

# 39,780 SF INDUSTRIAL / FLEX



## FOR SALE / LEASE



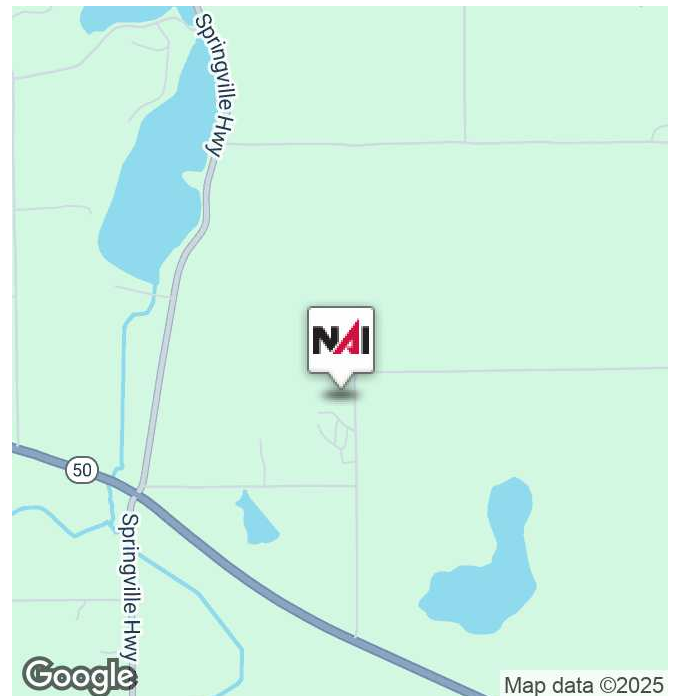
### RARE OPPORTUNITY IN MICHIGAN'S FAMOUSLY SCENIC IRISH HILLS!

## 10464 Bryan Highway

Onsted, Michigan 49265

### Property Highlights

- 39,780 Industrial / Flex Property
- Three beautiful and well-maintained buildings: Building 1 - 19,457 SF, Building 2 - 15,523 SF, Building 3 - 4,800 SF
- Gorgeous nature setting on 8.62 Acres
- Truck dock and grade loading in all buildings
- Numerous upgrades and extremely clean facilities
- Flexible zoning: AG-1 Agricultural
- Outside storage permitted
- Ample room for building expansion / additional development
- Utilities: Consumers (electric & natural gas), water is well & septic
- Lease Rate: \$4.50/SF NNN
- Sale Price: Contact Listing Agents



**NAI Farbman**

Commercial Real Estate Services, Worldwide.

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Sale Price	<b>CONTACT LISTING AGENT(S)</b>
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Lease Rate	<b>CONTACT LISTING AGENT(S)</b>
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### PROPERTY INFORMATION

Zoning	AG-1 Agricultural
Lot Size	8.62 Acres
APN #	CA0-114-3350-00
Utilities	Consumers (Electric & Natural Gas)

### REAL ESTATE TAXES

Winter 2022	\$17,797.71
Summer 2022	\$6,019.05

### OPERATING EXPENSES

CAM	\$0.30/SF
TAXES	\$0.59/SF
INSURANCE	\$0.42/SF
<b>TOTAL:</b>	<b>\$1.31/SF</b>

### LOCATION INFORMATION

Street Address	10464 Bryan Highway
City, State, Zip	Onsted, MI 49265
County	Lenawee

### BUILDING INFORMATION

Building Size	39,780 SF
Building 1:	19,457 SF
Building 2:	15,523 SF
Building 3:	4,800 SF



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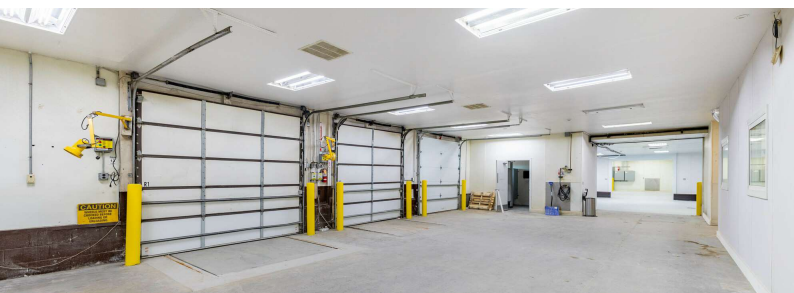
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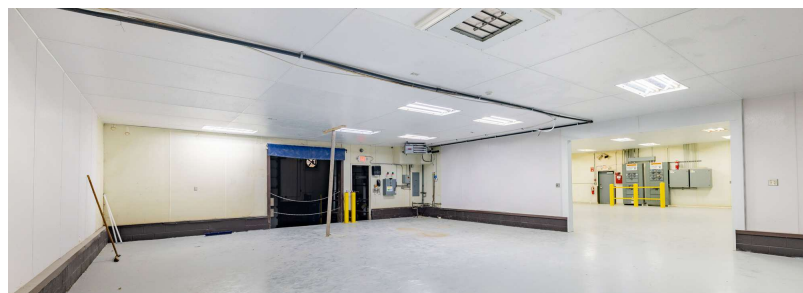
Interior Office Building 1



Interior Office Building 1



Interior Warehouse Building 1



Interior Warehouse Building 1



Interior Building 1



Interior Warehouse Building 1



Interior Warehouse Building 2



Interior Warehouse Building 2

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### EQUIPMENT LIST

EQUIPMENT	MAKE	MODEL	SPECS
BOILER #1	RAYPAK	H8-1259B	1,260,000 BTU; WATER TUBE; 2017
BOILER #2	RAYPAK	H1-1223C	1,222,500 BTU; WATER; 2019
BOILER #3	WEIL-MCLAIN	CGA8PLDN	245,000 BTU; CAST; 2012
AIR COMPRESSOR	QUINCY	QGD-25	125 PSI 109.8 CFM
BACK-UP AIR COMPRESSOR	QUINCY	QT-15	175 PSI 51 CFM (125 PSI 30-40 CFM)
WATER SOFTNER	CULLIGAN	HIGH EFFICIENCY 1.5 TWIN	HET-120 (30"X50" BRINE SYSTEM)
TEMPERING ROOM HEATER 1	MODINE	PDP250AE013	250,000 BTU
TEMPERING ROOM HEATER 2	MODINE	PDP250AE013	250,000 BTU
TEMPERING ROOM HEATER 3	ARMSTRONG	N/A	230,000 BTU
AIR DRYER	SPEED AIRE	435Y08	30HP 125 CFM



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### BUILDING 1

TOTAL SF	19,457 SF
OFFICE SPACE	3,360 SF
PLANT/WAREHOUSE	16,097 SF
CONSTRUCTION	Wood Frame with Metal Exterior
FLOORS	6" (per owner) New epoxy and urethane coating applied to the floor that provides additional reinforcement
ROOF	Asphalt Shingle
CEILING HEIGHT	11'
DOCKS	5
GRADE DOORS	One (10'x14')
COLUMN SPACING	Clear Span
BUSS DUCT	No
POWER	TBD
HVAC	100%
RESTROOMS	Two sets of men/women restrooms located in office and production area
WATER/ SEWER	Well & Septic
SPRINKLERS	None
AIR LINES	Yes (only in building 1)
FLOOR DRAINS	Yes - Some drain to septic field other drain to holding tank
BREAK ROOM	Yes - 13'x49' (only office and breakroom have AC)
LIGHTING	LED (updated within last 5 years)
MISCELLANEOUS	<ul style="list-style-type: none"><li>• Building has recently been renovated</li><li>• Two (2) Quincy air compressors</li><li>• Exhaust fans throughout</li><li>• See equipment list for additional items</li></ul>



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### BUILDING 2

TOTAL SF	15,523 SF
OFFICE SPACE	None
PLANT/WAREHOUSE	15,523 SF
CONSTRUCTION	Pre-Engineered Steel. Building was constructed in 1996 with lower addition in 1998
FLOORS	6" (per owner)
ROOF	Standing Seam Metal
CEILING HEIGHT	15'-22'
DOCKS	4 Docks + Exterior Platform in Rear
GRADE DOORS	One (14'x14') One (10'x10')
COLUMN SPACING	Clear Span
BUSS DUCT	No
POWER	TBD
HVAC	Gas unit heaters throughout that are fed by boiler
WATER/ SEWER	Well & Septic
SPRINKLERS	None
RESTROOMS	1 Men / 1 Women
LIGHTING	LED (updated within last 5 years)
MISCELLANEOUS	<ul style="list-style-type: none"><li>• Warehouse building with three sections</li><li>• Largest section is clear span with four docks (one is not used)</li><li>• Rear platform also provides dock loading</li></ul>



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### BUILDING 3

TOTAL SF	4,800 SF
OFFICE SPACE	169 SF (single office)
PLANT/WAREHOUSE	4,631 SF
CONSTRUCTION	Wood Frame with Metal Exterior
FLOORS	6" (per owner)
ROOF	Asphalt Shingle
CEILING HEIGHT	15'5"
DOCKS	1
GRADE DOORS	Three (12'x14') One (10'x10)(ramped)
COLUMN SPACING	Clear Span
BUSS DUCT	No
POWER	TBD
HVAC	GFA suspended unit heaters
WATER/ SEWER	Well & Septic
SPRINKLERS	None
RESTROOMS	No (building does have plumbing)
LIGHTING	LED (updated within last 5 years)
MISCELLANEOUS	<ul style="list-style-type: none"><li>• Maintenance with dock and grade loading</li><li>• Small mezzanine office</li></ul>



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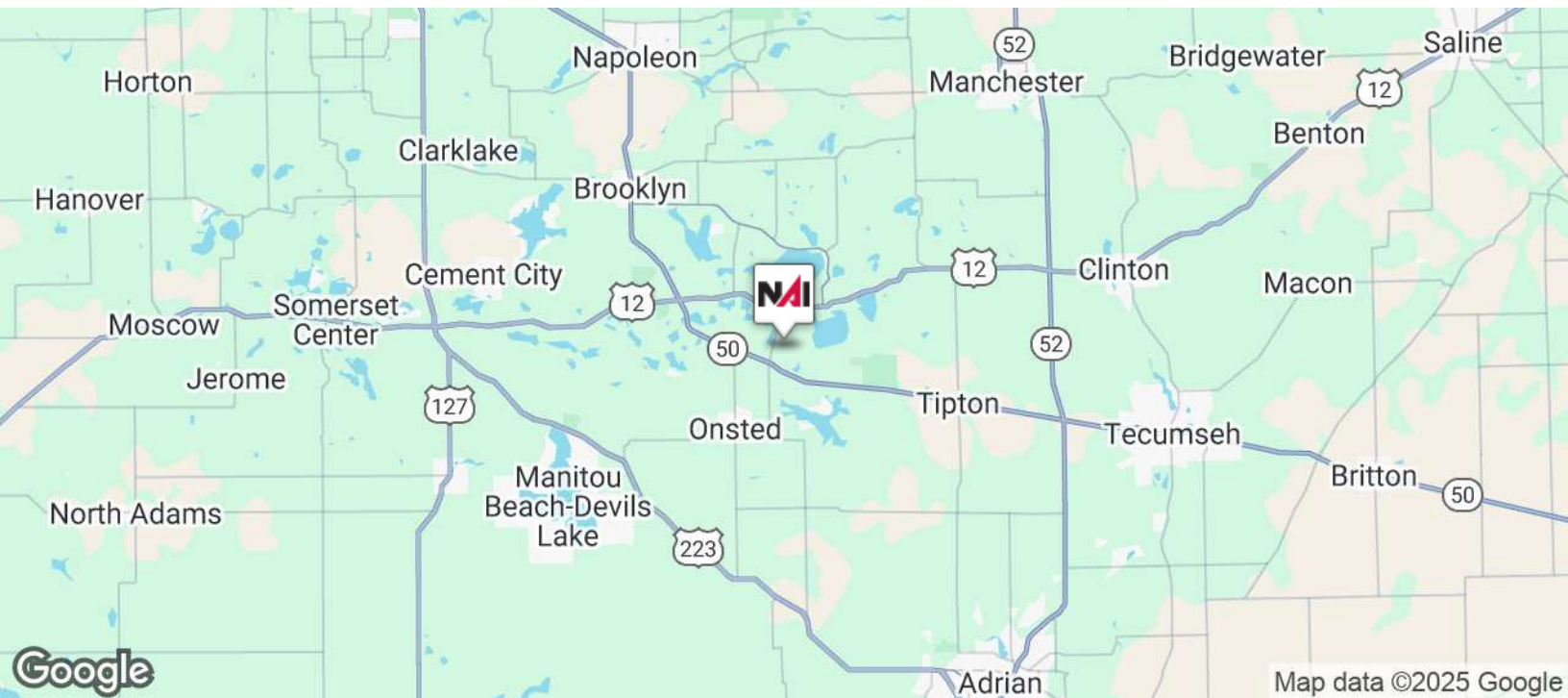
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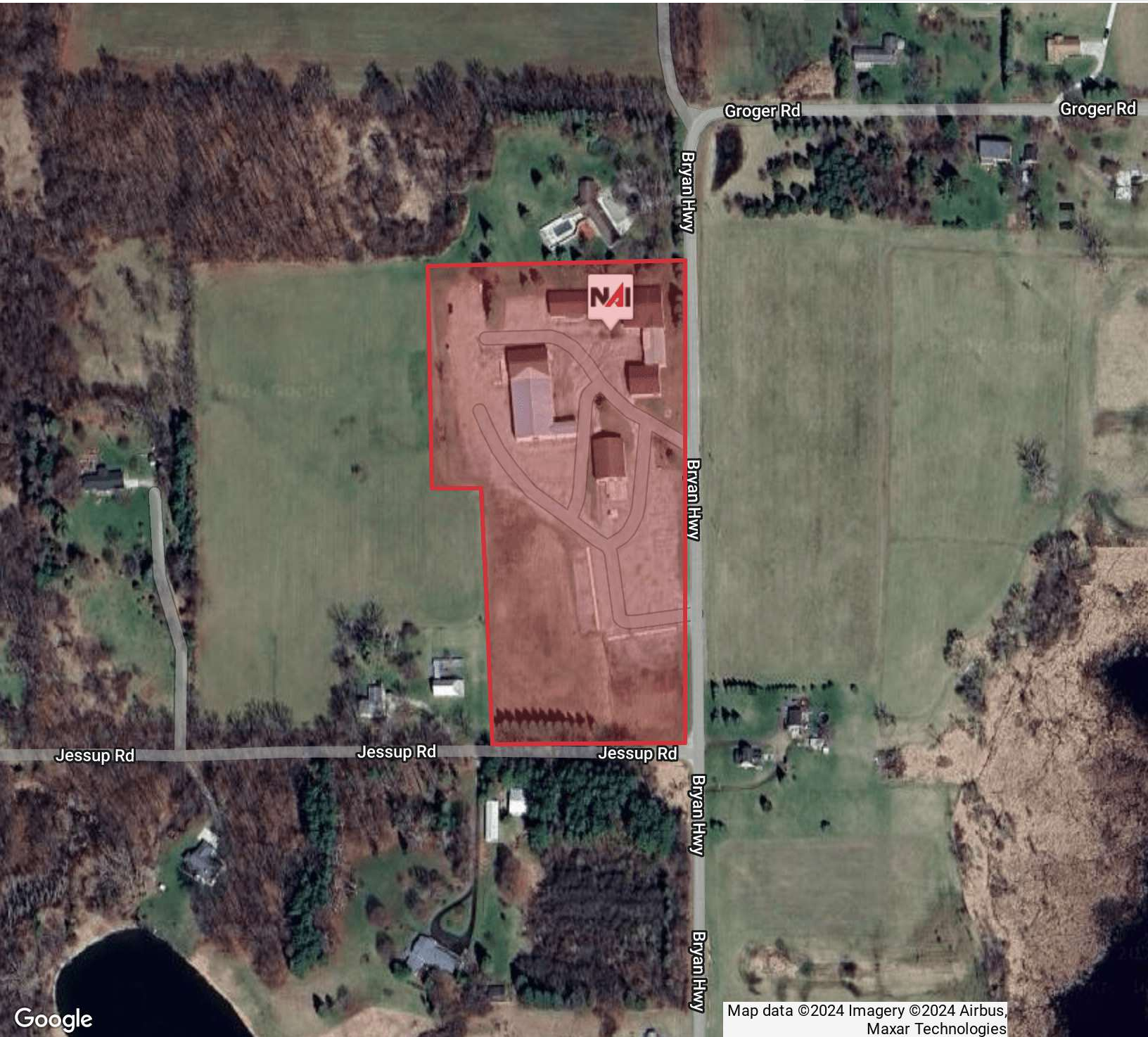
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Jessup Rd

Jessup Rd

Jessup Rd

Groger Rd

Groger Rd

Bryan Hwy

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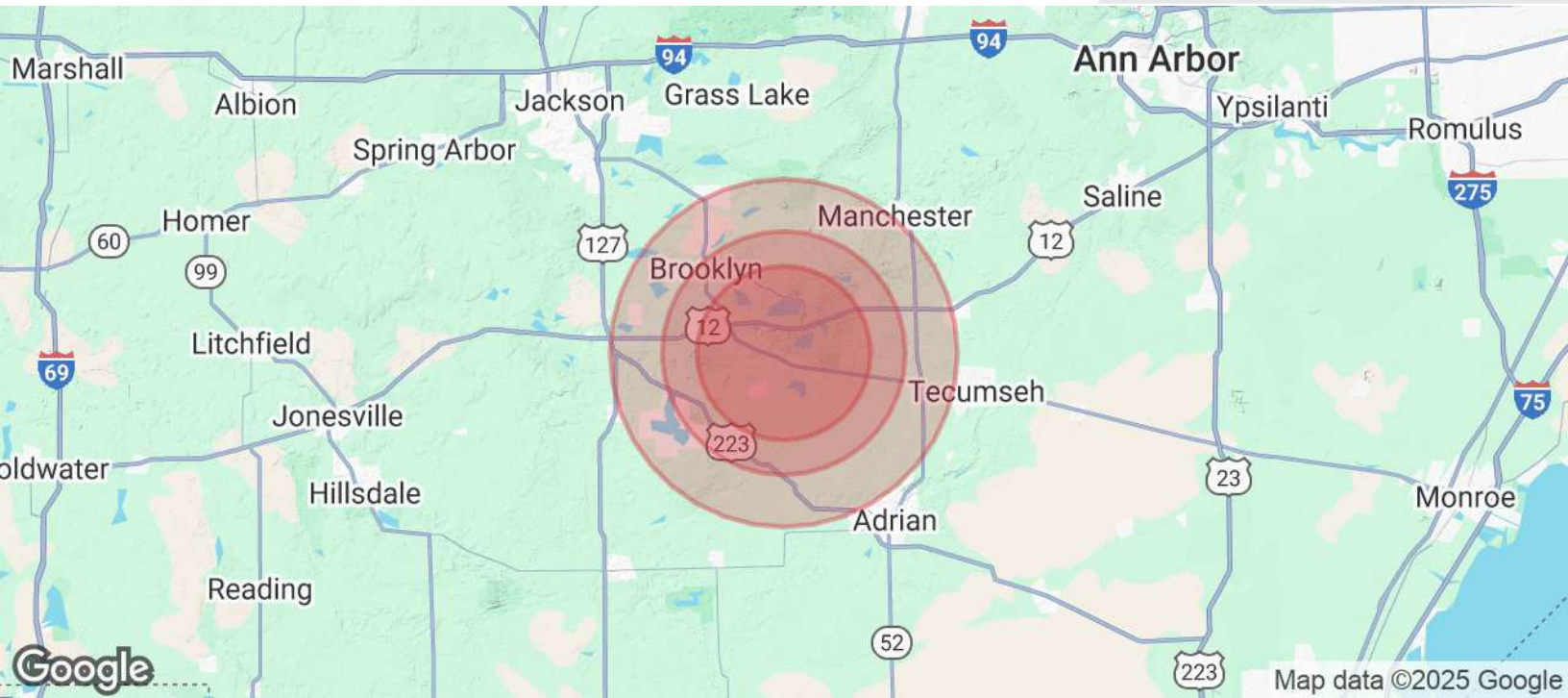
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POPULATION	5 MILES	7 MILES	10 MILES
Total Population	9,812	15,544	47,804
Average Age	48	47	45
Average Age (Male)	47	46	44
Average Age (Female)	48	47	46
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	4,193	6,546	19,318
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$102,031	\$100,340	\$95,216
Average House Value	\$328,920	\$326,866	\$293,870

Demographics data derived from AlphaMap



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