

INDUSTRIAL BUILDING FOR LEASE

7200 Linn St. | Eau Claire, MI 49111



Well-Maintained Industrial Building with Low Operational Costs

Building Size:	12,500 SF
Land:	2.82 Acre
Zoning:	Agricultural/Residential
Lighting:	LED Lighting
Clearance:	20'
OH Doors:	2 Grade Level Overhead Doors
Lease Rate:	\$4.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)



Details:

This well-maintained 12,500 SF industrial building sits on 2.82 acres with excellent visibility just off M-62 and E. Main in Eau Claire, Michigan. Conveniently located near US-31, I-94, and the Indiana state line, the property offers exceptional accessibility for distribution. The facility features durable 6" concrete floors, 20' clear ceiling height, LED lighting, and two grade-level overhead doors (14' x 14 and 10' x 10'). Utilities include natural gas, 220 electric service (with 3-phase available at the street), a 4" well, air compressor, air conditioned office, and restroom. The roof was upgraded with a new membrane 10 years ago and includes skylights with operable panels and two roof drains. Low operating costs!

Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Michigan.



NAI Cressy

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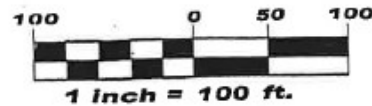


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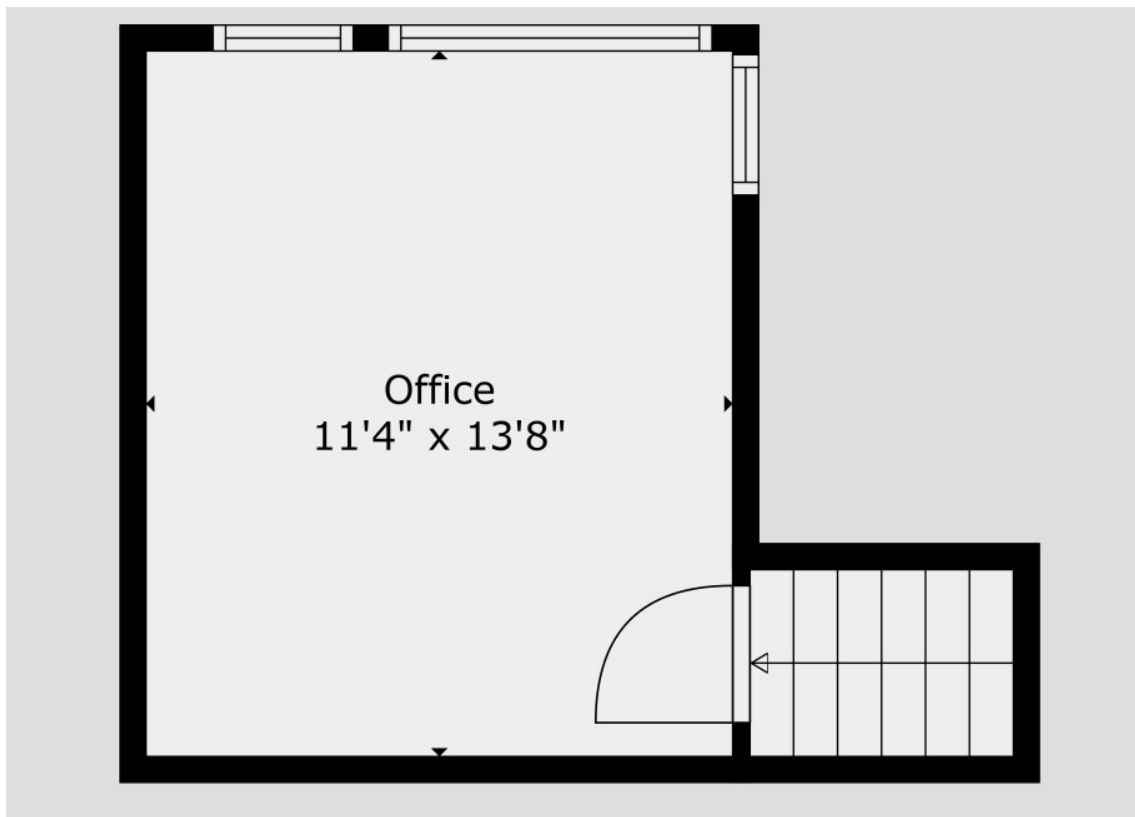
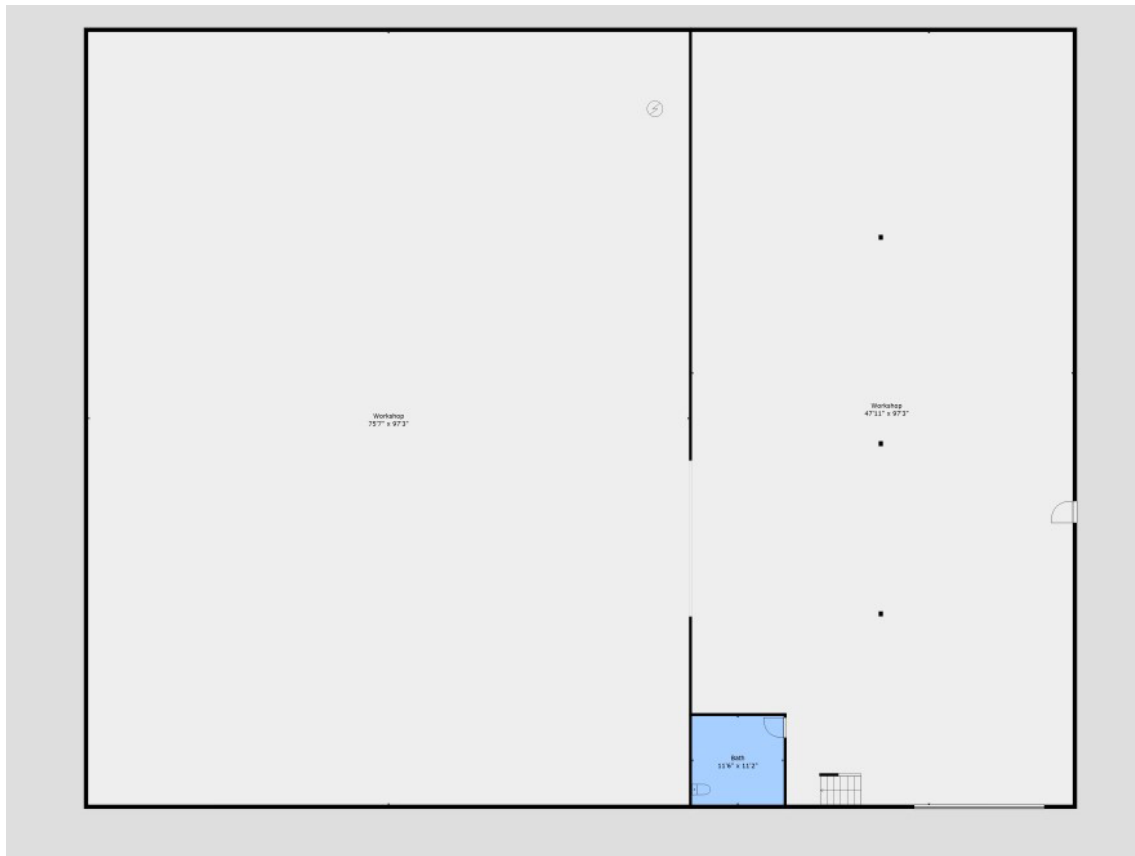
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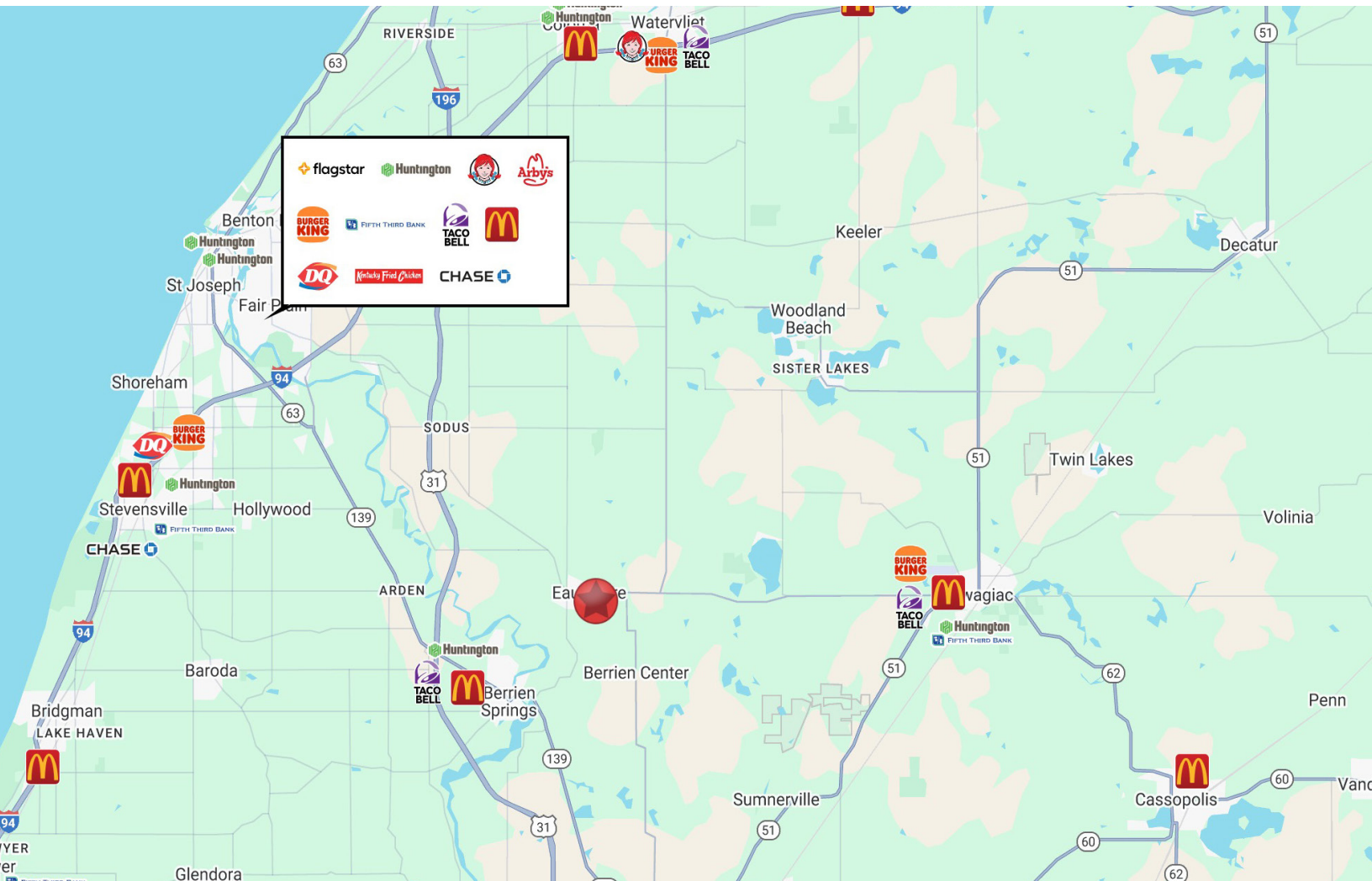
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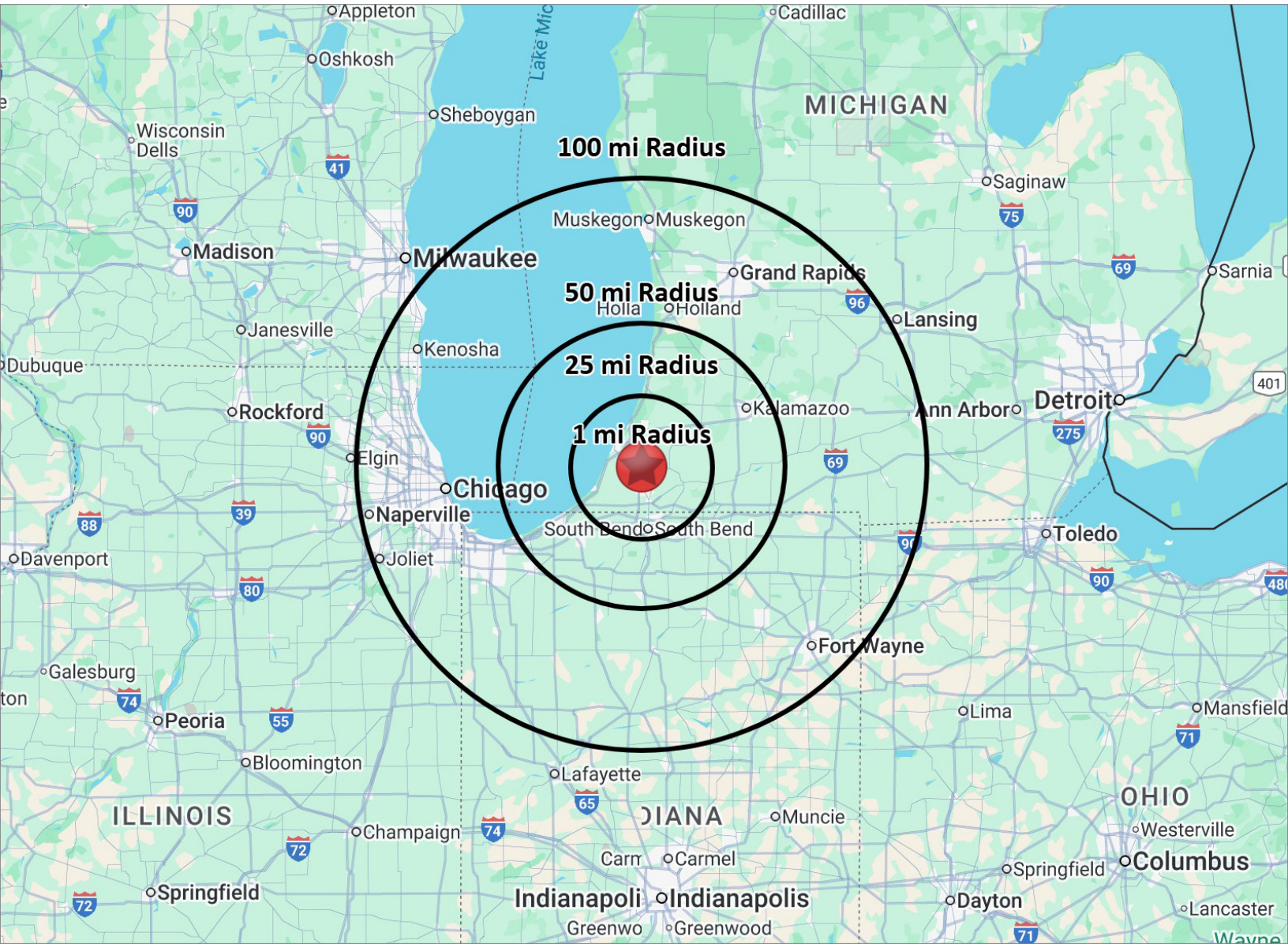
LOCATION OVERVIEW

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Located within 4 miles of US-31 and M-139 with easy access to I-94, the Indiana state line and the 80/90 Toll Road.



DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	28 MILES
GRAND RAPIDS, MI	91 MILES
CHICAGO, IL	99 MILES
FORT WAYNE, IN	116 MILES
INDIANAPOLIS, IN	175 MILES

TOLEDO, OH	177 MILES
DETROIT, MI	191 MILES
MILWAUKEE, WI	199 MILES
PITTSBURGH, PA	394 MILES
NASHVILLE, TN	455 MILES