

PROPERTY INFORMATION SHEET

IMPORTANT NOTICE

The information contained herein has been compiled from owner-provided information, public records, property walk-throughs, and other sources believed to be reliable. Information is provided for informational purposes only and is not guaranteed. Prospective purchasers are responsible for independently verifying all information, measurements, dimensions, zoning, utility capacities, building systems, and suitability for their intended use.

PROPERTY OVERVIEW

Property Address: 208 Irwin Street, Brooklyn MI 49230
Property Type: Light Industrial/Manufacturing Facility
Approximate Building Size: 5,448 Square Feet
Approximate Site Size: 0.51 Acres
Current Ownership: Hogle Properties, LLC - Mackenzie Hogle, Trustee
Zoning: I-1 (Buyer to Verify)

BUILDING DESCRIPTION

The property consists of a multi-section industrial building historically utilized for manufacturing and industrial operations. The building includes **approximately**:

- 3,300 square feet of shop/manufacturing space
- Main floor office space
- Second floor office space, conference rooms, storage, kitchen
- Additional support and utility areas

The property offers a functional layout suitable for a variety of industrial, contractor, fabrication, manufacturing, warehouse, or service-related operations.

ELECTRICAL SYSTEMS

The property contains multiple electrical services and industrial electrical infrastructure.

Known information includes:

- Existing 120V/240V/100AMP service fed from a separate utility pole located at front of the building.
- 480V industrial service historically utilized to operate manufacturing equipment.
- The electric company has removed the meter associated with the 480V service.
- A licensed electrical contractor should evaluate the system and determine requirements for restoring 480V service.

Prospective purchasers should verify electrical capacities and serviceability.

COMPRESSED AIR SYSTEM

The building contains an existing compressed air distribution system serving much of the shop area.

Known information includes:

- Approximately 20 compressed air connection points.
- Air distribution piping installed around much of the interior perimeter.
- Air compressor tank is not currently present.

Prospective purchasers should verify functionality and suitability for intended operations.

MECHANICAL / HEATING SYSTEM

The shop area contains an existing suspended commercial heating unit.

Known information includes:

- Lennox Model LF-200A-M suspended commercial heater.
- Prospective purchasers should evaluate the heating system as part of their due diligence.

ROOFS

The building contains multiple roof sections.

Observations include:

- Rear shop roof appears to have been replaced more recently and is considered to be in comparatively better condition.
- Front shop roof and office roof exhibit signs of age consistent with older roofing systems.
- Purchasers are encouraged to conduct independent inspections regarding remaining useful life and replacement requirements.

PLUMBING

Known information includes:

- Water service is currently on.
- Seller has indicated that the plumbing in the bathrooms is currently in the process of being repaired.
- Plumbing systems should be evaluated as part of the Purchaser's due diligence.

STRUCTURAL OBSERVATIONS

Known information includes:

- A prior vehicle impact damaged a corner section of the exterior masonry wall.
- Exterior block repair is anticipated.
- Interior wall repairs within the adjacent bathroom area are also needed.

Prospective purchasers should evaluate repair requirements.

CRAWL SPACE

Known information includes:

- A crawl space is located beneath a portion of the office area and is accessed through an exterior ground-level access door.
- The crawl space was not entered or inspected during the preparation of this Property Information Sheet.
- The condition of the crawl space, including structural components, moisture conditions, insulation, utilities, and any stored contents, is unknown.
- Prospective purchasers are encouraged to conduct their own inspection and evaluation of the crawl space as part of their due diligence.

COMMUNICATIONS / SECURITY

Known information includes:

- Existing Leviton integrated communications infrastructure.
- Existing alarm system wiring.
- Systems are not currently active.

INDUSTRIAL FEATURES

Notable industrial features include:

- Light Industrial zoning designation (buyer to verify).
- 480V industrial infrastructure.
- Existing compressed air distribution system.
- Municipal utilities.
- Functional industrial floor plan.
- Multiple shop and office areas.

KNOWN DEFERRED MAINTENANCE ITEMS

The following items have been identified through property walk-throughs and owner-provided information:

- Exterior masonry wall repair.
- Interior wall repair associated with exterior damage.
- Electrical evaluation and restoration of 480V service.
- Plumbing fixture replacement and repairs.
- Office cosmetic improvements.
- General cleanout and organization.

SALE INCLUSIONS

The property is being marketed in accordance with the attached Industrial Property Inclusion/Exclusion Addendum. Purchasers should review the Inclusion/Exclusion Addendum for a complete description of items included and excluded from the sale.

Information is believed accurate, but not guaranteed.

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