

INDUSTRIAL PROPERTY // FOR SALE

12,460 SF MANUFACTURING BUILDING 5-TON & 10-TON CRANES

2104 CYPRESS ST
PORT HURON, MI 48060



- 12,460 SF industrial building on 1.06 acres
- 2,784 SF office area
- 5-ton & 10-ton cranes
- Heavy power (480V & 240V)
- Two overhead doors (12'x14' and 12'x16')
- Easy access to I-94 & I-69

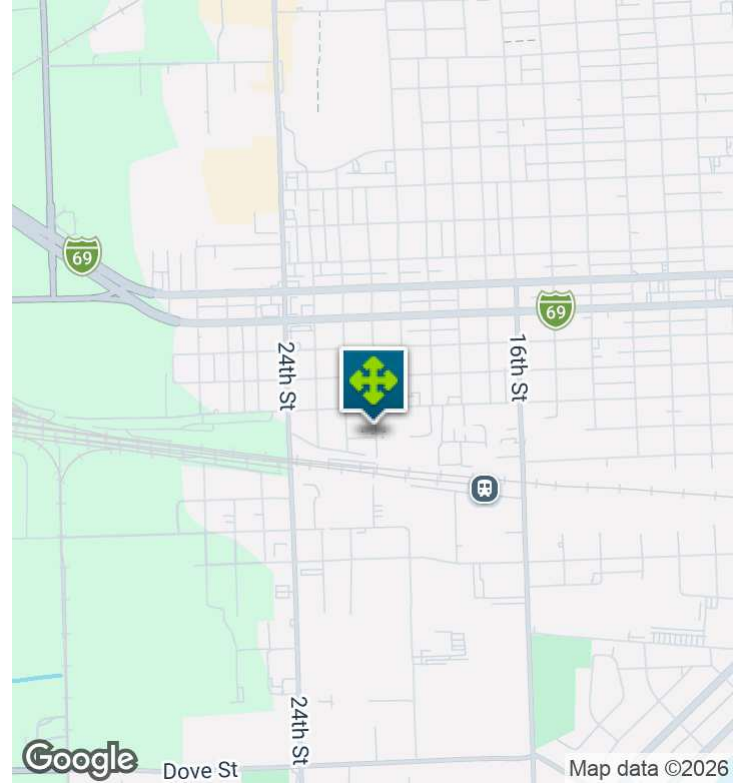


P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$623,000
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OFFERING SUMMARY

Building Size:	12,460 SF
Available SF:	
Lot Size:	1.06 Acres
Price / SF:	\$50.00
Year Built:	1948
Renovated:	1990
Zoning:	M-1
Market:	Detroit
Submarket:	St Clair & Lapeer Counties
Traffic Count:	12,190

PROPERTY OVERVIEW

12,460 SF industrial building for sale on a 1.06-acre lot in Port Huron. Features include 5-ton and 10-ton cranes, 480V/600A and 240V/1,000A power, bus duct, airlines, two overhead doors (12'x14' and 12'x16'), and 2,784 SF of office space. Convenient access to I-94 and I-69.

LOCATION OVERVIEW

Located in the western/central part of Port Huron, along the eastern edge of Michigan at the head of the St. Clair River near Lake Huron. Port Huron is known for its waterfront setting and proximity to the historic Blue Water Bridge connecting to Canada.

PROPERTY HIGHLIGHTS

- 12,460 SF industrial building on 1.06 acres
- 2,784 SF office area
- 5-ton & 10-ton cranes
- Heavy power (480V & 240V)
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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	12,460 SF
Space Available:	12,460
Shop SF:	9,646 SF
Office SF:	2,784 SF (1,984 SF Front Office & 800 SF Shop Office)
Mezzanine SF:	Yes
Occupancy:	Immediate
Zoning:	M-1
Lot Size:	1.06 Acres
Parking Spaces:	20
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1948
Construction Type:	Block & Brick
Clear Height:	18' - 24'
Overhead Doors:	(1) 12' x 14' & (1) 12' x 16'
Truckwells/Docks:	No
Cranes:	2
Power:	1000 AMP 220 Volt & 480 Volt 600 AMP
Buss Duct:	Yes
Air Conditioning:	Office
Heat Type:	Gas Blower & 3-Roof Top, Radiant
Lighting:	LED
Sprinklers:	No
Taxes:	\$8,854.76



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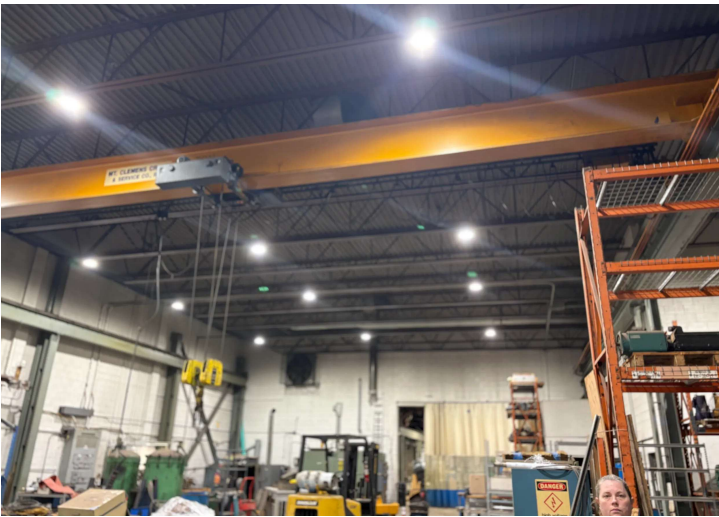
John T. Arthurs PARTNER

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ADDITIONAL PHOTOS

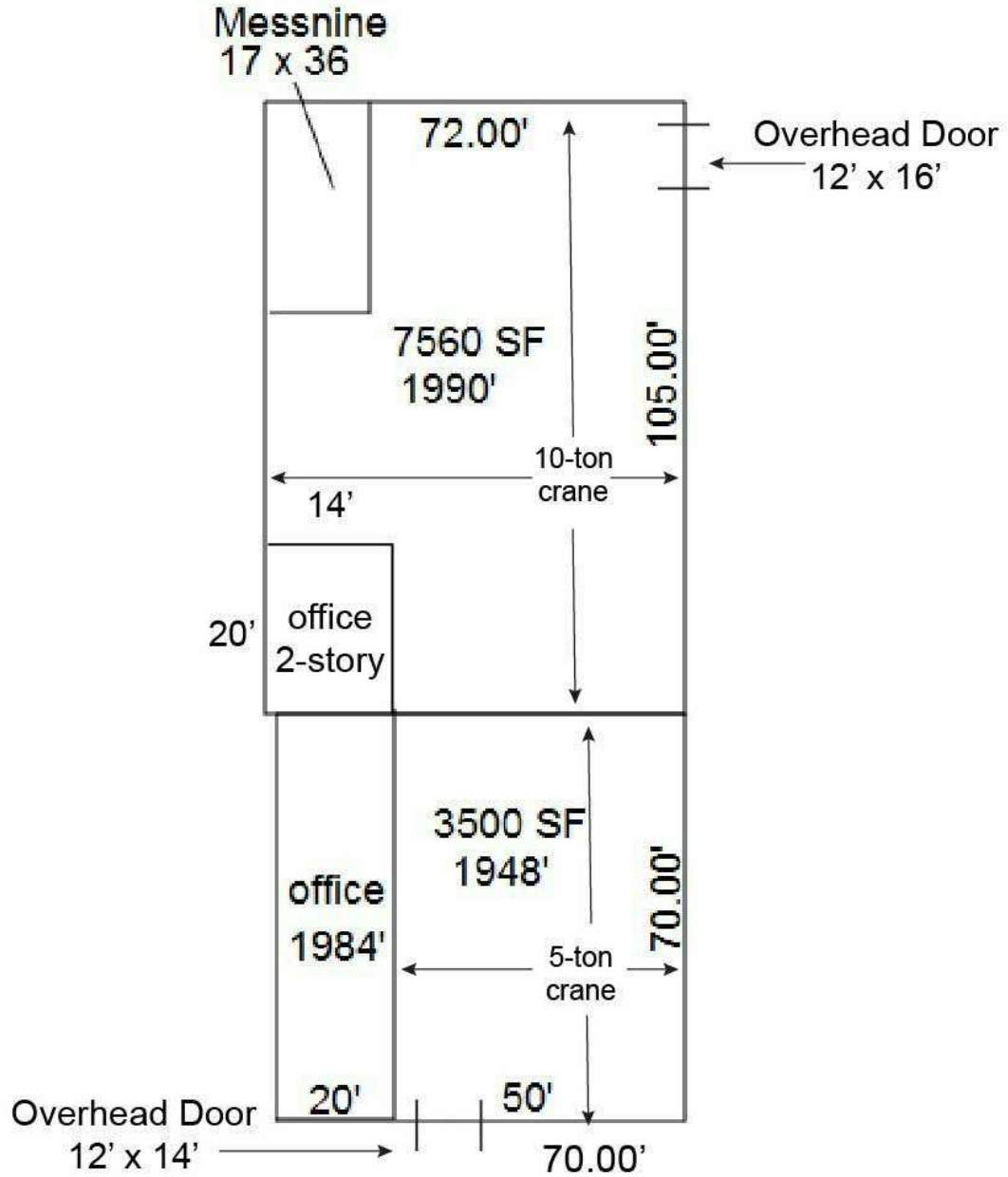


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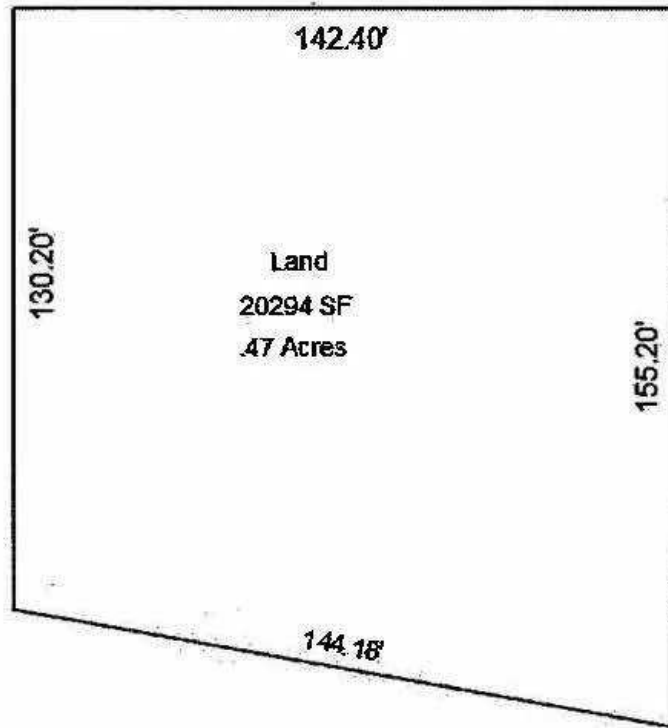


FLOOR PLANS



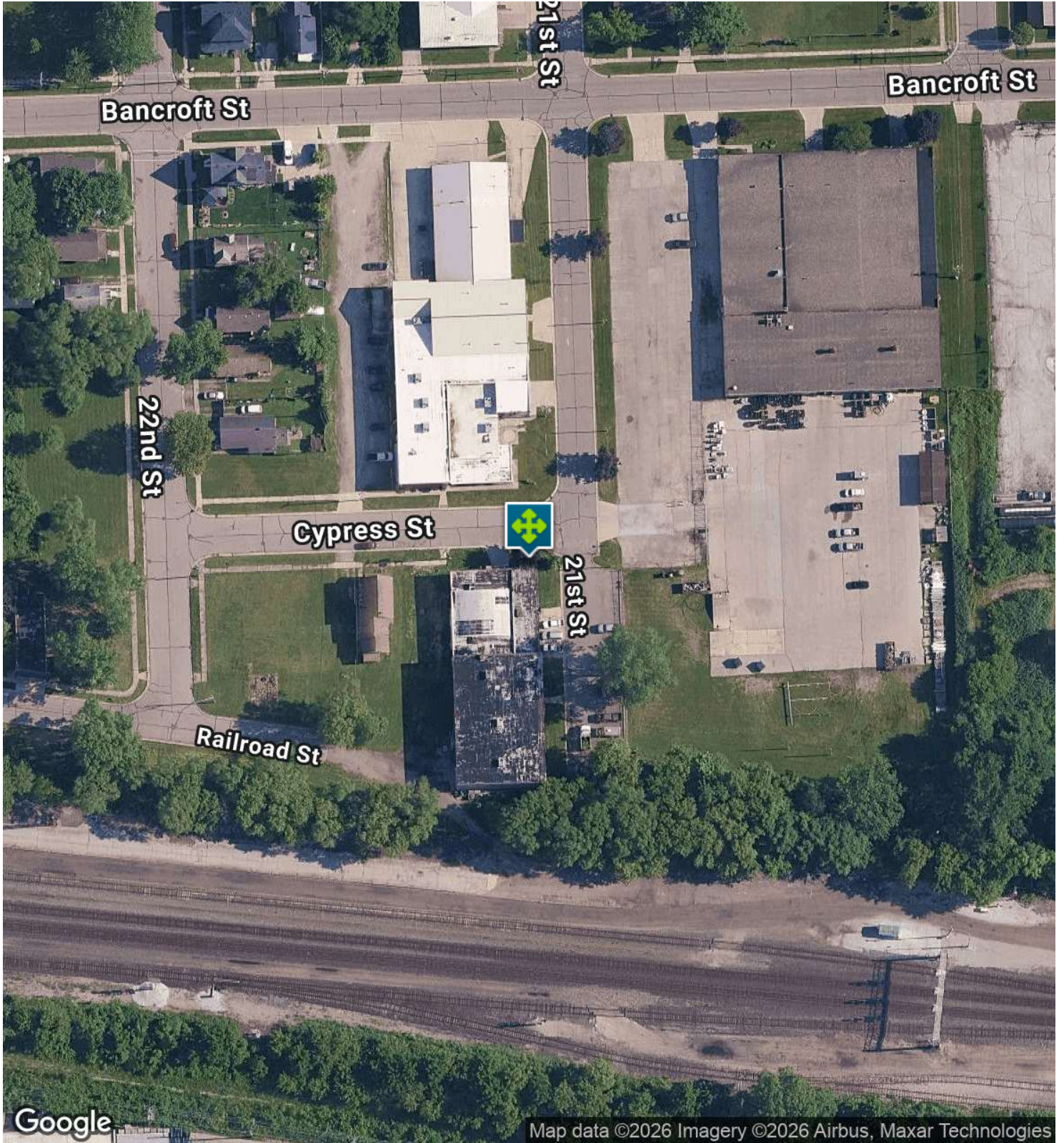
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SITE PLANS



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AERIAL MAP



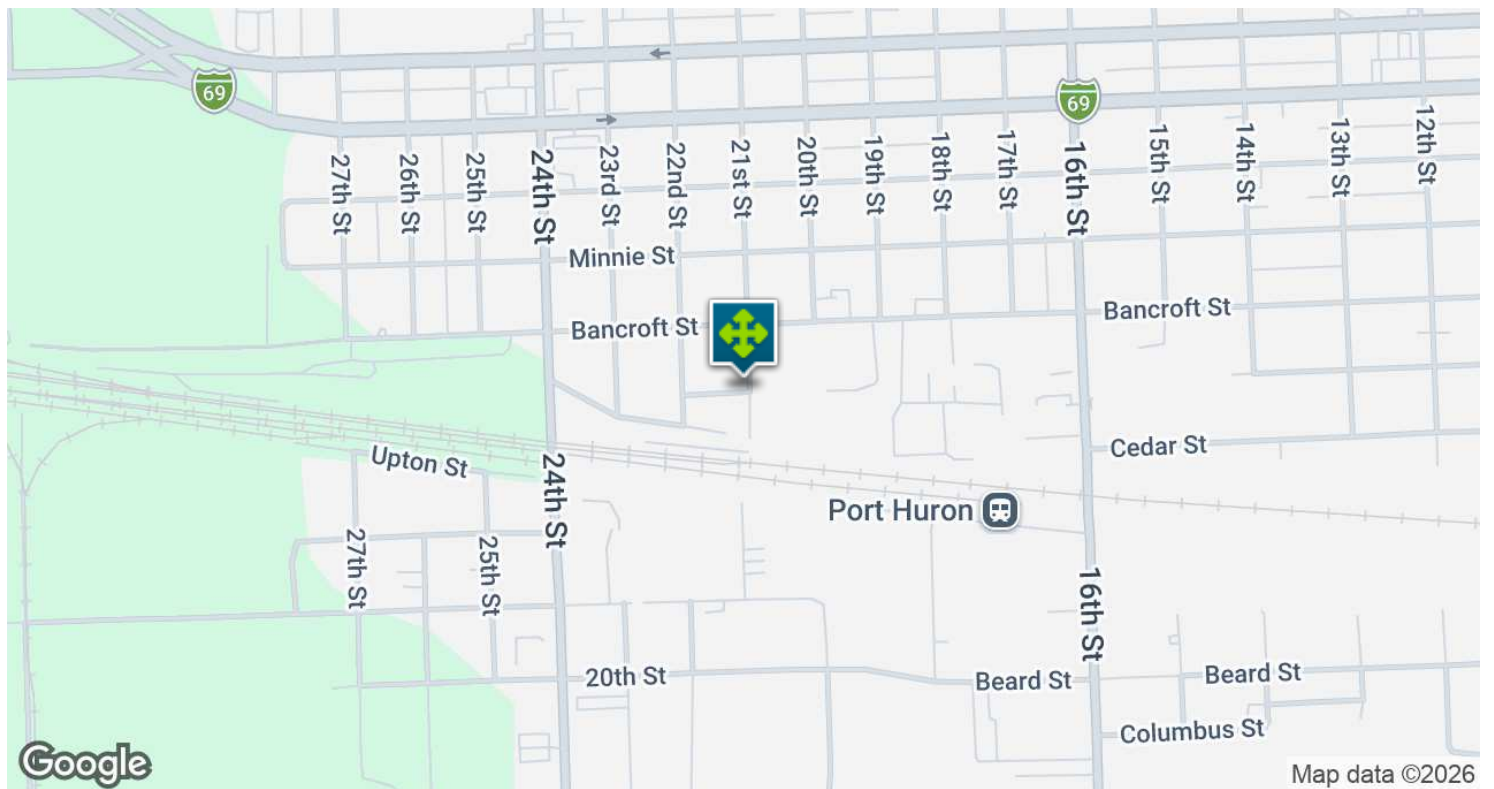
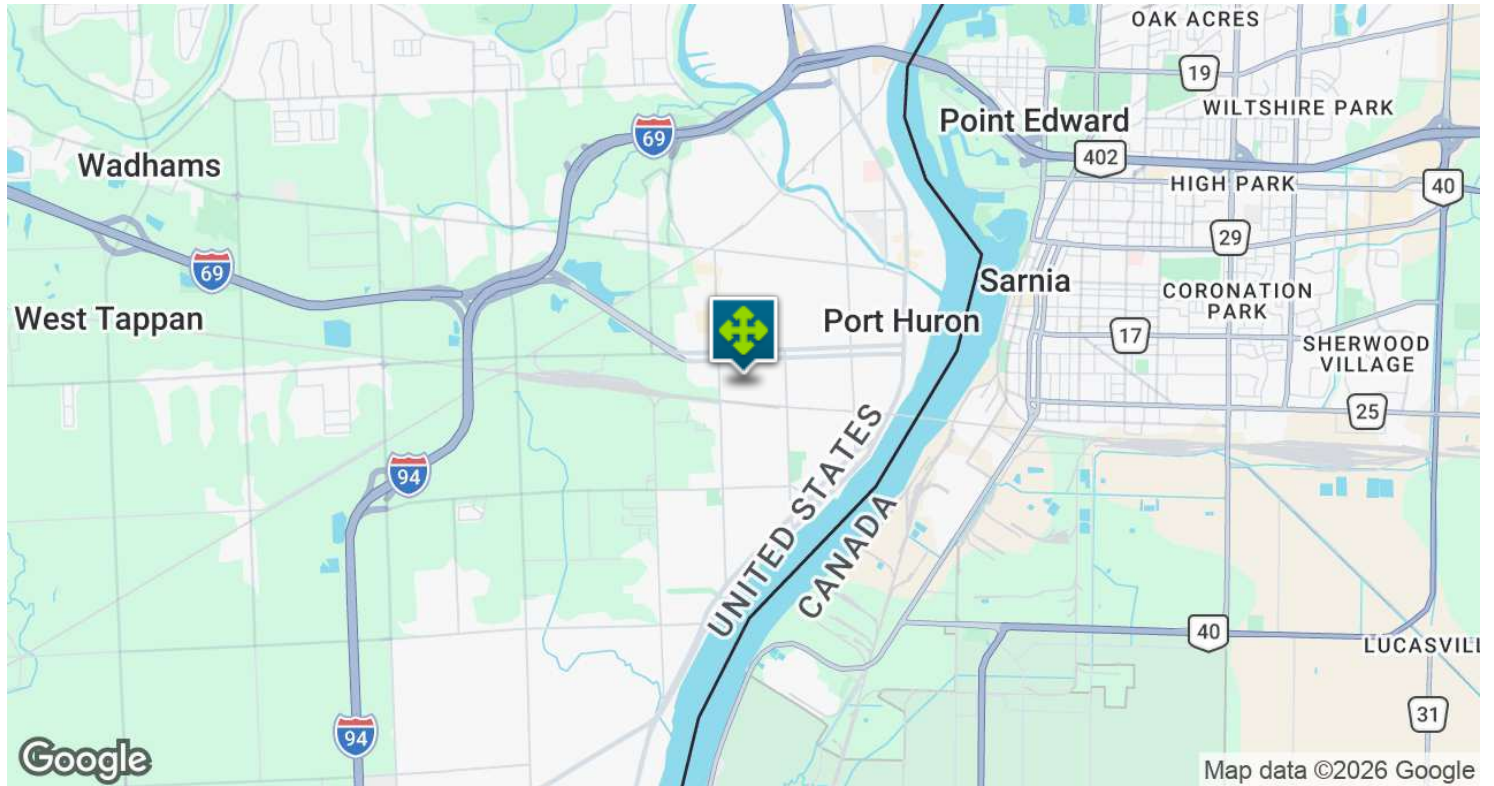
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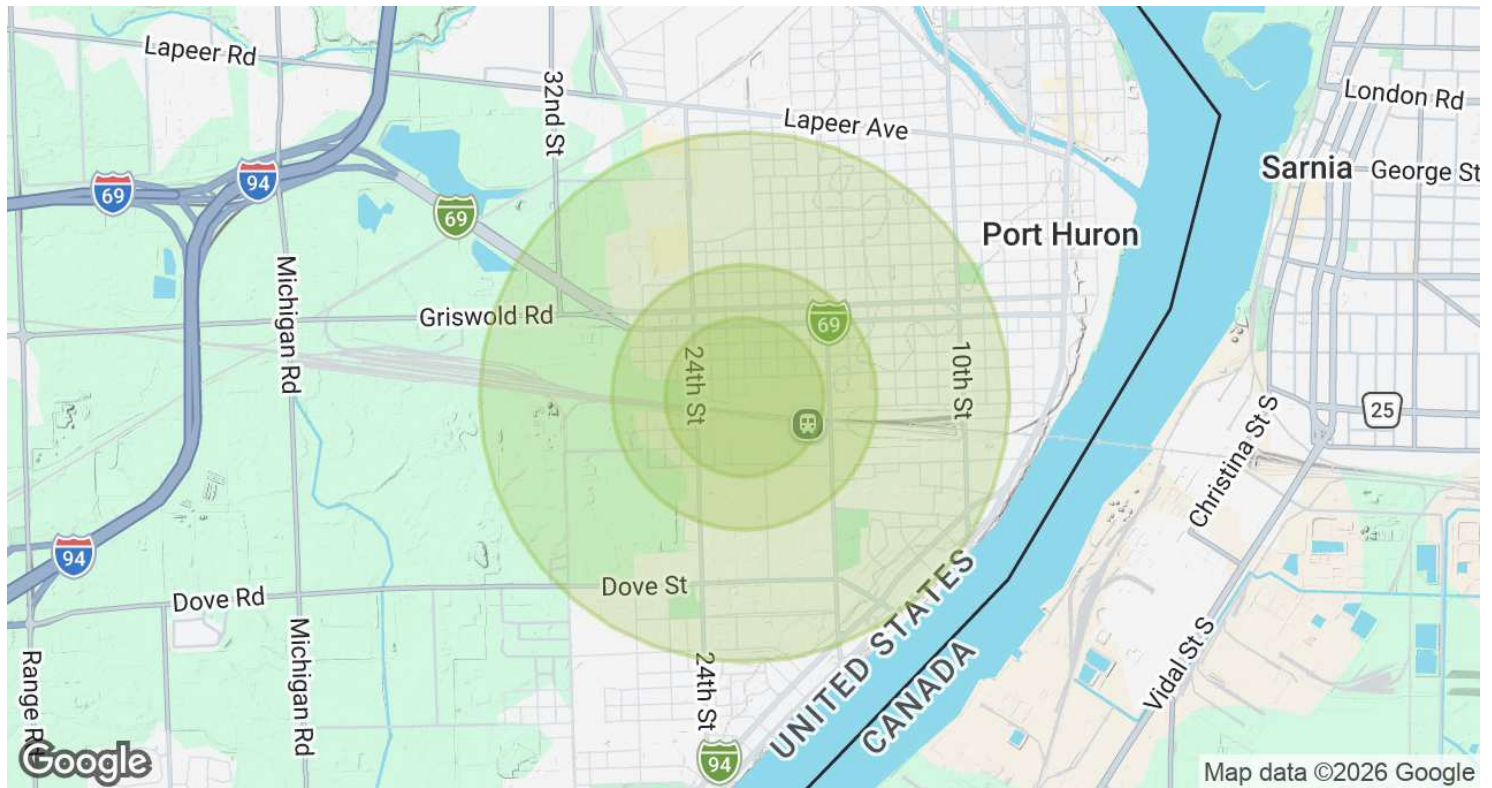
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	295	2,239	8,737
Average Age	37	39	39
Average Age (Male)	36	38	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	840	3,384
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$52,208	\$56,476	\$57,854
Average House Value	\$120,301	\$125,539	\$137,397

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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