



317 Catrell Drive

HOWELL | MICHIGAN

VACANT LIGHT INDUSTRIAL/FLEX BUILDING

Marcus & Millichap

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317 Catrell Drive

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OFFERING PRICE

\$1,350,000

PRICE/SF

\$74.93 PSF

GROSS LEASABLE AREA

18,016 SF

YEAR BUILT/EXPANDED

1971/1994

LOT SIZE

1.71 ACRES



[CLICK TO VIEW
GOOGLE MAP](#)

INVESTMENT OVERVIEW



Marcus & Millichap is pleased to present the opportunity to acquire a well-maintained 18,016-square-foot industrial facility at 317 Catrell Drive in Howell, Michigan. Located within one of Southeast Michigan's growing industrial corridors, the property offers an opportunity for owner-users, investors and businesses seeking manufacturing, warehouse, fabrication, distribution or contractor space in a highly accessible location.

The property provides immediate access to Interstate 96, offering convenient connectivity to the Detroit metropolitan area, Lansing, Ann Arbor, Flint and the broader Midwest transportation network. Howell's central location enables businesses to efficiently serve major population centers while benefiting from lower operating costs, a business-friendly environment and access to a skilled workforce throughout Livingston County and neighboring Oakland, Washtenaw and Genesee counties.

Originally constructed in 1971, with a 1994 addition, the facility includes approximately 14,556 square feet of warehouse and shop space and 3,460 square feet of office space, including approximately 1,584 square feet of office build-out within the warehouse. The functional layout accommodates a variety of industrial operations and features 15-foot clear heights, two 12-by-14-foot grade-level overhead doors, 480-volt, three-phase power and approximately 1,784 square feet of mezzanine storage.

Situated on I-1 Light Industrial-zoned land, the property benefits from legal conforming use, masonry and steel construction, a slab-on-grade foundation, 20 surface parking spaces, central air conditioning and gas forced-air heating in the office space, and radiant heat throughout the warehouse. Recent capital improvements include renovated office space featuring a conference room, private offices, a reception area and open workspace, upgraded electrical service, upgraded LED warehouse lighting and a new sewer line.

Howell continues to experience industrial and commercial growth because of its strategic location along the Interstate 96 corridor between Detroit and Lansing. The market has become increasingly attractive to manufacturers, logistics providers, contractors and suppliers seeking industrial space outside higher-cost metropolitan submarkets. As industrial inventory remains limited and demand continues to increase throughout Southeast Michigan, well-located assets such as 317 Catrell Drive are positioned to benefit from favorable long-term market fundamentals.

Offered at \$1.35 million, the property presents an opportunity to acquire a functional industrial asset with immediate owner-user appeal, long-term investment potential and a strategic location within one of Michigan's established industrial growth corridors.



Livingston County
MICHIGAN

317 Catrell Drive

HOWELL | MICHIGAN

OFFERING HIGHLIGHTS

- **18,016 SF Industrial Facility:** Efficient layout with approximately 14,556 SF of warehouse/shop space and 3,460 SF of office space.
- **15' Clear Height:** Ideal for manufacturing, fabrication, warehousing, and distribution operations.
- **Two 12' x 14' Grade-Level Doors:** Provides convenient loading and vehicle access.
- **480V Three-Phase Power:** Heavy electrical service suitable for industrial users.
- **1,784 SF Mezzanine Storage:** Additional storage area without sacrificing production floor space.
- **Recent Capital Improvements:** Renovated office space featuring Renovated office space (conference room, private offices, reception area, and open workspace), upgraded electrical service, upgraded LED warehouse lighting, and a new sewer line.
- **Office HVAC & Radiant Warehouse Heat:** Central air conditioning and gas forced-air heating in the office space, with radiant heat throughout the warehouse.
- **Masonry & Steel Construction:** Durable industrial construction with slab-on-grade foundation.
- **I-1 Light Industrial Zoning:** Legal conforming use allowing a wide variety of industrial operations.
- **20 Surface Parking Spaces:** On-site parking accommodates employees, visitors, and fleet vehicles.
- **Convenient access to Interstate 96:** Well-suited for manufacturing, warehouse, fabrication, distribution, contractor, or owner-user occupancy

317 Catrell Drive

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CATRELL DRIVE

1.71 Acres

Ample On-Site Parking

20 Spaces for Employees, Visitors, and Fleet Vehicles



317 Catrell Drive

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BUILDING SPECIFICATIONS

Building Size: 18,016 SF

Office Space: 3,460 SF, including approximately 1,584 SF of office build-out within the warehouse

Warehouse / Shop Space:
Approximately 14,556 SF

Mezzanine: Approximately 1,784 SF (storage)

Clear Height: 15 feet

Grade-Level Doors: Two (2) 12' x 14' overhead drive-in doors

Power: 480V, three-phase electrical service

Zoning: I-1 Light Industrial (Legal & Conforming)

Parking: Adequate asphalt parking lot with 20 spaces

Roof: Flat roof with rubber membrane over the original building and office; steel panel roof over the 1994 addition

Air Conditioning: Central air conditioning throughout the building

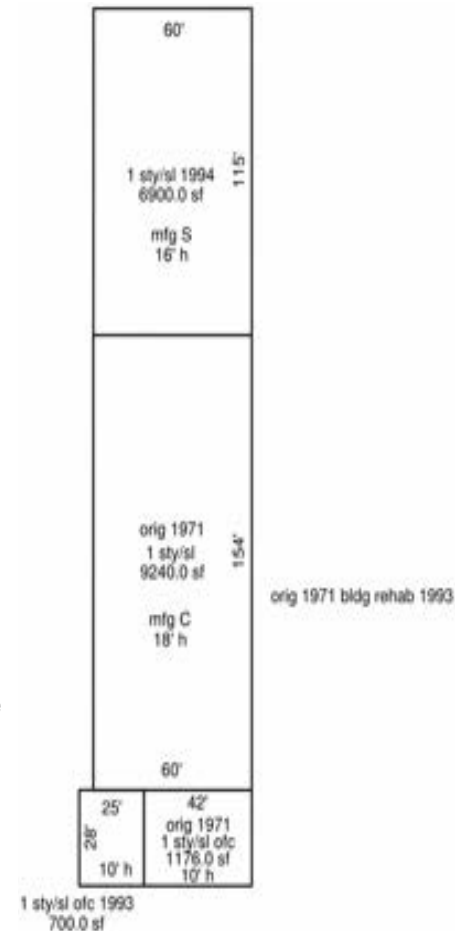
Heating: Gas forced-air furnace serving the office area and radiant heat throughout the warehouse

Construction: Masonry and steel

Foundation: Slab-on-grade

Exterior: Brick veneer on the original building and office with steel siding on the addition

Recent Improvements: Office renovation, upgraded electrical service, updated warehouse lighting, and new sewer line.



[CLICK TO VIEW
ALL PHOTOS](#)





317 Catrell Drive

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18,016 SF Industrial Facility

Functional Light Industrial Building with a Flexible Layout



Renovated Office Build-out

Approximately 3,460 SF Featuring Private Offices, Conference Room, Reception Area & Open Workspace

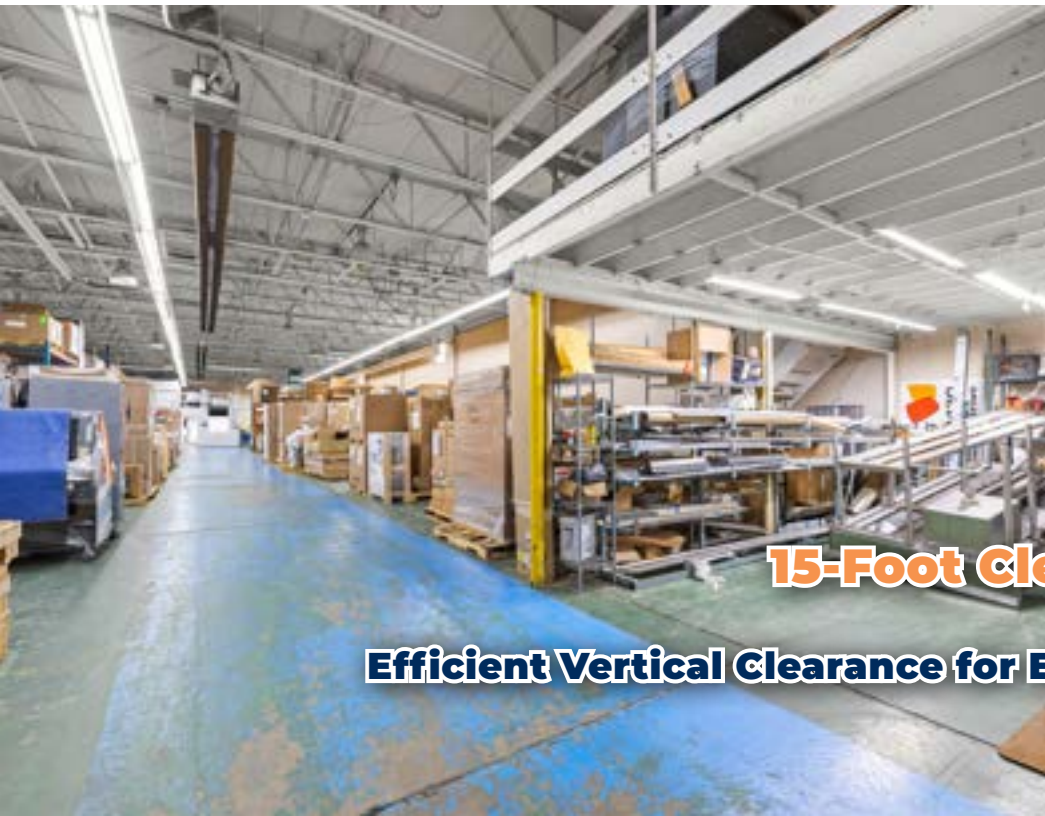




14,556 SF Warehouse & Shop

Open Industrial Layout





15-Foot Clear Heights

Efficient Vertical Clearance for Equipment, Production, & Storage



480 V Three-Phase Power

Heavy Electrical Service Supports Industrial Manufacturing Operations



317 Catrell Drive

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THE LOCATION

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Located in the heart of Livingston County, Howell, Michigan, is a growing industrial and commercial hub strategically positioned along the Interstate 96 corridor between Detroit and Lansing. Approximately 55 miles northwest of downtown Detroit and 35 miles east of Lansing, Howell provides businesses with access to two of Michigan’s largest economic centers while offering lower occupancy costs than many surrounding metropolitan submarkets.

The city’s location along Interstate 96 provides direct regional connectivity throughout Southeast Michigan and convenient access to Interstate 275, U.S. Highway 23 and Interstate 69, supporting efficient distribution throughout the Midwest. Detroit Metropolitan Wayne County Airport, Bishop International Airport in Flint and the Port of Detroit are all within a reasonable driving distance, enhancing access to domestic and international transportation networks.

Livingston County has experienced steady population and employment growth driven by continued residential development, business expansion and its proximity to Oakland, Washtenaw and Genesee counties. The area’s educated workforce, competitive operating costs and pro-business environment have attracted a diverse mix of manufacturers, contractors, logistics companies, technology firms and service providers. Employers benefit from access to labor throughout the greater Detroit region while operating in a market known for lower taxes and reduced congestion.

Howell’s industrial inventory consists primarily of light manufacturing, warehouse and flex properties serving automotive suppliers, food processing companies, advanced manufacturers and regional distribution users. Continued demand for industrial space, combined with limited new development in the area, has supported healthy occupancy levels and long-term investment fundamentals.

In addition to its industrial base, Howell offers a strong quality of life supported by a vibrant downtown district, nationally recognized public schools, recreational amenities and convenient access to shopping, healthcare and residential communities. The combination of transportation infrastructure, workforce availability and continued economic growth positions Howell as an established destination for industrial investment and owner-user occupancy throughout Southeast Michigan.



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
2025 POPULATION ESTIMATE	30,947	45,367	124,427
2030 POPULATION PROJECTION	31,774	46,592	127,440
DAYTIME POPULATION	31,620	43,746	119,101
HOUSEHOLD			
2025 HOUSEHOLDS ESTIMATE	13,037	18,576	49,824
2030 HOUSEHOLDS PROJECTION	13,502	19,212	51,305
INCOME			
2025 AVERAGE HH INCOME	\$111,666	\$117,868	\$131,257

ECONOMY | DETROIT MSA

- Multiple Fortune 500 corporations are based in the metro, including many in the auto industry, such as Ford Motor Co., General Motors Corp. and Penske Automotive Group. Other companies include Autoliv, BorgWarner, DTE Energy, Lear and Ally Financial.
- A growing knowledge-based economy is supplementing the manufacturing and automotive industries. The New Economy Initiative for Southeast Michigan provides support and networking for entrepreneurial activity.
- The economy is diversifying into the healthcare and technology sectors, attracting companies to the area. Tech companies work alongside the auto industry.

MAJOR AREA EMPLOYERS

- General Motors Corp.
- Henry Ford Health System
- American Axle & Manufacturing
- DTE Energy Co.
- Beaumont Health
- Quicken Loans
- Trinity Health
- Ford Motor Co.
- Detroit Medical Center
- Arvin Innovation

COUNTY

LIVINGSTON | MICHIGAN

Livingston County is one of Southeast Michigan's fastest-growing counties, offering a diverse economy, skilled workforce and strategic access to the Detroit and Lansing metropolitan areas. Located along the Interstate 96 corridor, the county serves as an important link between Michigan's major population centers and provides businesses with efficient access to regional, national and international transportation networks.

The county's economy is supported by a broad mix of advanced manufacturing, automotive suppliers, logistics, healthcare, professional services and technology companies. Its central location, competitive operating costs and business-friendly environment continue to attract both established employers and expanding businesses seeking modern industrial and commercial facilities outside higher-cost urban markets.

Livingston County benefits from a highly educated workforce and consistently ranks among Michigan's top counties for household income, educational attainment and quality of life. Residents have access to highly regarded public school districts, a growing residential population and a strong labor pool that extends into neighboring Oakland, Washtenaw, Genesee and Ingham counties.

Transportation infrastructure remains one of the county's greatest advantages. Interstate 96 serves as the primary east-west corridor connecting Detroit and Lansing, while nearby U.S. Highway 23 provides direct north-south access throughout Southeast Michigan. The region also offers convenient access to Detroit Metropolitan Wayne County Airport, Bishop International Airport in Flint and major rail and freight networks serving the Midwest.

Continued population growth, limited industrial inventory and sustained demand from manufacturers, distributors and owner-users have strengthened the county's industrial real estate market in recent years. As companies continue to prioritize accessibility, workforce availability and operating efficiencies, Livingston County remains well positioned for long-term economic growth and industrial investment.

Today, Livingston County continues to distinguish itself as one of Michigan's premier locations for business expansion, combining strong economic fundamentals, transportation connectivity and a high quality of life within a growing regional economy.



Livingston County
MICHIGAN

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