

2420 WILLS STREET MARYSVILLE, MICHIGAN

INDUSTRIAL FOR LEASE

59,824 Square Feet Available



PROPERTY FEATURES

- 59,824 sq. ft. situated on 6.06 acres
- Three-Building Industrial Park with Manufacturing & Maintenance Facilities
- 5,400 square feet of office
- 21' - 31' 8" clear height
- (10) grade level doors
- 6,000 Amps, 3-Phase
- Multiple Overhead Bridge Cranes - 1T, 5T, 7.5T, 20T
- Large Fenced Yard with Ample Outdoor Storage & Truck Parking
- Immediate Occupancy

OFFERED AT :

\$3.95–5.95 SF/YR

LEASABLE AREA :

3,900 – 59,824 SF



STRATEGICALLY LOCATED INDUSTRIAL SPACE IN MARYSVILLE

Rare heavy industrial opportunity featuring the infrastructure today's manufacturers need. With 6,000 amps of 3-phase power, multiple bridge cranes, high-bay production space, outdoor storage, and immediate availability, 2420 Wills Street is ideally suited for manufacturing, fabrication, warehousing, and distribution operations.

Located just minutes from I-94 and approximately 10 miles from the Blue Water Bridge, the property provides outstanding access to regional and international supply chains while offering flexible lease terms and seller financing opportunities.

PROPERTY FEATURES

- Flexible Lease Terms
- Semi parking/outdoor heavy equipment storage available per vehicle
- On-site ownership, with dedicated property manager
- Below Market Rates
- Mixed use manufacturing, warehousing, and production
- Multiple Bridge Cranes

2420 WILLS ST, MARYSVILLE, MI 48040

WILLS STREET INDUSTRIAL PARK

PROPERTY PHOTOS

2420 WILLS ST, MARYSVILLE, MI 48040



FOR MORE INFORMATION, CALL TARIK DINHA AT (248) 343-3582
WILLS STREET INDUSTRIAL PARK ▪ MARYSVILLE , MI

WILLS STREET INDUSTRIAL PARK

Property Details

2420 WILLS ST, MARYSVILLE, MI 48040

Industrial Property Details:

Details:

Total SF: 59,824 SF
Available SF: 59,824 SF
Office SF: ~5,400 SF
Zoning: M-1 (Light Industrial)
Acres: 6.06
Frontage: 515'
X-Way Distance: <1 Mile to M-29, 3.5 Miles to I-94
Year Built: 1909
Rail Siding: Yes; Possible expansion
Occupancy: Immediate

Economic:

Rent/SF: \$3.95 - \$5.95 NNN
Term: Negotiable

Interior:

Building 1

Square Feet: 48,924
Ceiling Height: 21' - 31' 8"
Crane(s): (3) 5-Ton; (2) 7.5-Ton, (1) 20-Ton
Grade Door(s): Four (4) 14'x14'

Building 3

Square Feet: 3,900
Ceiling Height: 13' 8" - 16' 6"
Crane(s): Up to 5-Ton
Grade Door(s): (2) 14'x14'

Building 2

Square Feet: 7,000
Ceiling Height: 16'
Crane(s): (1) 1-Ton
Grade Door(s): (2) 14'x14'

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