

INDUSTRIAL PROPERTY // FOR LEASE

(2) UNITS AVAILABLE FOR LEASE INDUSTRIAL BUILDING IN COLDWATER | 18' CLEAR

70 HOMER DR
COLDWATER, MI 49036



- (2) Units for Lease | (A) 4,500 SF & (B) 6,000 SF
- Located in an opportunity zone
- 7.6-Acre fenced lot
- Three (3) overhead doors & (3) loading docks
- Quick access to I-69 and Indiana
- 2.9 miles to Branch County Memorial Airport - OEB



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Lease Rate	\$6.00 SF/YR (NNN)
-------------------	-------------------------------

OFFERING SUMMARY

Building Size:	39,474 SF
Available SF:	4,500 - 6,000 SF
Lot Size:	7.6 Acres
Year Built:	1957
Renovated:	1980
Zoning:	D-2
Market:	Coldwater
Submarket:	Berrien County

PROPERTY OVERVIEW

39,474 SF warehouse/distribution building in the center of southern Michigan on a 7.6-acre fenced lot - room for expansion. The building features three (3) loading docks, three (3) overhead doors, 18' clear height providing ample vertical space, and 600 amp power. There is also ample parking for 50+ vehicles. Looking for a quick cash deal will accept LC with a 50% downpayment.

LOCATION OVERVIEW

Located in an opportunity zone at the very center of Michigan's southern border, with quick access to I-69. Just 12 miles north of the Michigan/Indiana Border and approximately 20 miles northwest of the Michigan/Ohio border. This facility is located in an industrial area of Coldwater - nearby neighbors include Mastronardi Produce/Maroa Farms, Leader Logistics Group, and Sekisui Voltek LLC.

PROPERTY HIGHLIGHTS

- Quick access to I-69 & Indiana
- Located in an opportunity zone
- 7.6-Acre fenced lot
- Three (3) overhead docks & (3) loading docks

70 HOMER DR, COLDWATER, MI 49036 // FOR LEASE
LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,500 - 6,000 SF	Lease Rate:	\$6.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
70 Homer Dr, Unit A	Available	4,500 SF	NNN	\$6.00 SF/yr	-
70 Homer Dr, Unit B	Available	6,000 SF	NNN	\$6.00 SF/yr	-

70 HOMER DR, COLDWATER, MI 49036 // FOR LEASE

INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	39,474 SF
Space Available:	4,500 - 6,000 SF
Occupancy:	Vacant
Zoning:	D-2
Lot Size:	7.6 Acres
Parking Spaces:	50
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1957 / 1980
Construction Type:	Block
Clear Height:	18'
Overhead Doors:	Three (3) 14' H
Truckwells/Docks:	Three (3)
Cranes:	None
Column Spacing:	N/A
Power:	600 amp
Buss Duct:	N/A
Air Conditioning:	No
Heat Type:	N/A
Lighting:	N/A
Sprinklers:	N/A



P.A. COMMERCIAL
Corporate & Investment Real Estate

Alexa Venezia SENIOR ASSOCIATE
D: 248.801.0049 | C: 248.762.4318
alex@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

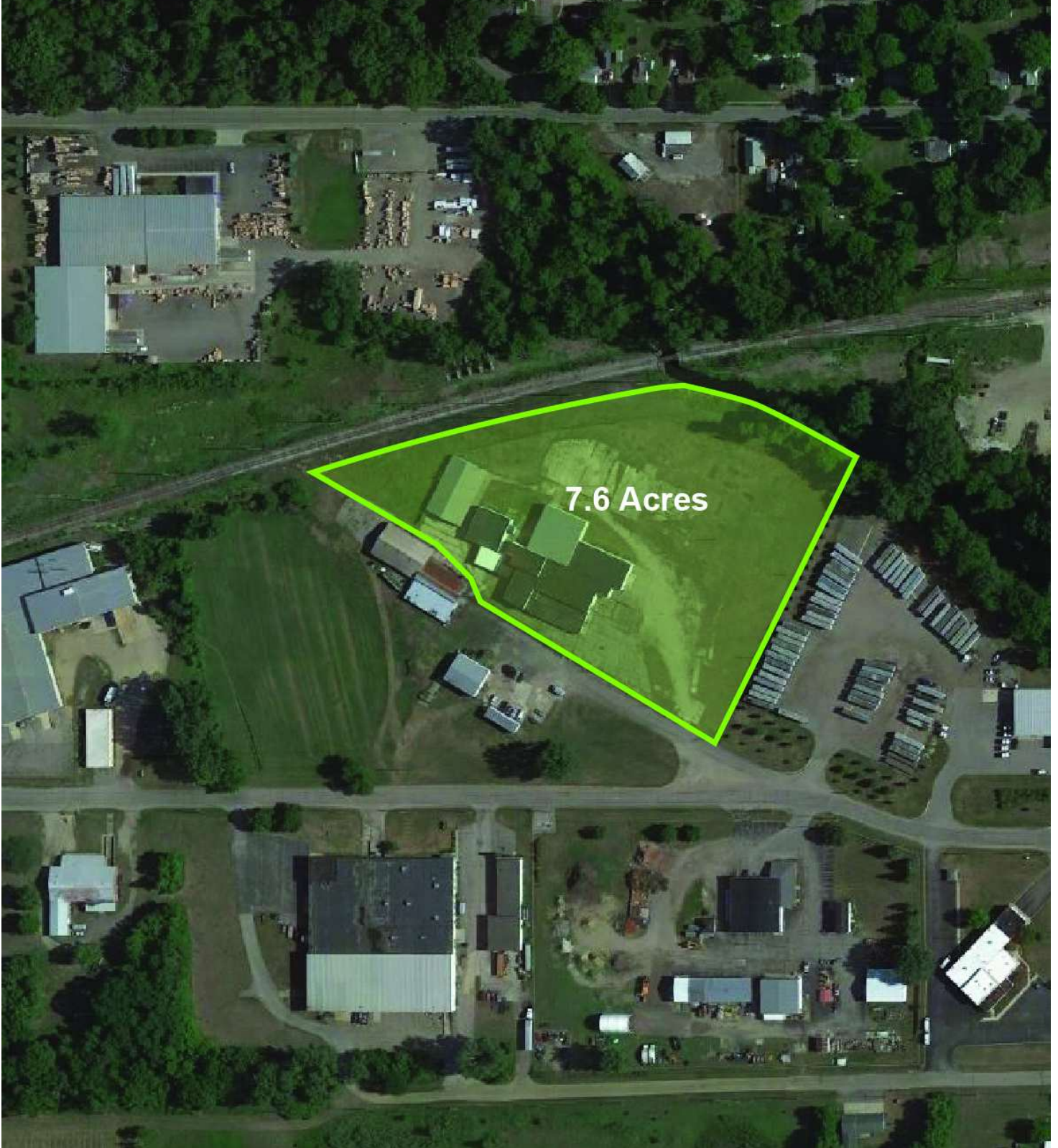
70 HOMER DR, COLDWATER, MI 49036 // FOR LEASE

ADDITIONAL PHOTOS



70 HOMER DR, COLDWATER, MI 49036 // FOR LEASE

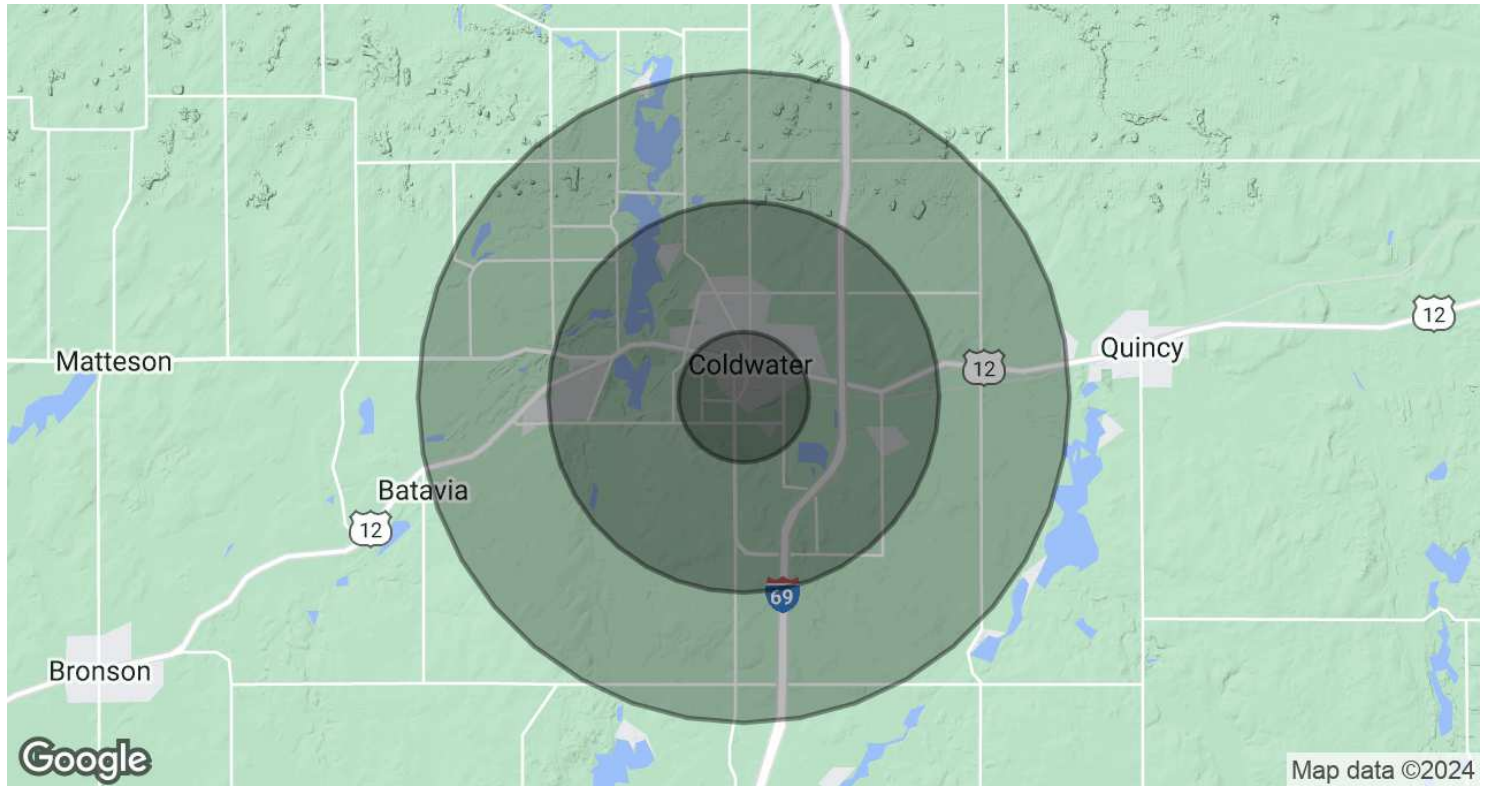
AERIAL



Alexa Venezia SENIOR ASSOCIATE
D: 248.801.0049 | C: 248.762.4318
alex@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,545	13,215	18,202
Average Age	31.0	38.7	41.3
Average Age (Male)	28.2	35.8	39.3
Average Age (Female)	32.0	38.6	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,559	5,297	7,743
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$43,850	\$50,828	\$51,521
Average House Value	\$86,563	\$101,538	\$114,704

2020 American Community Survey (ACS)

70 HOMER DR, COLDWATER, MI 49036 // FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:



Alexa Venezia
SENIOR ASSOCIATE

D: 248.801.0049

C: 248.762.4318

alexa@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.