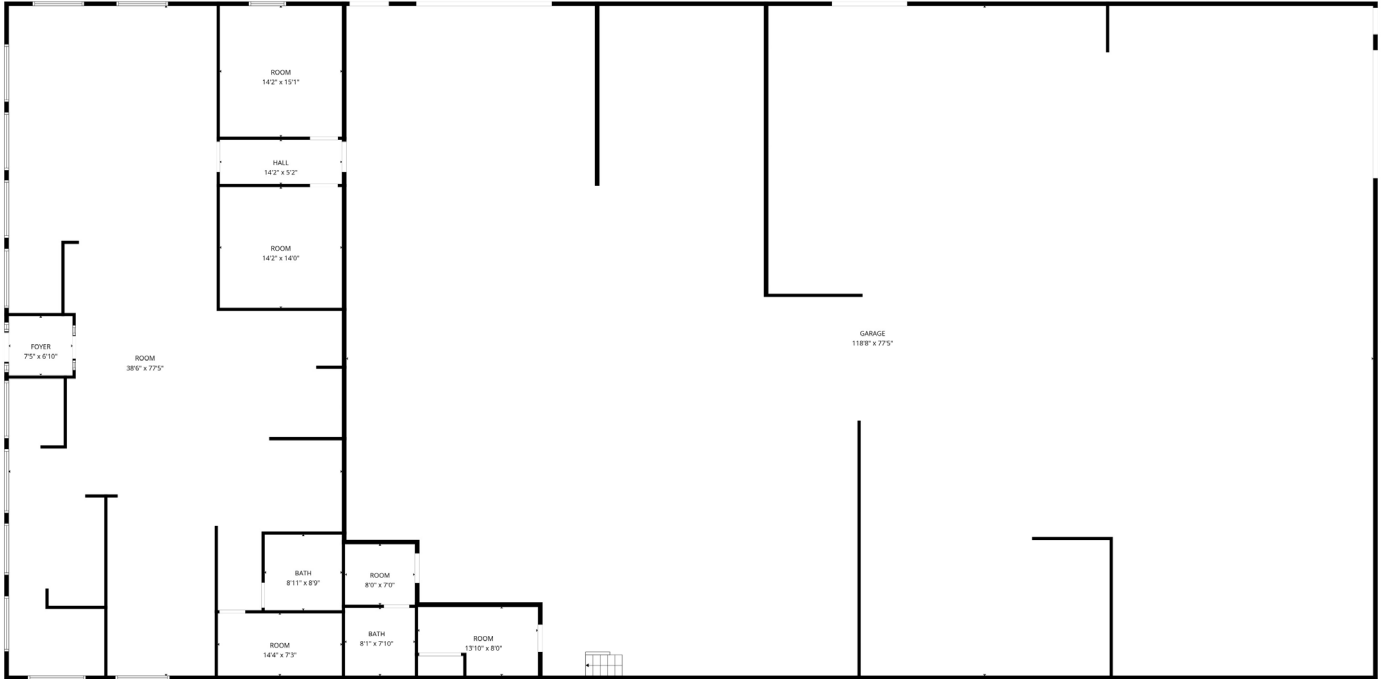
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