

205 E. Walker Rd.
Saint Johns, MI 48879



NAIMid-Michigan

2149 Jolly Rd. Suite 200, Okemos, MI 48864
517 - 487 - 9222
www.naimidmichigan.com

Industrial Property for Sale/Lease

OFFERING MEMORANDUM

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from NAI Mid-Michigan, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NAI Mid-Michigan, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI Mid-Michigan will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI Mid-Michigan makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions.

NAI Mid-Michigan does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Mid-Michigan in compliance with all applicable fair housing and equal opportunity laws.

I Executive Summary

II Additional Photos

III Regional Map

IV Demographics

V Contact Agent

EXECUTIVE SUMMARY

205 E. Walker Rd.
Saint Johns, MI

Industrial Property for Sale/Lease

Investment Overview

Sale Price	\$3,200,000
Lease Rate	\$5.90 SF/yr (NNN)
Building Size	54,154 SF
Lot Size	4.28 Acres
Price/SF	\$59.09

Property Highlights

- Approximately 55,000 SF of Manufacturing/Warehousing
- 2 dock level doors and 2 drive in bays
- 10 ton crane
- 50' column spacing
- 20' clear height at exterior walls and 24' clear in the center
- Close proximity to US 127 freeway in established industrial park

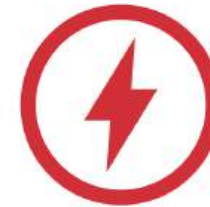


Sale Price

\$3,200,000

Lease Rate

\$5.90 SF/yr
(NNN)



Power

2,000 Amps @ 600V
w/ busways



Layout

50,000 SF High-bay
4,154 SF Office

ADDITIONAL PHOTOS

Exterior Photos

205 E. Walker Rd.
Saint Johns, MI

Industrial Property for Sale/Lease

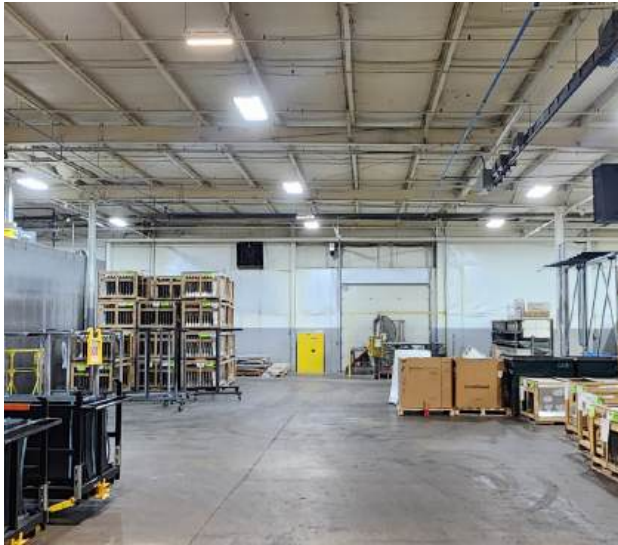


ADDITIONAL PHOTOS

Interior Photos

205 E. Walker Rd.
Saint Johns, MI

Industrial Property for Sale/Lease

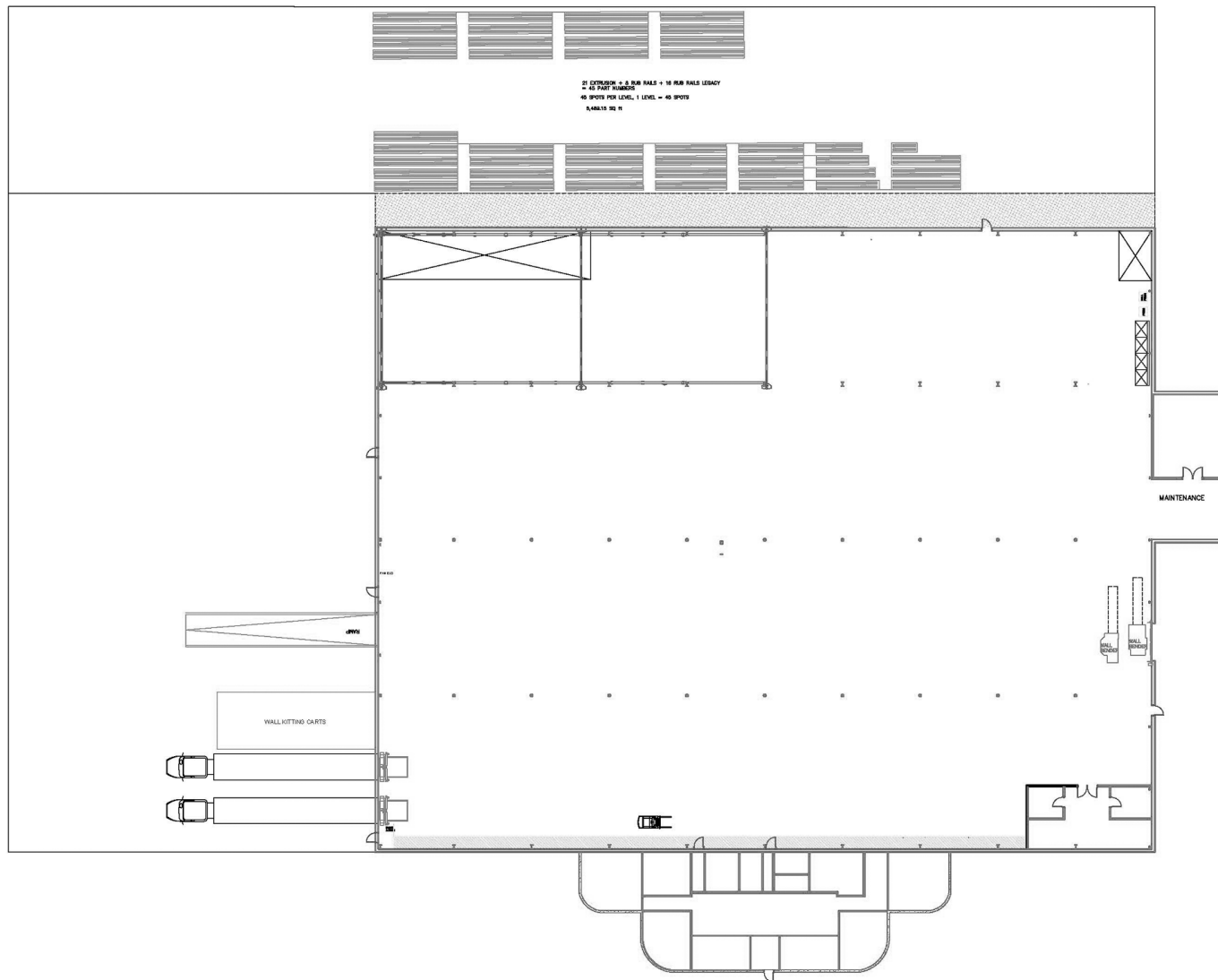


ADDITIONAL PHOTOS

Floor Plan

205 E. Walker Rd.
Saint Johns, MI

Industrial Property for Sale/Lease



REGIONAL MAP

Parcel & Retailer

205 E. Walker Rd.
Saint Johns, MI

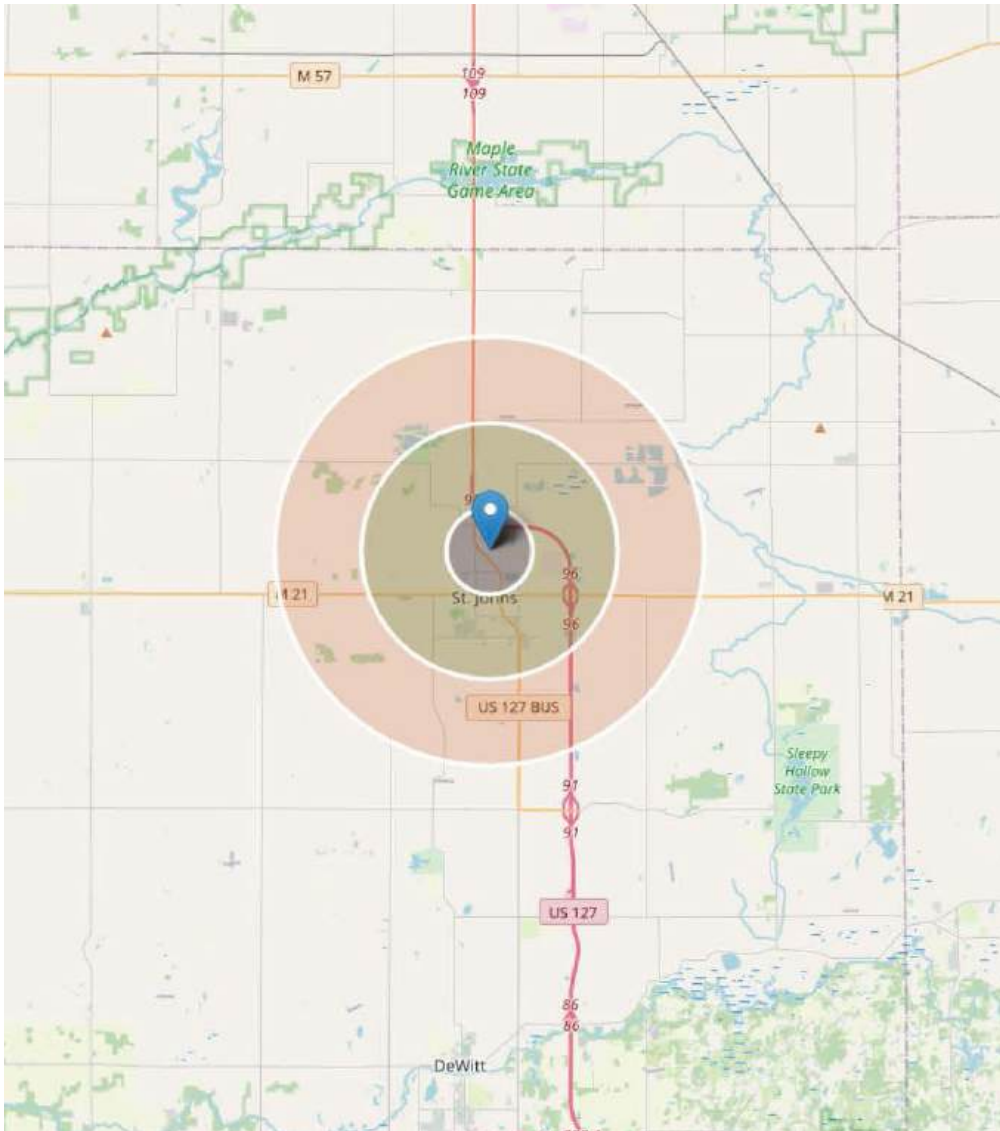
Industrial Property for Sale/Lease



DEMOGRAPHICS

205 E. Walker Rd.
Saint Johns, MI

Industrial Property for Sale/Lease



	1 Mile	3 Miles	5 Miles
Total Population	4,156	12,584	16,177
Average Age	35.9	36.2	36.9
Average Age (M)	34.1	34.8	35.6
Average Age (F)	38.7	39.0	39.3
Total Households	1,732	5,143	6,408
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$58,829	\$58,936	\$60,033
Average HH Value	\$139,866	\$144,888	\$149,247

CONTACT AGENT

205 E. Walker Rd.
Saint Johns, MI

Industrial Property for Sale/Lease



JEFFREY BRANCH Associate Broker

Background & Experience

Before transitioning into sales and leasing full time in 2020, Jeffrey spent 20 plus years in the facilities sector, amassing a wealth of knowledge and contacts throughout the commercial real estate industry. Leveraging this knowledge base, along with being a quick study, he soon found himself closing in excess of 50 transactions annually in his pursuit of a broker's license in 2025. When Jeffrey is not in the field closing deals, he is spending his time with his family enjoying his Mid-Michigan hometown roots.

Professional Associations & Designations

- 2024 CoStar Power Broker, Top Office Leasing Broker in West Michigan
- MAR: Michigan Association of REALTORS®
- NAR: National Association of REALTORS®
- CBOR: Commercial Board of REALTORS®

 517-899-6368

 jbranch@naimidmichigan.com

 naimidmichigan.com