



## 1492 Grand River Avenue

Williamston, Michigan 48895

### Property Highlights

- Versatile spaces for Industrial / Warehouse/Distribution needs and various business operations.
- Clear heights are 12'6" below crane rails, 16' at next low point and up to 21' elsewhere.
- Ample parking and vacant lot behind building suitable for storage.
- State-of-the-art infrastructure for efficiency and convenience.
- Strategic location with easy access to major transportation routes.

### Offering Summary

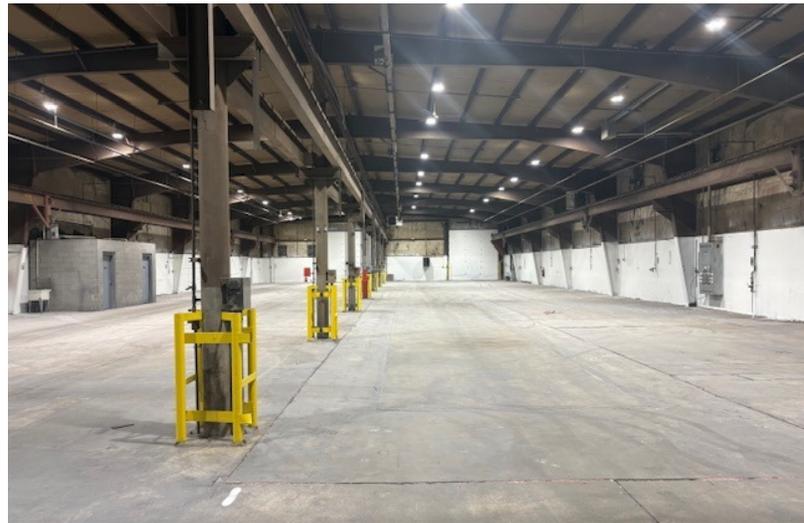
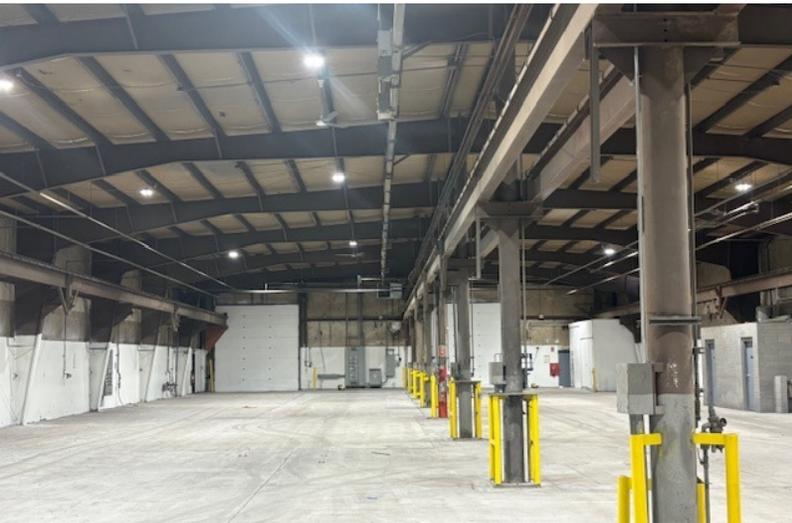
Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	16,450 SF
Available SF:	16,450 SF
Lot Size:	6.44 Acres

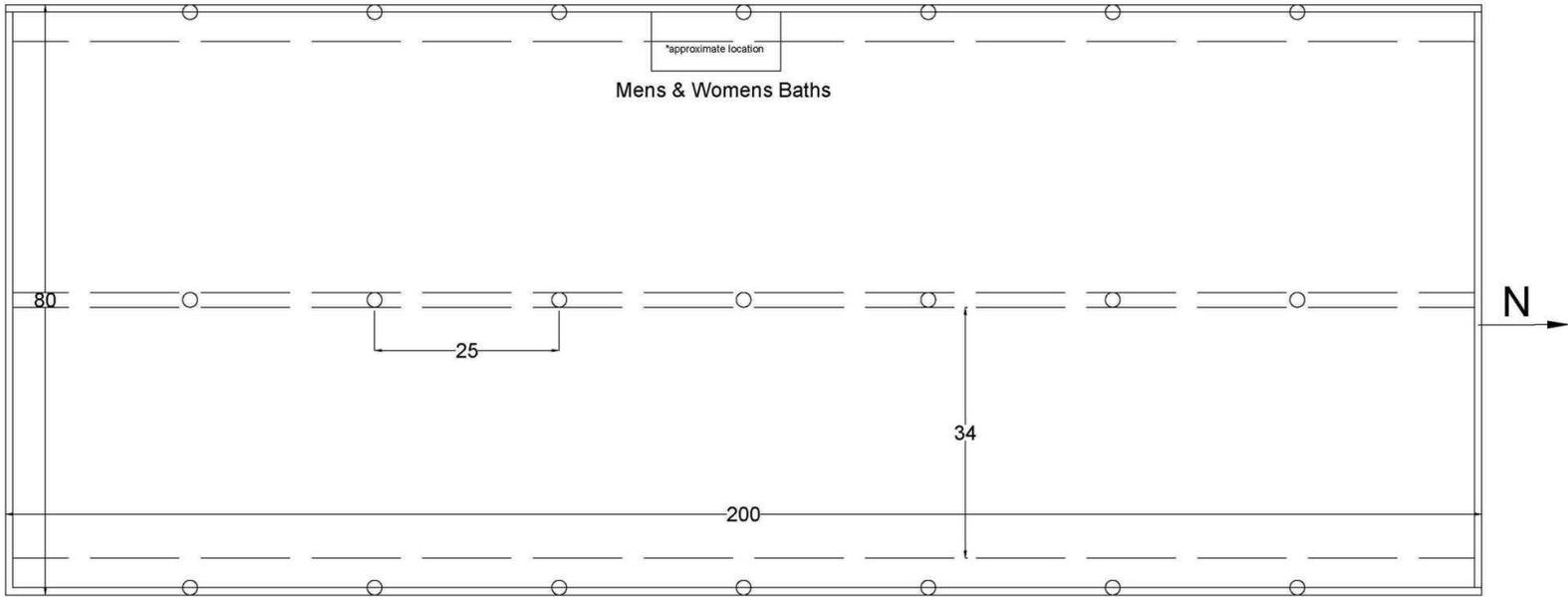
### For More Information



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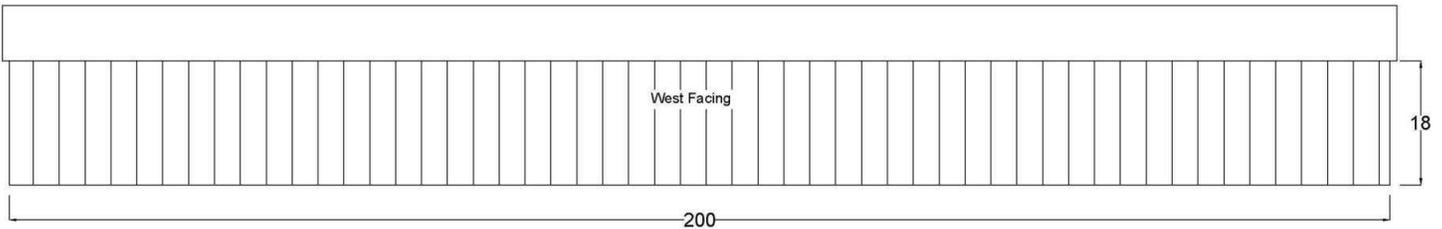
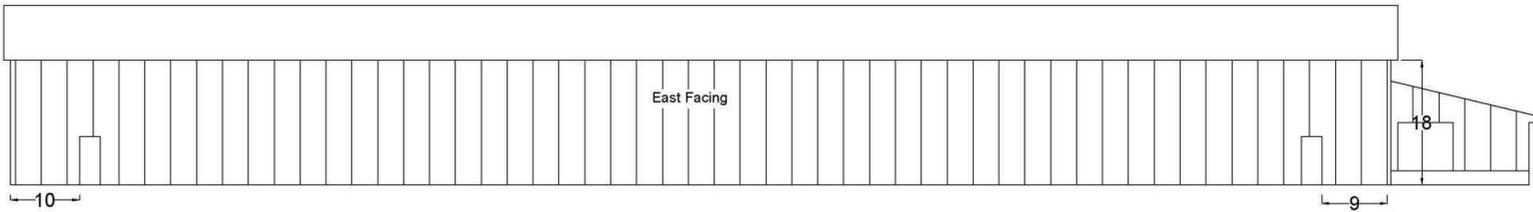
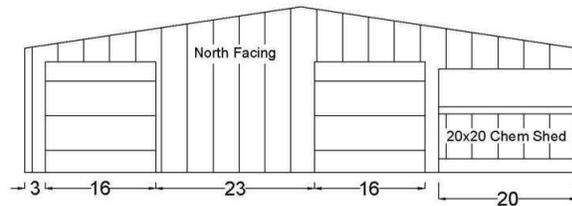
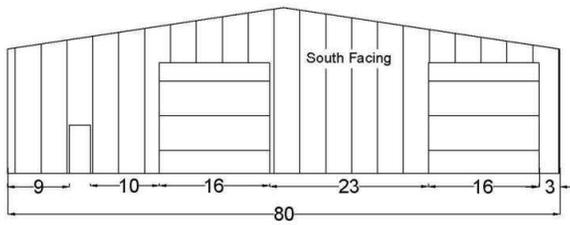




Crane Rails are approx 34' On Center  
Running the entire length N to S

Clear heights are 12'6" below crane  
rails, 16' at next low point and up to  
>21' elsewhere

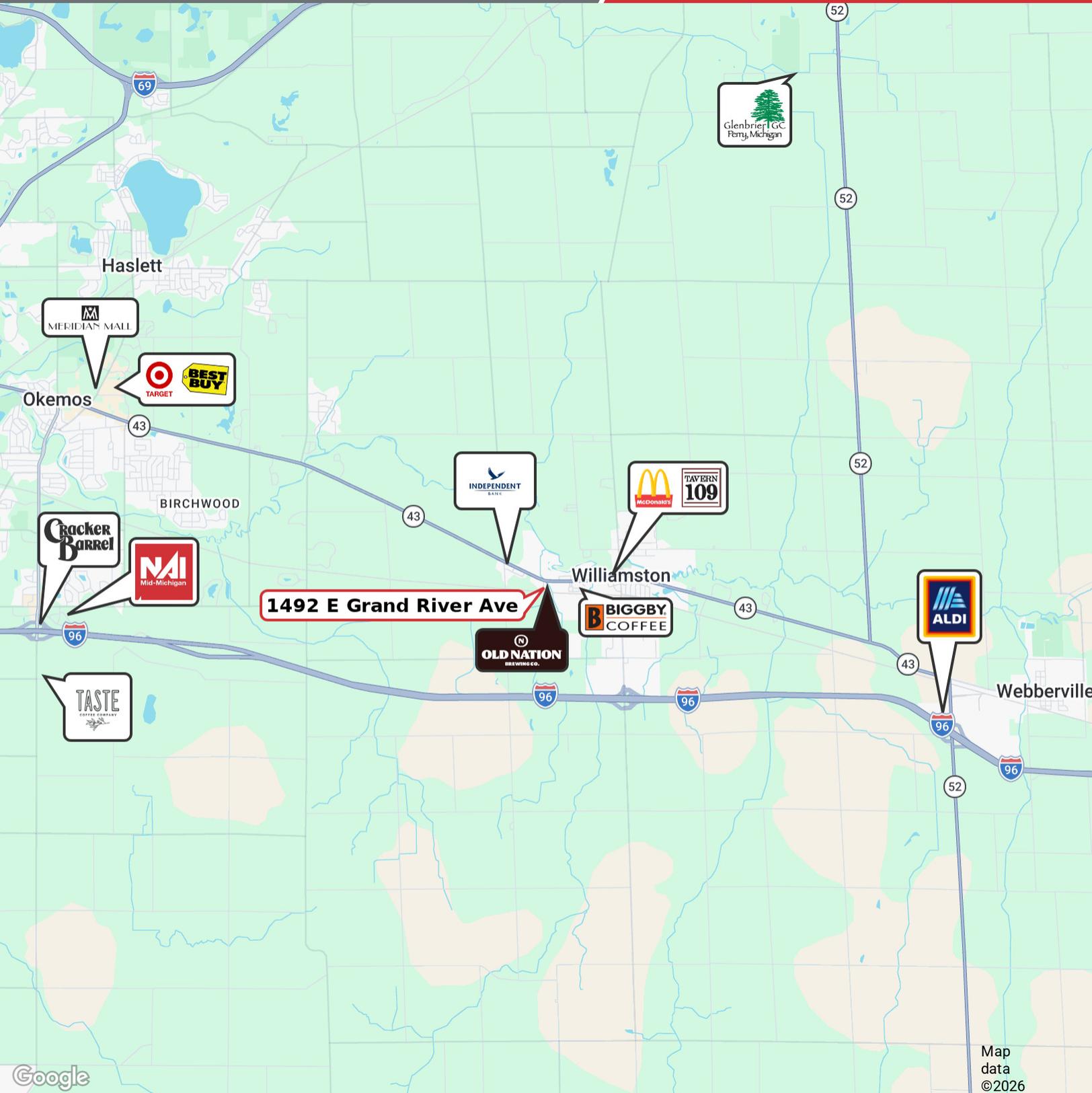
Center posts and beams are 25' on  
center





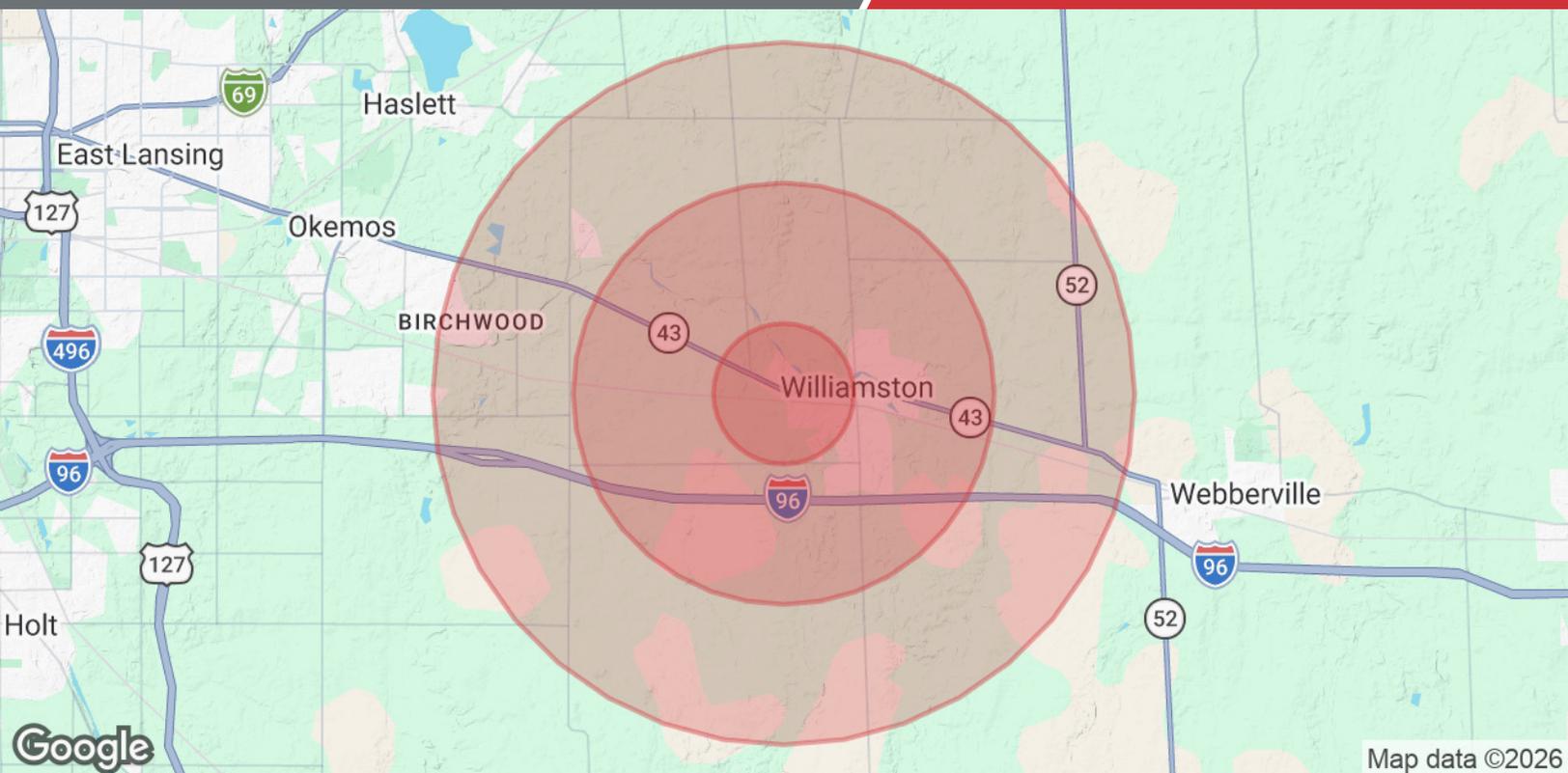
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,896	7,850	13,115
Average Age	40	42	43
Average Age (Male)	39	41	42
Average Age (Female)	41	43	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	806	3,156	5,099
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$122,477	\$134,648	\$144,261
Average House Value	\$285,372	\$329,649	\$350,720

Demographics data derived from AlphaMap