

1701 TECHNICAL DRIVE

ST. JOHNS, MI



WAREHOUSE / DISTRIBUTION / COLD STORAGE
FOR SALE OR LEASE

CBRE

[OVERVIEW]

1701 Technical Dr presents a rare opportunity to own or lease a high-quality industrial asset in St. Johns, MI. The location offers nearly immediate access to Highway 127, providing linkages to the entire state of Michigan.

The building is in excellent condition, offers superior interior clear height, significant number of loading docks, ample trailer parking and employee parking, and room for expansion of building and parking onsite. The building also features a significant amount of cold storage space – both cooler and freezer temperatures.



[PROPERTY FEATURES]

ASKING RENT
SEE AGENT

BUILDING SIZE
332,750 SF

ZONING
Industrial

ASKING PRICE
SEE AGENT

PARCEL SIZE
27.53 Acres

YEAR BUILT
2003



[BUILDING DETAILS]



Clear Height	30' 9"
Roof	Fully Ballasted EPDM
Construction Type	Precast Concrete Panels
Floors	Estimated 6"-8" Concrete (Excellent Condition)
Column Spacing	Typical 40'x40' - 80' Speed Bay
Dry Dock Doors	38 Levelers & Locks
Refrigerated Dock Doors	24 Levelers & Locks
Drive-in Doors	Three (3) Grade Level Doors
Trailer Parking	77 Spaces (Plus 62 Dock Positions)
Car Parking	196 spaces (Space Expansion For Additional 180)
Building Power	3,000 Amp, 480v Main Service
Lighting	400 Watt Highbay Light Fixtures
Fire Protection	ESFR System With 303,000 Gallon Tank On-site. Fed By Municipal Water
Water	Municipal Service
Restrooms	Six (6) Total
Potential Expansion	135,880 SF



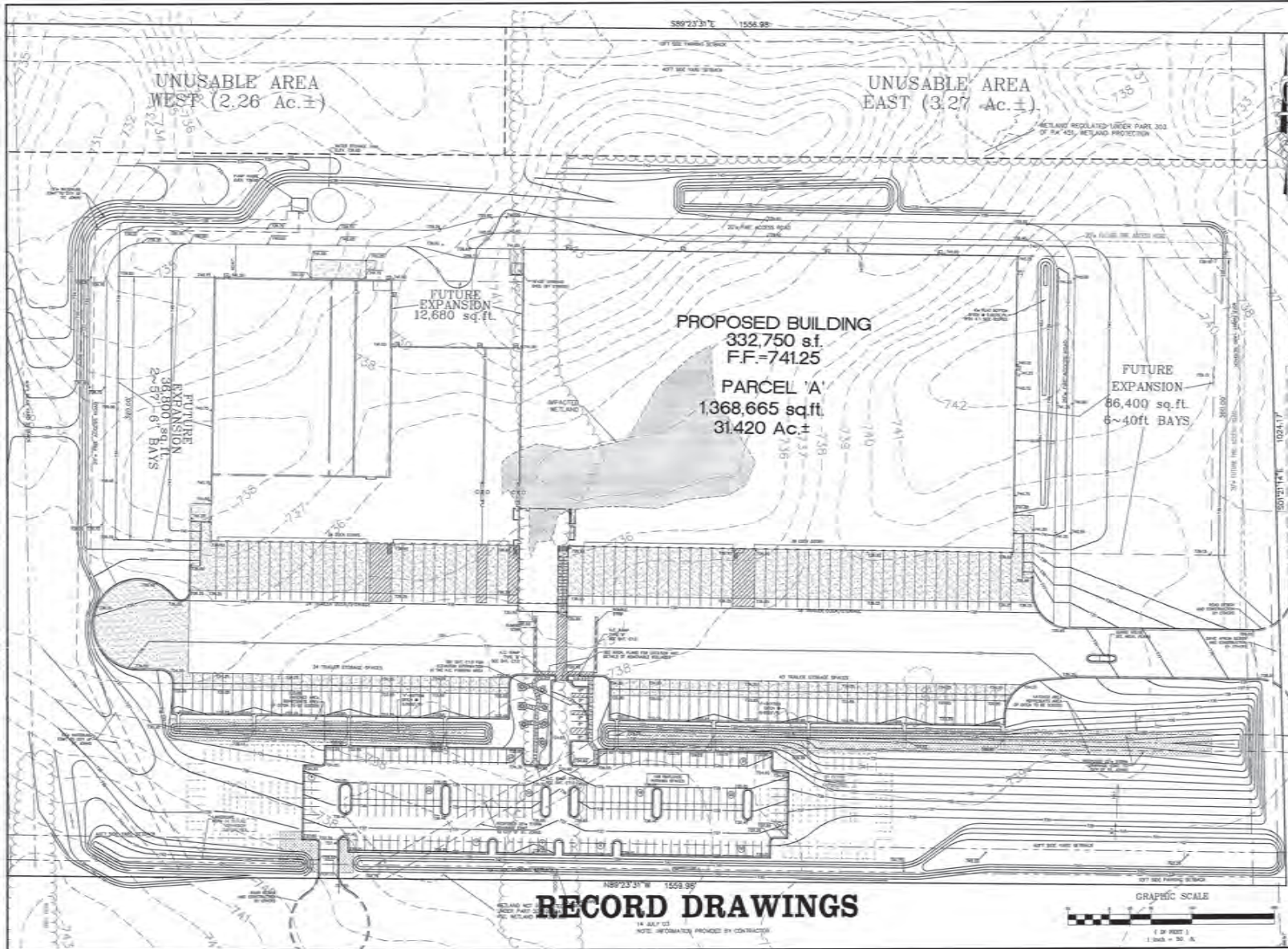
[PARCEL MAP]

27.53 ACRES



[SITE PLAN]

27.53 ACRES



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PLANMARK
 Survey Station
 Utility Station
 Proposed Station
 Elevation Station
 Elevation Station

CLAYCO
 CLAYCO
 CONSTRUCTION
 COMPANY
 872-541-0741

PROPOSED FACILITY FOR:
Save-A-Lot, Ltd.
 a **SUPERVALU Company**
 ST. JOHNS, MICHIGAN

DRAWING ISSUE / REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/2018
2	ISSUED FOR CITY	08/14/2018
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100	ISSUED FOR PERMITS	08/14/2018

GRAPHIC SCALE
 1" = 50' (AS SHOWN)
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PROJ. SCALE
GRAPHIC PLAN

Sheet No. **C41**

RECORD DRAWINGS

NOTE: INFORMATION PROVIDED BY CONTRACTOR

[FLOOR PLAN]

332,750 SF

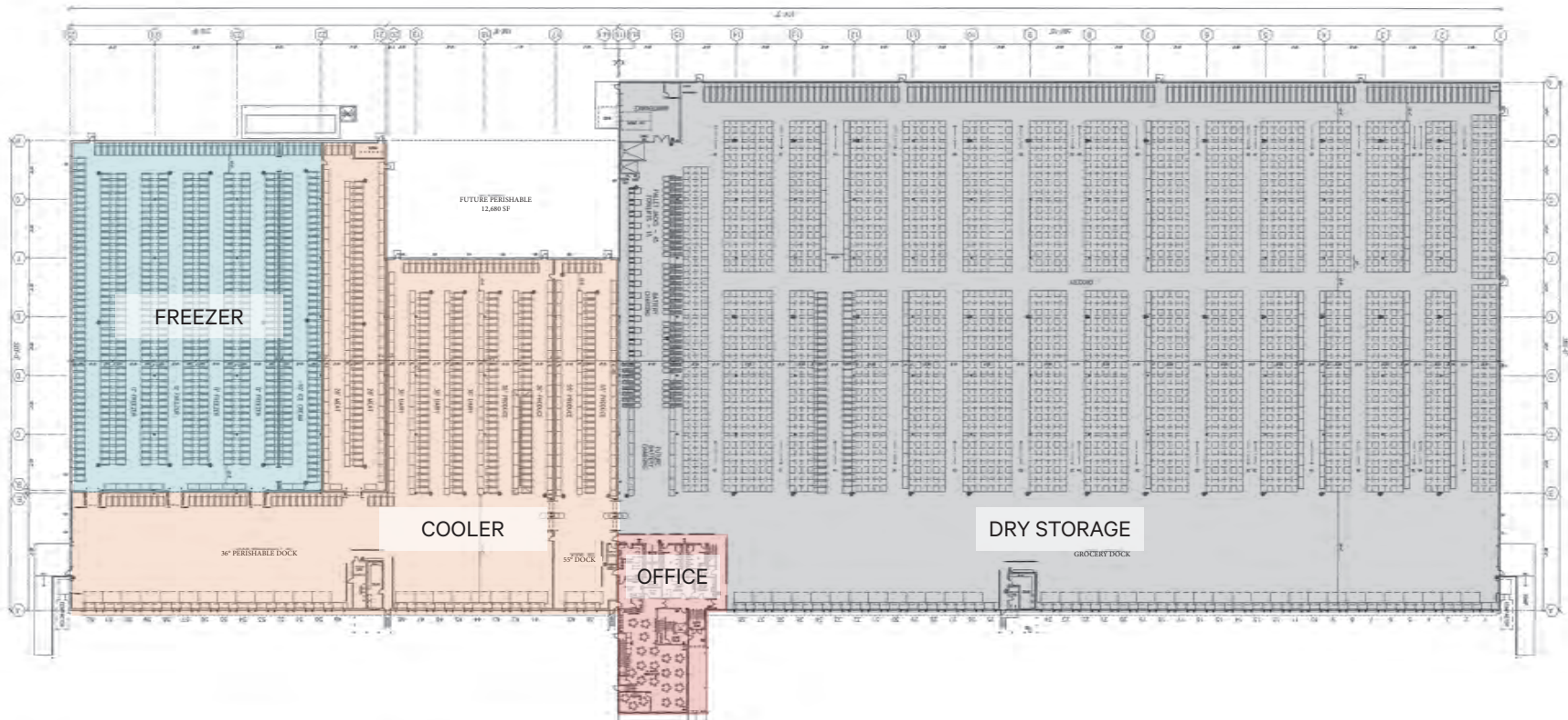
DRY GROCERY AREA	SF
DRY GROCERY WAREHOUSE	156,193
DRY GROCERY DOCK	44,447
WAREHOUSE OFFICE	502
BATTERY CHARGING	9,128
MAINTENANCE	2,632
TOTAL	212,902

OFFICE AREA	SF
ADMINISTRATIVE OFFICES	6,590
MEZZANINE	6,188
TOTAL	12,778



NOTE: SEE C-3 FOR LOCATION OF FIRE EXTINGUISHER CABINETS IN OFFICES

PERISHABLE AREA	SF
0' FREEZER	34,069
-10' ICE CREAM	7,093
28' MEAT COOLER	10,420
36' DAIRY COOLER	10,698
36' PRODUCE	7,504
55' PRODUCE	7,040
55' PERISHABLE DOCK	3530
36' PERISHABLE DOCK	25,994
WAREHOUSE OFFICE	722
TOTAL	107,070



NOTE: 1/2" PAINTED WHITE PEST STRIPS ON FLOOR @ NORTH, EAST & WEST WALLS - DO NOT PLACE RACK OR PALLETS ON STRIPS

• DENOTES FIRE EXTINGUISHER LOCATIONS SEE DETAIL 19 @ 22 /A-F1

FIRST LEVEL = 326,562 S.F.
 MEZZANINE = 6,188 S.F.
 TOTAL SQUARE FOOTAGE = 332,750 S.F.

DRY WAREHOUSE/ DISTRIBUTION

Dry Warehouse	212,902 SF
Administrative Offices	6,590 SF
Mezzanine	6,188 SF
TOTAL	225,680 SF

some office space scheduled for demolition.

Approximately 332,750 SF of warehouse/ distribution space, including nearly 70,753 SF of cooler space and 40,191 SF of freezer space. The building is set up for one larger user, or possibly one warehouse user and one cold storage user.



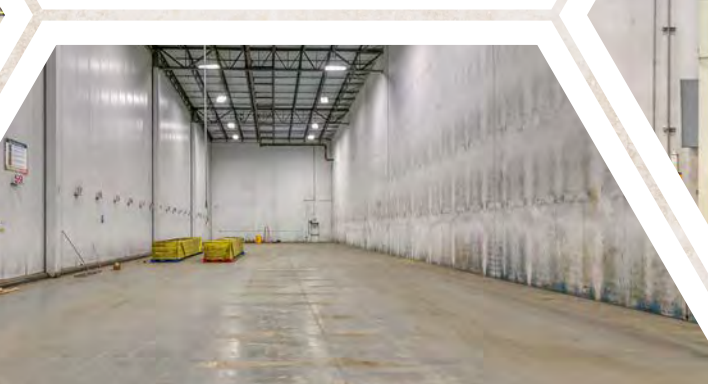
PERISHABLE AREA

0 ° Freezer	34,069 SF
-10 ° Ice Cream	7,093 SF
28 ° Meat Cooler	10,420 SF
36 ° Dairy Cooler	10,698 SF
36 ° Produce	7,504 SF
55 ° Produce	7,040 SF
55 ° Perishable Dock	3,530 SF
36 ° Perishable Dock	25,994 SF
Warehouse Office	722 SF
TOTAL	107,070 SF



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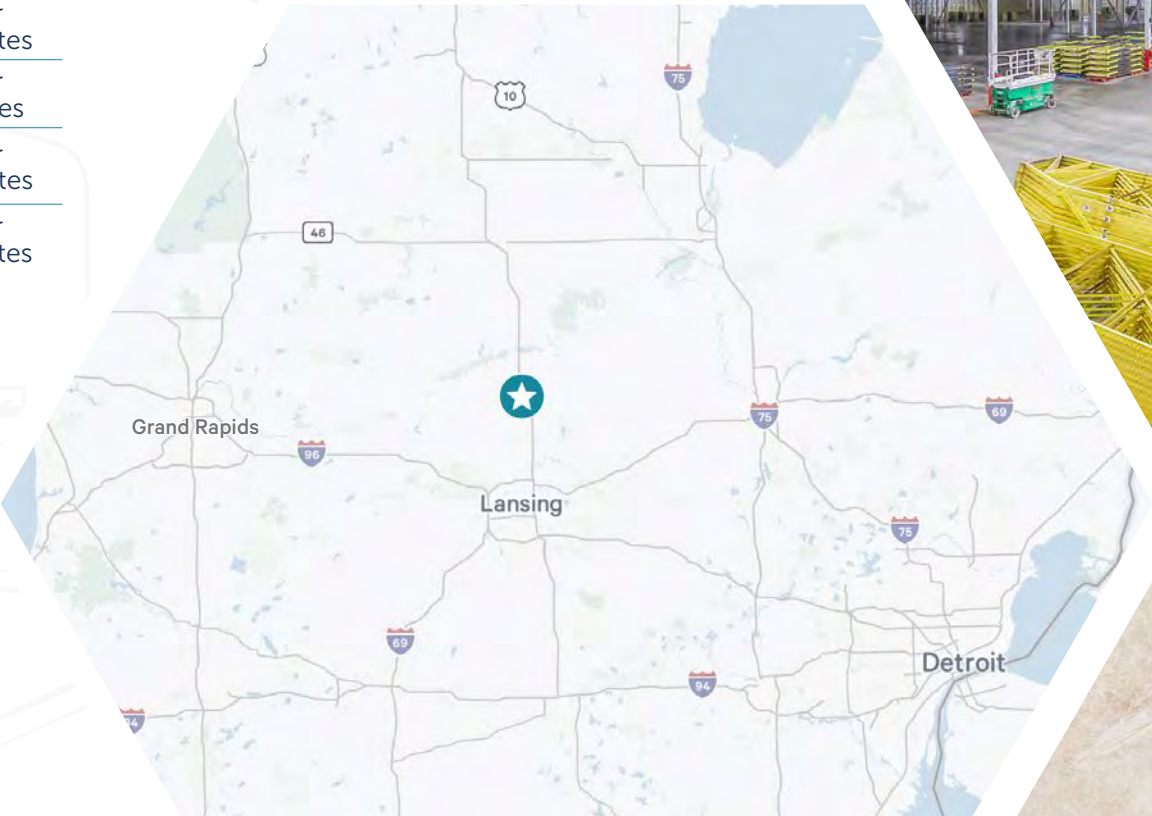
LOCATION

Located along US-127.



DRIVING DISTANCE

Lansing, MI	27 miles	35 minutes
Flint, MI	50 miles	1 hour
Mt. Pleasant, MI	46 miles	50 minutes
Grand Rapids, MI	62 miles	1 hour 20 minutes
Ann Arbor, MI	87 miles	1 hour 30 minutes
Jackson, MI	61 miles	1 hour 5 minutes
Detroit Metro Airport	111 miles	1 hour 40 minutes
Detroit	115 miles	1 hour 50 minutes



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