

# FORMER GROW BUILDING FOR SALE

7200 Old Pipestone Rd. | Eau Claire, MI 49111



## Adaptable Warehouse Facility for Sale

**Building Size:** 15,820 SF  
**Land:** 2.5 Acre  
**Zoning:** Industrial  
**Clearance:** 12' to 20'  
**List Price:** \$675,000

[VIEW PROPERTY ONLINE](#)

### Details:

This industrial building, located in the heart of Michigan's Fruit Belt in Eau Claire, offers an excellent opportunity for your next business venture or operational needs. Strategically situated with easy access to the US-31 Bypass and Interstate-94, it's perfect for companies looking for proximity to major transportation routes. Previously used for a cannabis grow operation, but can easily be used for other industrial purposes. Its prime location in a thriving agricultural region adds further value, making it an excellent choice for businesses looking to capitalize on both logistics and local industry.



# NAI Cressy

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Broker

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# EXTERIOR PHOTOS

# FORMER GROW BUILDING FOR SALE

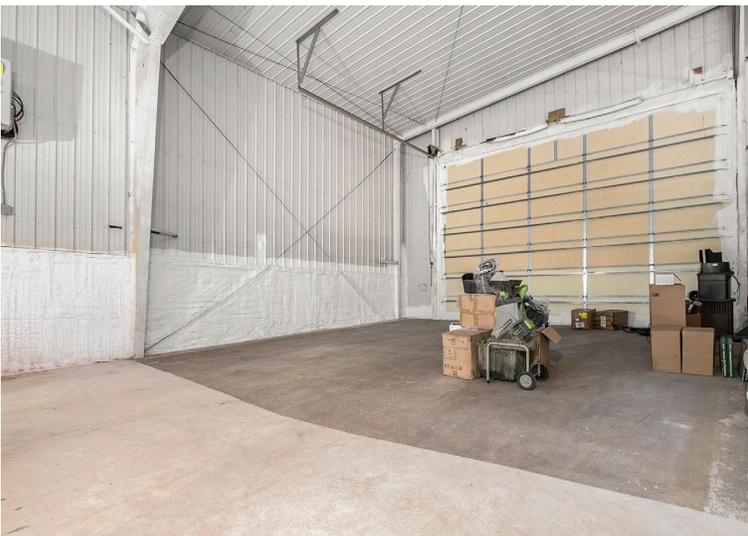
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# INTERIOR PHOTOS

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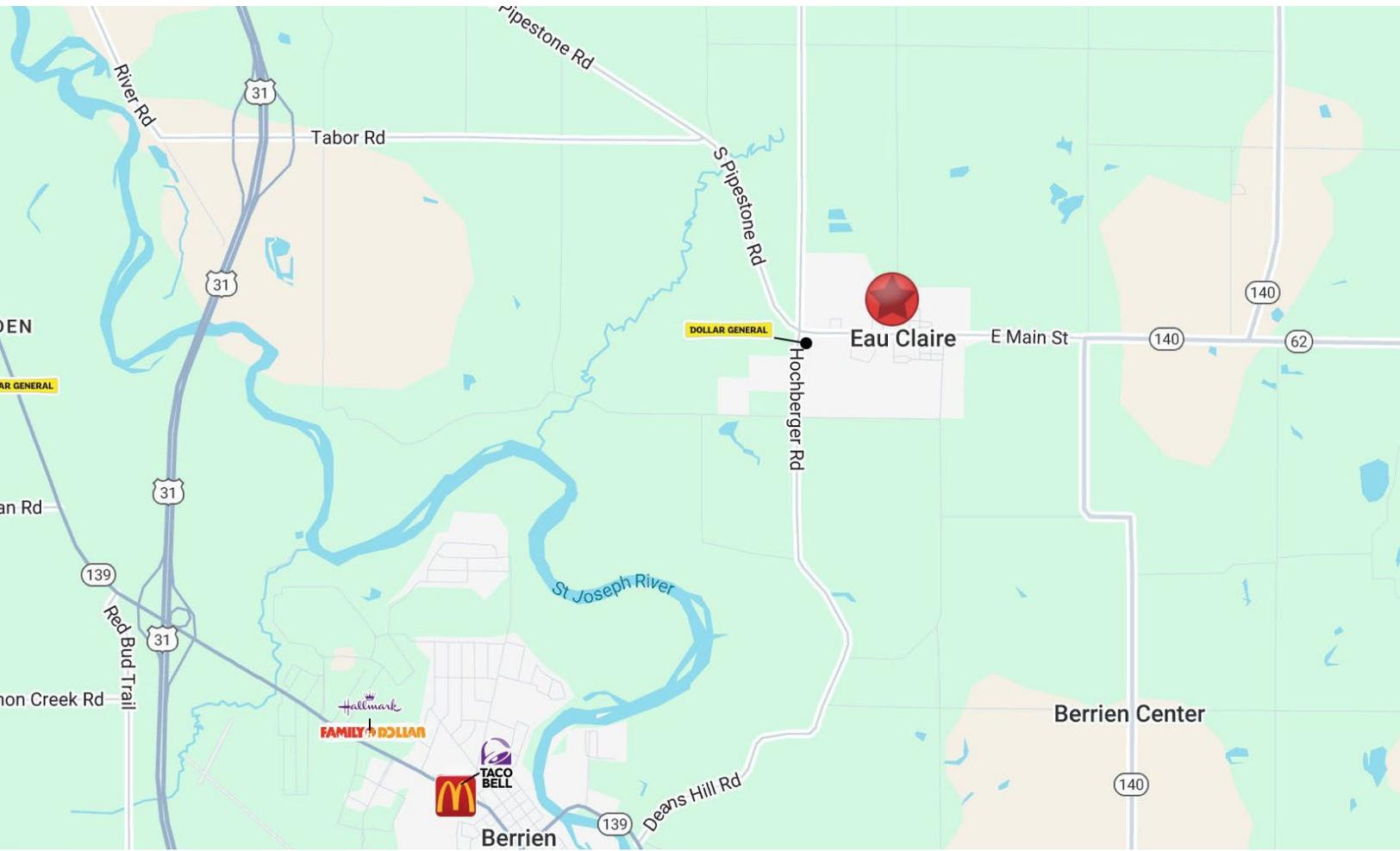




# LOCATION OVERVIEW

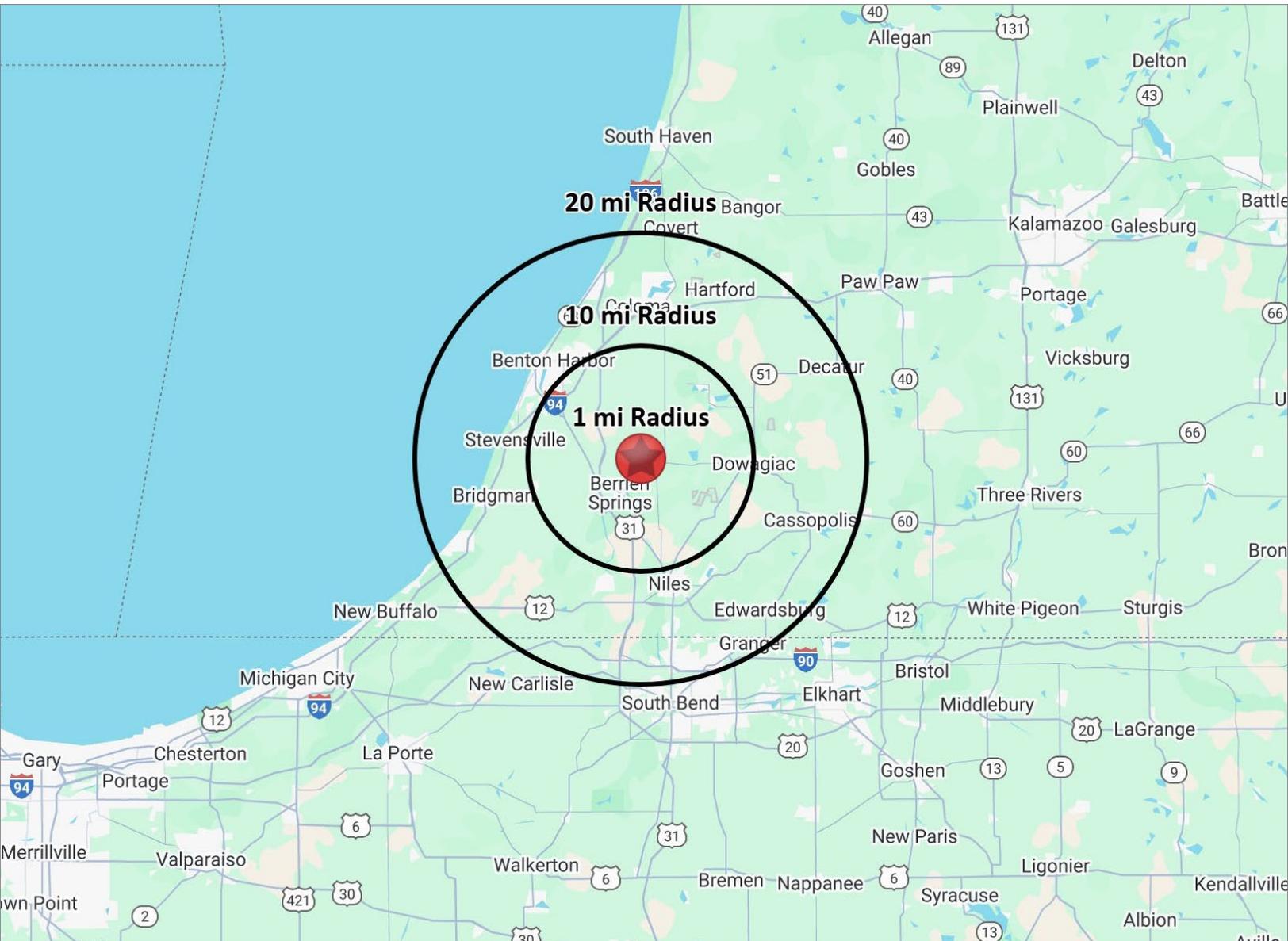
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Eau Claire, MI, is a small community conveniently located near major transportation routes, making it easily accessible for both residents and travelers. Situated close to the US-31 Bypass and Interstate-94, the area provides excellent connectivity to nearby cities and regions. This strategic location offers quick access to both local amenities and the broader region, making it a prime spot for those seeking a balance between rural living and proximity to urban centers. Whether for commuting, business, or leisure, Eau Claire's positioning along these highways makes it an ideal place to call home or stop through.





## POPULATION



## NUMBER OF HOUSEHOLDS



## AVERAGE HOUSEHOLD INCOME



## MEDIAN HOME VALUE

1 MILE	707
10 MILE	48,996
20 MILE	264,726

1 MILE	209
10 MILE	14,527
20 MILE	76,705

1 MILE	\$75,783
10 MILE	\$96,650
20 MILE	\$100,740

1 MILE	\$186,065
10 MILE	\$228,034
20 MILE	\$222,273