

# REDUCED PRICE



# 500

W. MADISON STREET

MANCHESTER, MI 48158

FOR LEASE or  
FOR SALE

159,282 SF



CUSHMAN &  
WAKEFIELD

# // PROPERTY DETAILS

<b>Building Size:</b>	159,282 SF
<b>Site Area:</b>	15.39 Acres
<b>Year Built:</b>	1964
<b>Clear Height:</b>	30'- 40' Crane Building 21' Original Plant 14' Center and Eaves
<b>Loading Docks</b>	(3) Crane Building (8) Original Plant
<b>Drive-Ins:</b>	(2) 12'X14' (1) 10'X16'(1) 12'X12' (1) 14'X14'
<b>Column Spacing:</b>	48'X24' Original Plant
<b>Auto Parking:</b>	~120 Spaces
<b>Construction:</b>	Masonry with Steel Panels
<b>Roof:</b>	Standing Seam Metal with Foam Overlay
<b>Floor Thickness:</b>	6"
<b>Power:</b>	5,000amps/ 480 V 3-Phase
<b>Sprinkler:</b>	Ordinary Hazard (Crane Building Out of Service)
<b>HVAC:</b>	Heat Only (Offices have Central A/C)
<b>Air Lines:</b>	Quincy QT-15 Air Compressor
<b>Electric &amp; Gas:</b>	Consumers Energy
<b>Lighting:</b>	LED
<b>Zoning:</b>	I-2
<b>Asking Rate:</b>	<b>\$4.25/SF NNN</b>
<b>Reduced Price:</b>	<b>\$2,995,000 (\$18.80/SF)</b>
<b>Real Estate Taxes:</b>	\$15,952.80
<b>Opex:</b>	\$ .30/SF
<b>CAM</b>	\$ .10/SF
<b>Taxes</b>	\$ .30/SF
<b>Insurance</b>	\$ .30/SF
<b>Estimated Total:</b>	<b>~\$.70/SF</b>
<b>Parcel ID:</b>	16-02-358-001



## CRANES

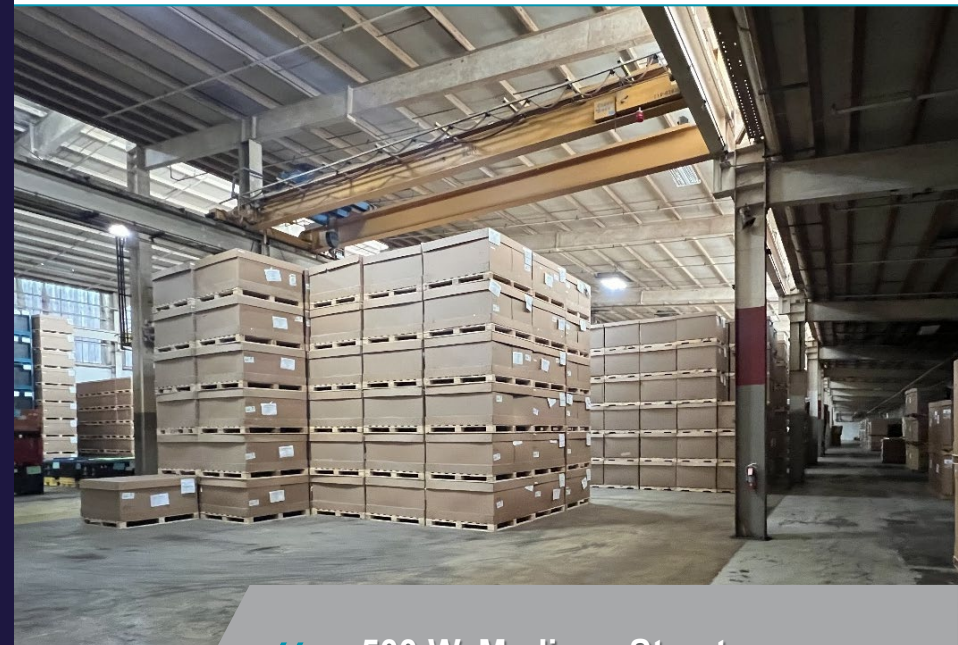
- 20 Ton – 25' UH – Bay is 84'x300'
- 7.5 Ton – 19' UH – Bay is 40'x300'
- 5 Ton – 22' UH

(In Need Of Service & Repair)



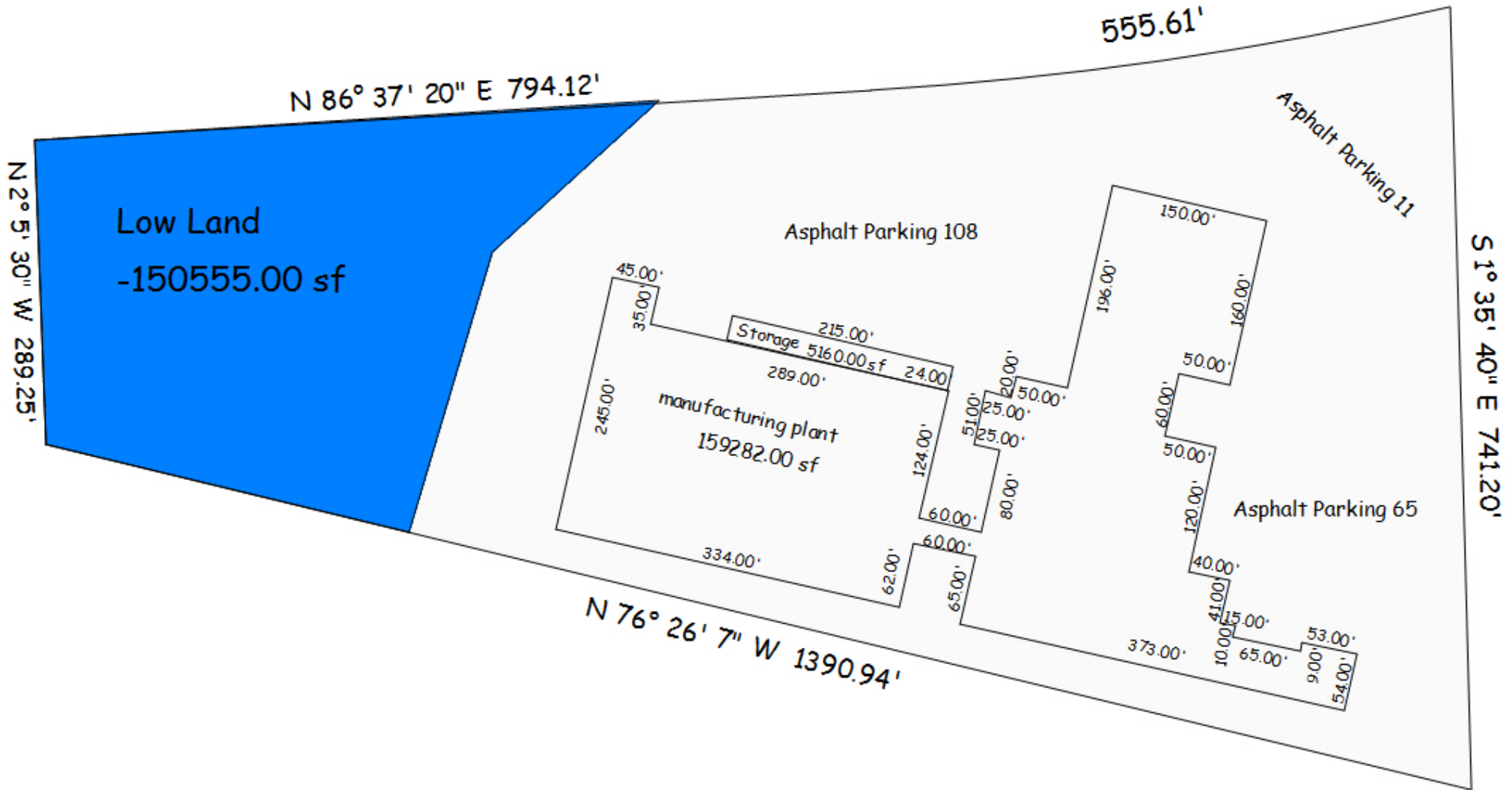
## MISCELLANEOUS

- Heavy manufacturing facility with multiple crane bays currently used for plastic recycling
- Rare Washtenaw County manufacturing or distribution property for sale
- Possible value-add/ multi-tenant conversion
- Active weigh scale on-site
- Owner currently utilizes ample grounds for exterior storage
- Room for expansion



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# // SITE PLAN



// AERIAL



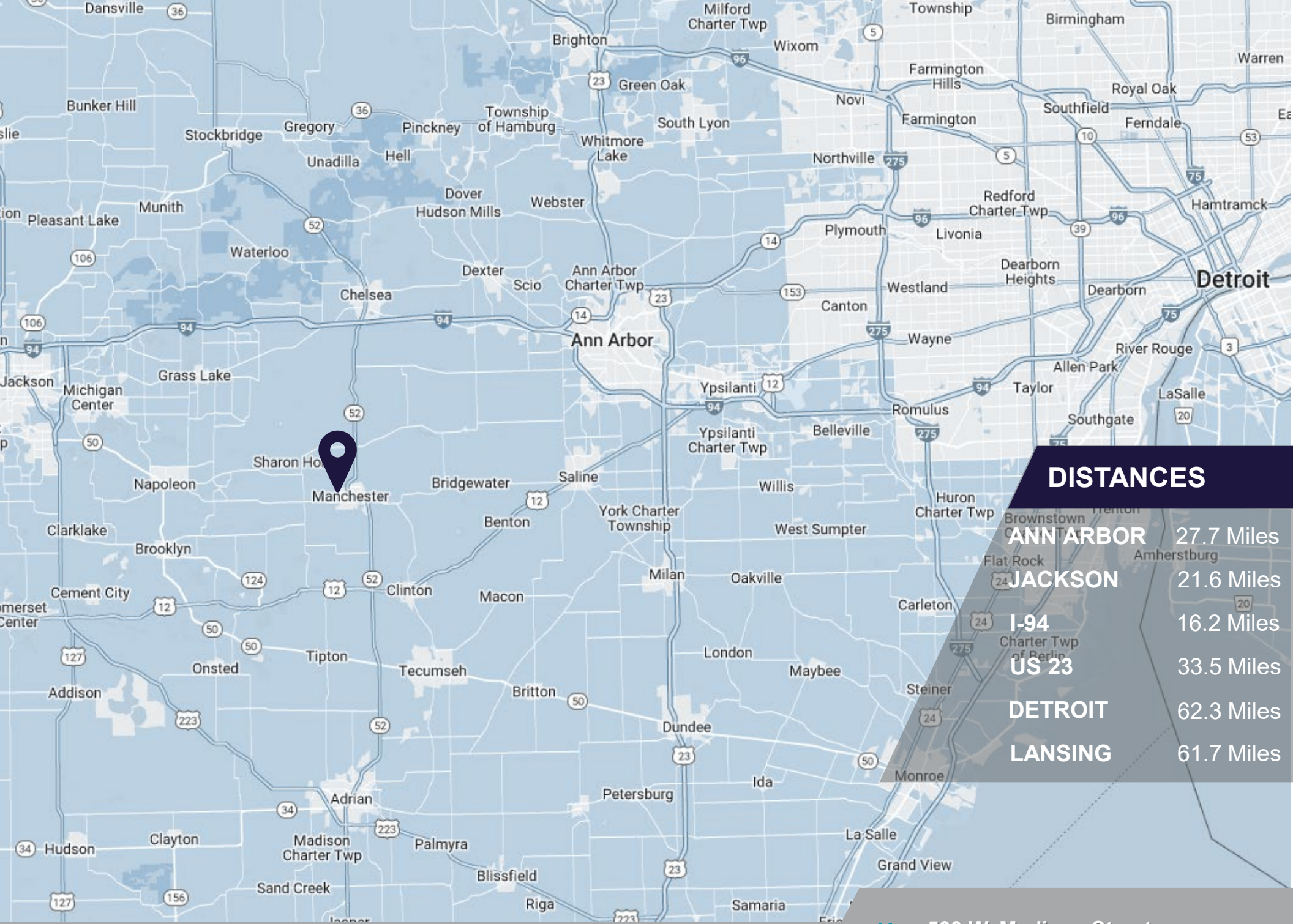
UNION ST

W MADISON ST

W MAIN ST



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**DISTANCES**

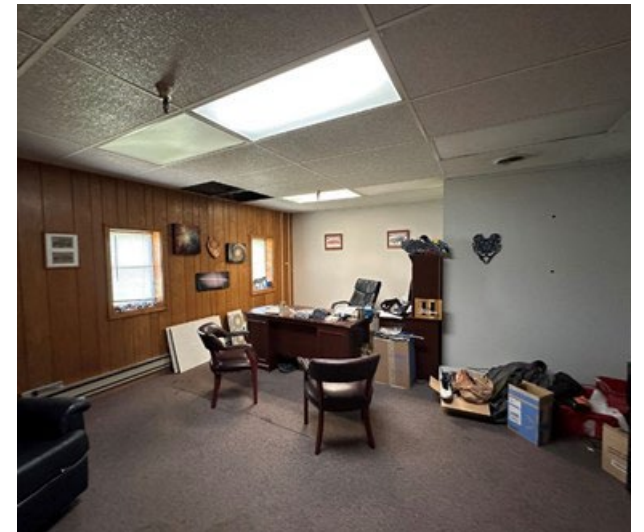
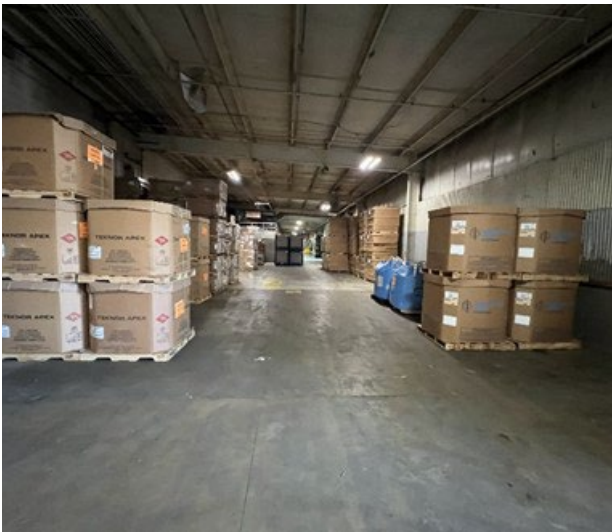
<b>ANN ARBOR</b>	27.7 Miles
<b>JACKSON</b>	21.6 Miles
<b>I-94</b>	16.2 Miles
<b>US 23</b>	33.5 Miles
<b>DETROIT</b>	62.3 Miles
<b>LANSING</b>	61.7 Miles

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# // GALLERY



# // GALLERY



# // DEMOGRAPHICS

## About Washtenaw County

Washtenaw County is located in southern/mid Michigan and is home to the University of Michigan. It is made up of 27 cities and townships across 722 square miles. Its population is approximately 372,258.

Manchester is located in south central Michigan, 35 miles north of the Ohio border.

## About Manchester



**Population**  
637,994



**Workforce**  
366,169



**Unemployment Rate**  
4.1%



**Universities, Community  
Colleges, and  
Trade schools**



**Starting Wage  
(General Manufacturing)**  
\$18.50/HR



**Median Home  
Value**  
\$164,500



**Average Household  
Income**  
\$80,000

Location	Miles from City of Manchester
Baker College of Coldwater	57
Spring Arbor University	30
Albion College	40
Hillsdale College	43
Michigan State University	61
Kalamazoo College	87
Western Michigan University	88
Olivet College	60
Adrian College	21
Sienna Heights University	19
Jackson College	22
University of Michigan	22
Eastern Michigan University	30



# // POTENTIAL INCENTIVES

## 1. Environmental Assessment Grants

- The Brownfield Redevelopment Authority (BRA) may provide funding for Phase I and Phase II environmental assessments, as well as a Baseline Environmental Assessment (BEA).
- These grants can be requested to support redevelopment efforts, particularly when there is an interested buyer or potential new investment in the property.
- The average grant amount through this program is between \$10,000 and \$13,000.
- More information: <https://www.washtenaw.org/2830/Environmental-Assessment-Grants>

## 2. PA 198 Industrial Facilities TAX (IFT) Exemption

- This incentive offers a property tax exemption for improvements to obsolete industrial properties, freezing the tax rate at the pre-improvement value.
- It provides a 100% exemption on property tax for improvements made to buildings or machinery. Eligible uses include industrial activities, advanced computing, biotechnology, advanced materials, and other technology-based activities.
- The decision to grant this exemption is made by the local government and affirmed at the State level.  
More information: <https://annarborusa.org/news/michigans-industrial-facilities-exemption/>

### Ann Arbor Spark Contact

Phil Santer

[phil@annarborusa.org](mailto:phil@annarborusa.org)

+1 734 679 7189

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## // CONTACT

CRAIG HERSCHEL, SIOR

Director

+1 734 492 0089

[craig.herschel@cushwake.com](mailto:craig.herschel@cushwake.com)

KYLE PASSAGE

Senior Associate

+1 248 358 6113

[Kyle.passage@cushwake.com](mailto:Kyle.passage@cushwake.com)



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