

201

S. DELANEY ROAD

OWOSSO, MI

PRICE REDUCED

FOR LEASE or
FOR SALE

84,664 SF

 CUSHMAN &
WAKEFIELD

// PROPERTY DETAILS

Building Size:	84,664 SF
Office Size:	17,735 SF (two story with elevator)
Site Area:	21.93 Acres
Year Built:	1957
Parcel ID:	006-23-100-012
Clear Height:	18' (20' to deck)
Loading Docks	Two (2) with dock levelers
Drive-Ins:	(3) – 12'x14' and (1) – 8'x8'
Column Spacing:	50' & 40'
Auto Parking:	Large unstriped parking lot
Construction:	Insulated steel panel
Roof:	Rubber EPDM
Floor Thickness:	6" reinforced plus
Power:	Primary heavy power
Sprinkler:	Ordinary hazard
HVAC:	Heated warehouse; full HVAC in office
Air Lines:	Yes
Natural Gas:	Yes
Water/Sewer:	Municipal
Lighting:	LED
Zoning:	M-2: General Manufacturing (Owosso Twp)
Asking Price:	\$3,400,000 (\$40.00/SF)
Lease Rate:	\$4.75/SF NNN
2025 Taxes:	\$29,115.00 (\$0.34/SF)



CRANES

- One (1) 5-ton with 50' bay
- One (1) 1-ton JIB



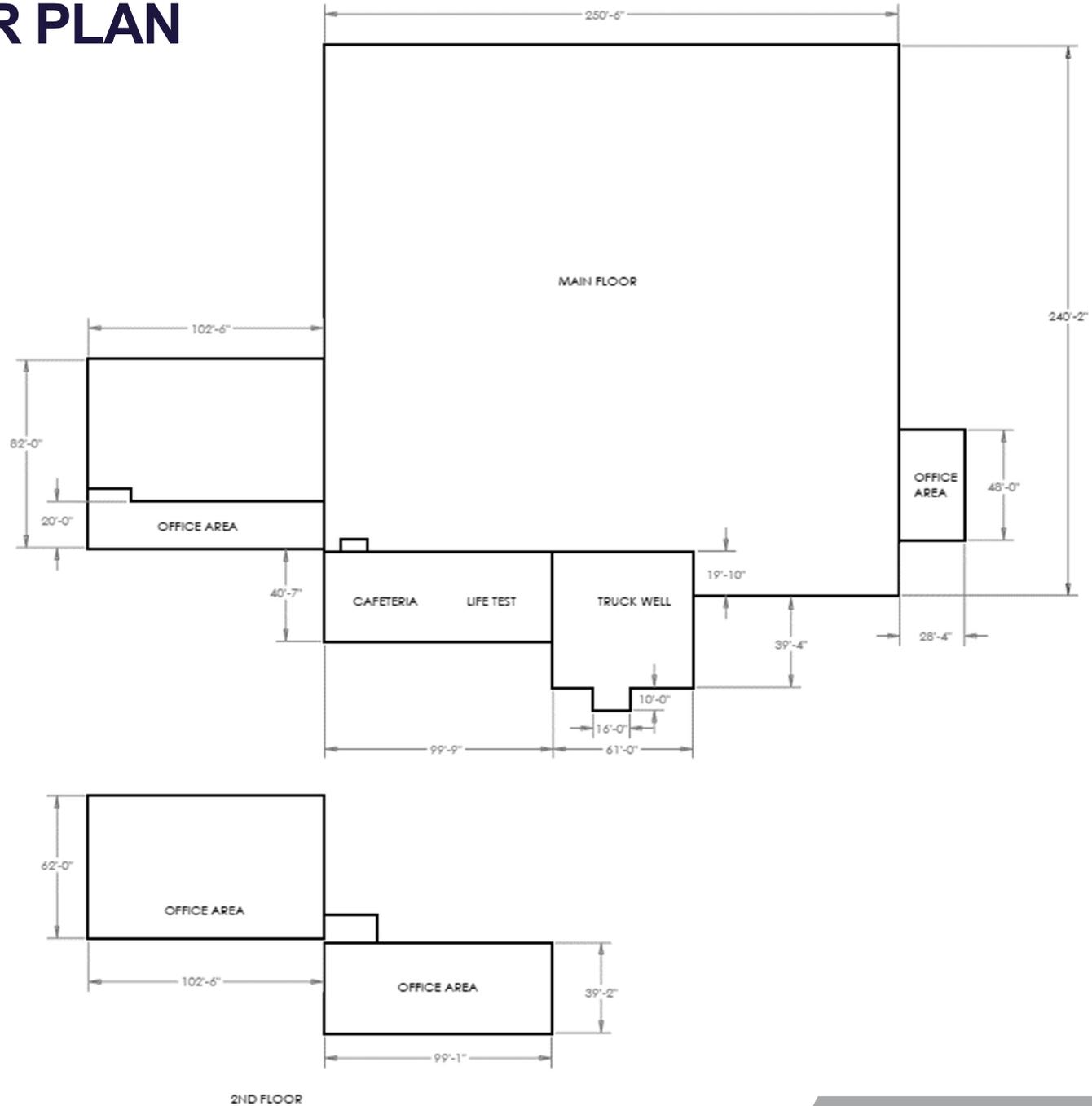
MISCELLANEOUS

- Outdoor storage available with special use permit
- Room for expansion
- Air makeup system in warehouse
- Trailer parking available
- Proposed rail access available



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// FLOOR PLAN

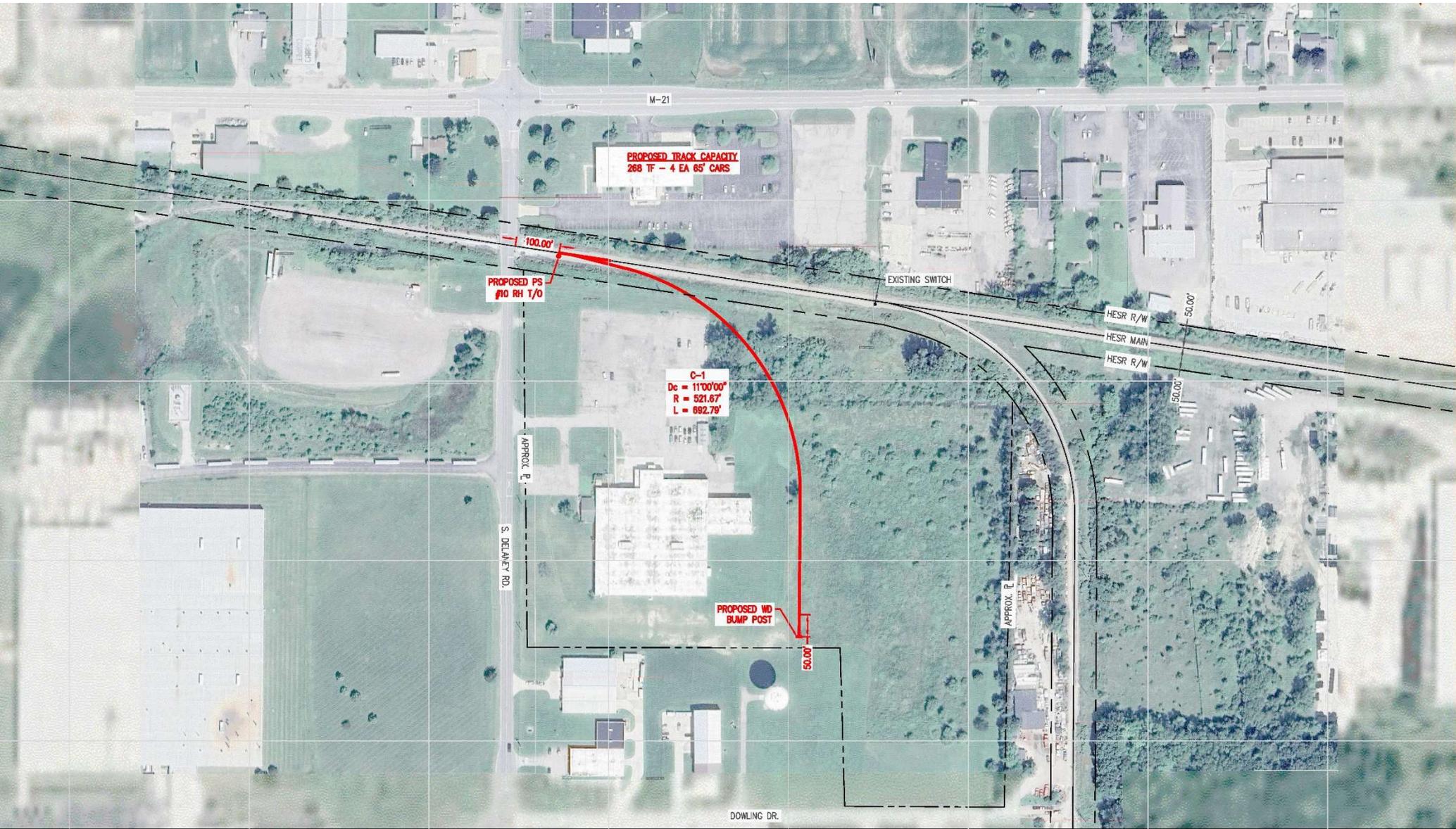


// AERIAL



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// PROPOSED RAIL PLAN



CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE

REVISIONS

OPERATIONS &
ENGINEERING APPROVAL
PENDING



GENESEE & WYOMING
INDUSTRIAL DEVELOPMENT



HESR - HURON & EASTERN
RAILWAY

— EXISTING TRACK
— PROPOSED TRACK

Cushman Wakefield
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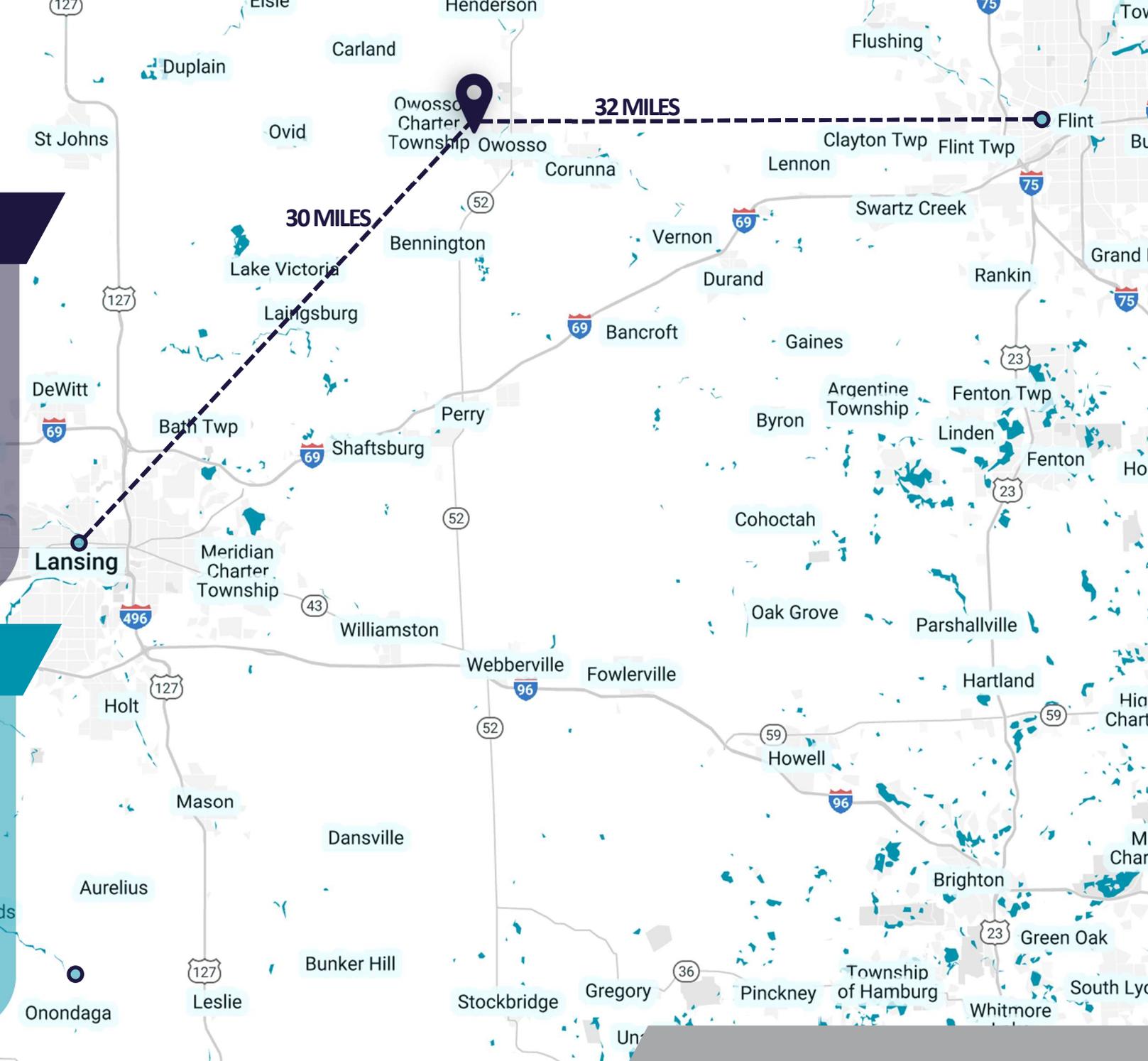
// MAP

LANSING DEMOGRAPHICS

Population	112,986
Median Household Income	\$50,747
Manufacturing Labor Force	27,615 employees
Starting Wage (manufacturing)	\$23.87/hr
Unemployment Rate	4.90%
Median Age	33

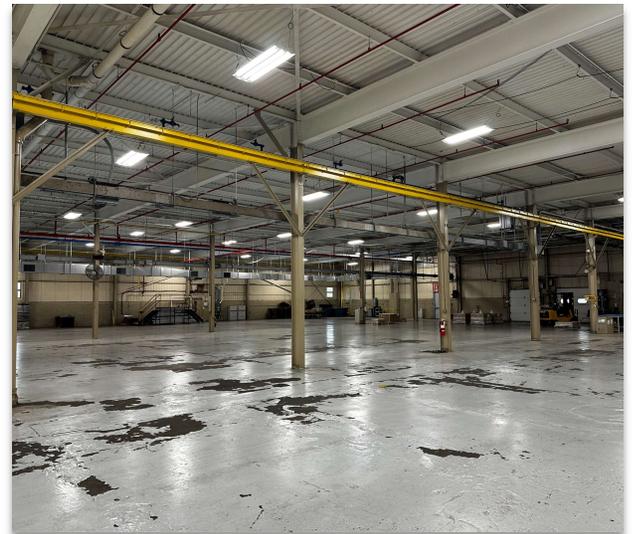
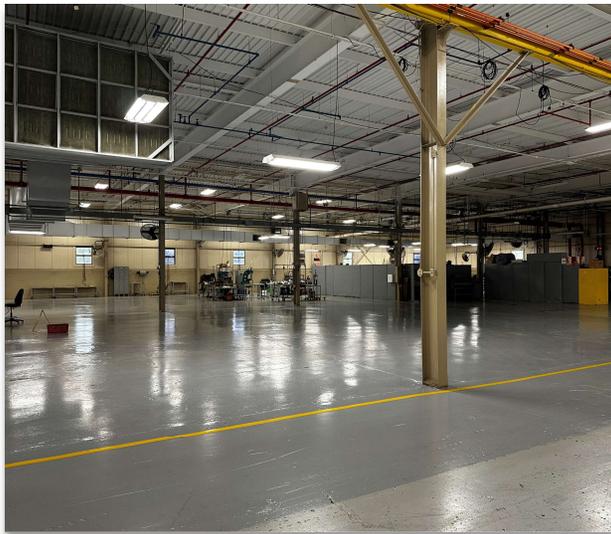
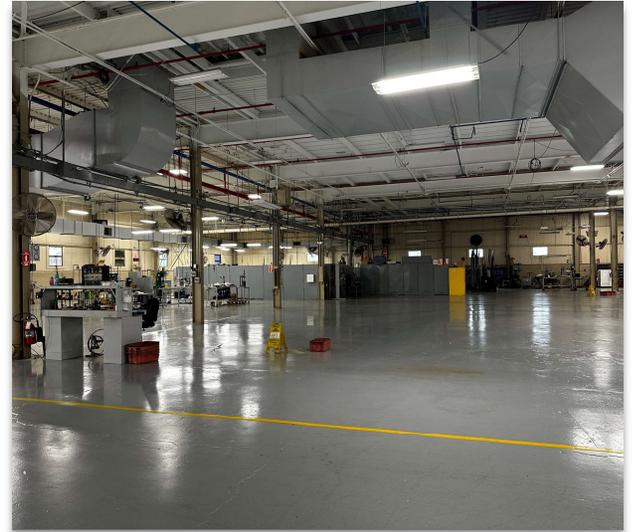
FLINT DEMOGRAPHICS

Population	81,863
Median Household Income	\$35,451
Manufacturing Labor Force	30,519 employees
Starting Wage (manufacturing)	\$23.66/hr
Unemployment Rate	5.50%
Median Age	36

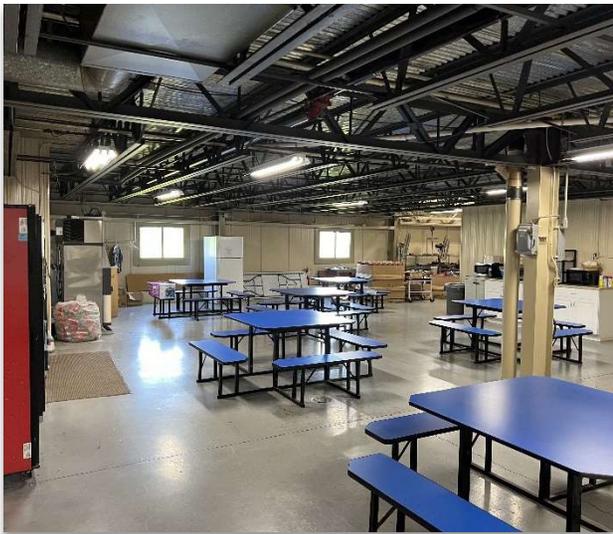


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// PHOTOS



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