



FOR LEASE | **236,699 SF**
951 AIKEN ST | **OWOSSO, MI**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY DETAILS

951 AIKEN ST | OWOSSO, MI

AVAILABLE SPACE	236,699 SF
WAREHOUSE SPACE	204,287 SF
ANCILLARY SPACE	32,412 SF
DOCK DOORS	(5) 10' x 9' Docks with Levelers
DRIVE-IN DOORS	13
CLEAR HEIGHT	16' - 40'
COLUMN SPACING	20' x 40'
YEAR BUILT	1970
ROOF	TPO
WATER & SEWER	City of Owosso
ELECTRICITY	Consumers Energy
NATURAL GAS	Consumers Energy
POWER	120/240V 4,000 Amps
FIRE SUPPRESSION	100% Wet
PARKING	125 Surface Spaces
LAND AREA	38.31 Acres
ZONING	M-1: Manufacturing Zone
PARCEL ID	007-20-300-007, 007-64-017-000, 007-64-028-000, 007-64-058-000
OPEX ESTIMATE	\$0.67/SF



PROPERTY HIGHLIGHTS



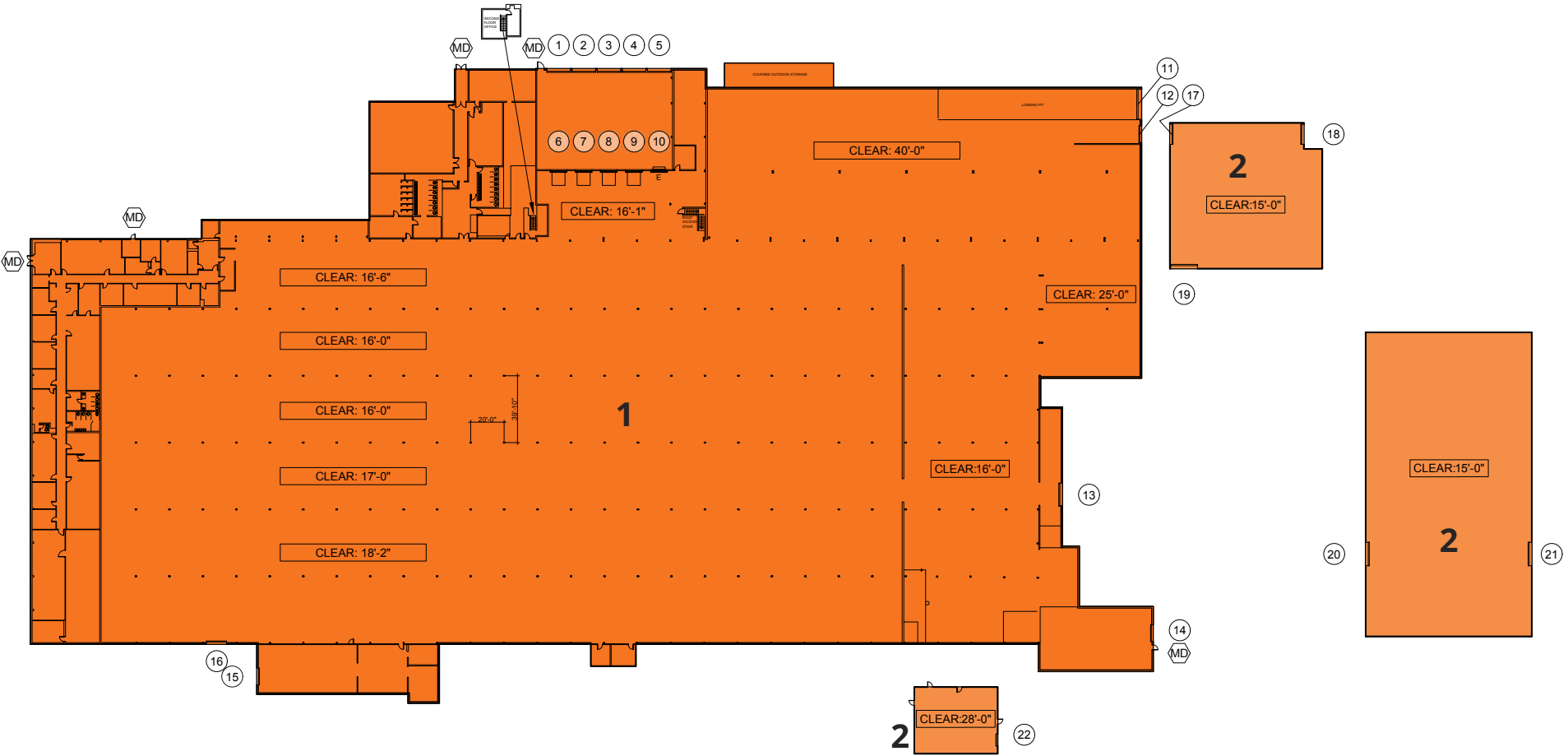
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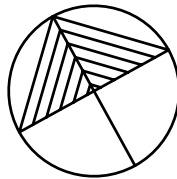
2.5 MILES TO OWOSSO
COMMUNITY AIRPORT

FLOOR PLAN

951 AIKEN ST | OWOSSO, MI



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	16' - 40'	5	6	204,287 SF
2	ANCILLARY BUILDINGS	15' - 28'	N/A	7	32,412 SF
TOTAL					236,699 SF



SITE PLAN

951 AIKEN ST | OWOSSO, MI



LOCATION MAP

951 AIKEN ST | OWOSSO, MI

DETROIT, MI	90 MILES
GRAND RAPIDS, MI	95 MILES
FORT WAYNE, IN	168 MILES
CLEVELAND, OH	242 MILES
COLUMBUS, OH	259 MILES



OWOSSO