

# 1314 Cedar Street

Port Huron, MI

- Great Warehouse Facility
- Two Interior Truckwells
- 480V Power with Buss
- Office Space Finished to Suit

## INDUSTRIAL BUILDING FOR SALE OR LEASE



39,243 Total Square Feet



Up to 2,160 SF of Office



Oversized Grade Level Doors

### FOR MORE INFORMATION:

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## Industrial Property Details:

### Details:

<b>Total SF:</b>	39,243 SF
<b>Available SF:</b>	39,243 SF
<b>Zoning:</b>	M-1
<b>Acres:</b>	2.54
<b>Frontage:</b>	453'
<b>Depth:</b>	250'
<b>Expandable:</b>	No
<b>Intersection:</b>	16th Street & Cedar
<b>X-Way Distance:</b>	3 Miles to I-94
<b>Parking:</b>	20 Spaces
<b>Year Built:</b>	1976
<b>Outside Storage:</b>	No
<b>Rail Siding:</b>	No
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	20'
<b>Bay Size:</b>	40'
<b>Restrooms:</b>	3
<b>Power:</b>	Primary
<b>Power Details:</b>	440V/480V   1,000 Amps
<b>Lighting:</b>	Metal-Halide
<b>Truckwells:</b>	2 Int.
<b>Grade Door:</b>	(2) 14'x18 (1) 12'x16'
<b>Heating:</b>	Unit/Blower
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	No
<b>Floor Drains:</b>	Yes
<b>Airlines:</b>	Yes
<b>Notes:</b>	Warehouse/distribution facility. Interior truckwells. Landlord will consider constructing up to 2,160 square feet of office.

### Economic:

<b>Lease/SF:</b>	\$4.95 NNN
<b>Lease/Month:</b>	\$16,187.74
<b>Sale Price:</b>	\$1,550,000.00
<b>Price/SF:</b>	\$39.49
<b>Occupancy:</b>	Immediate
<b>Taxes:</b>	\$0.48/SF
<b>Status:</b>	Existing

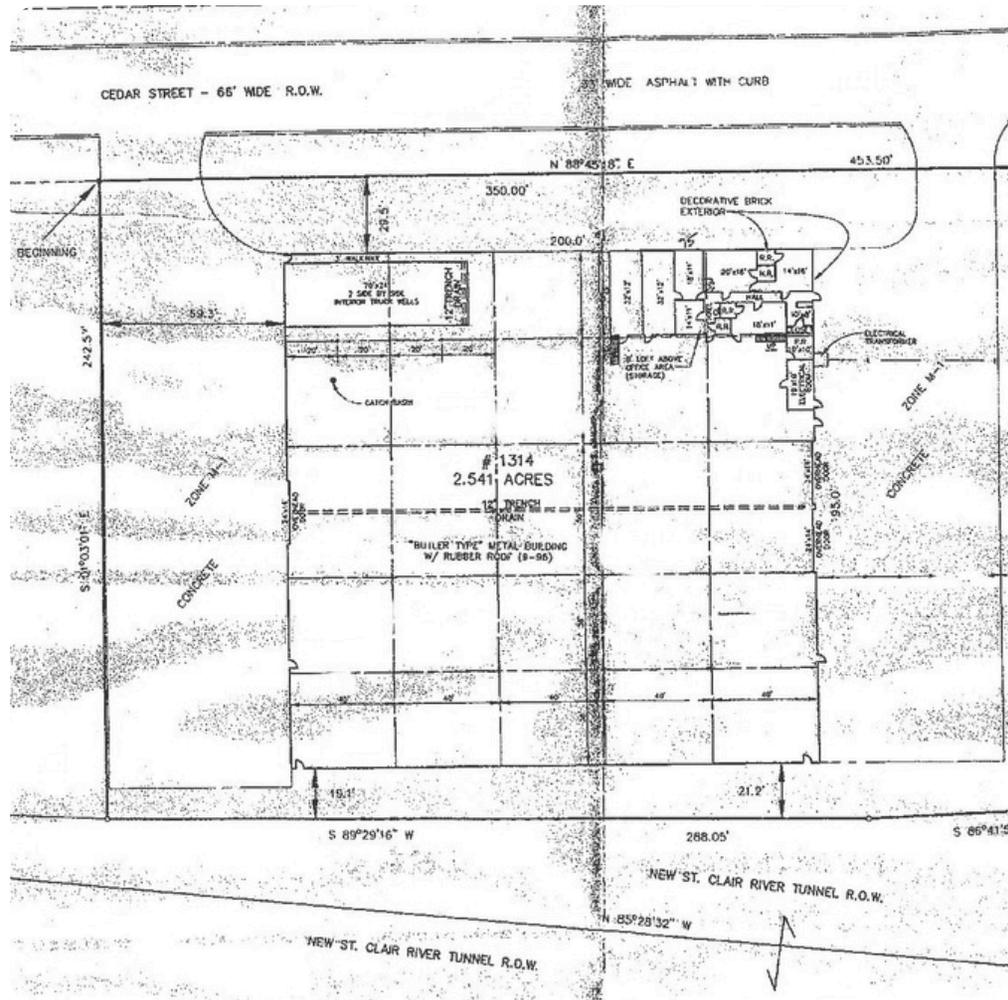
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## Floor Plan



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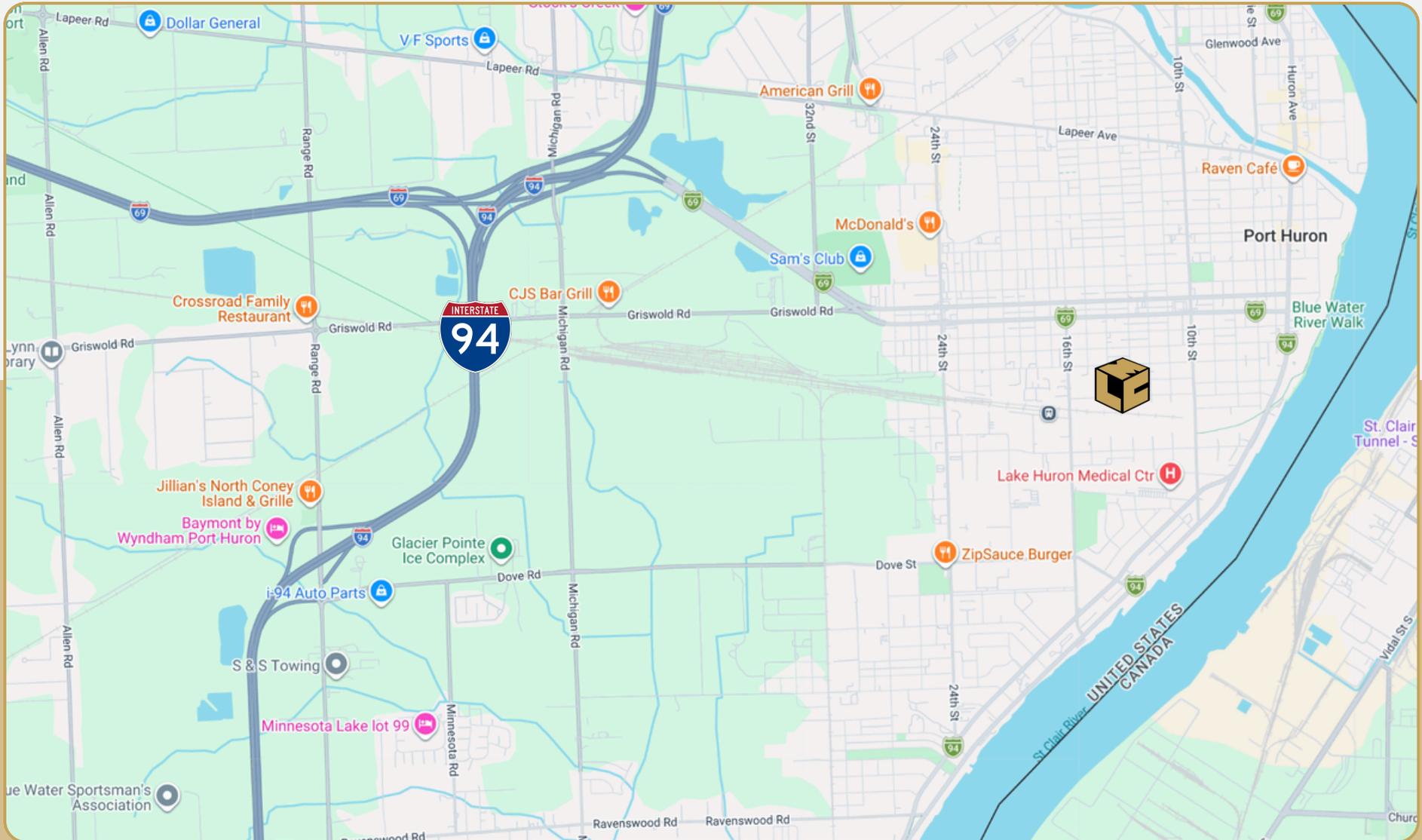
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