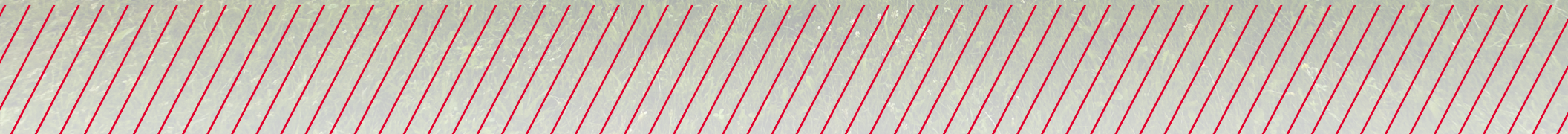




24425 W. M-60

Homer, MI

MANUFACTURING FACILITY
167,042 SF AVAILABLE

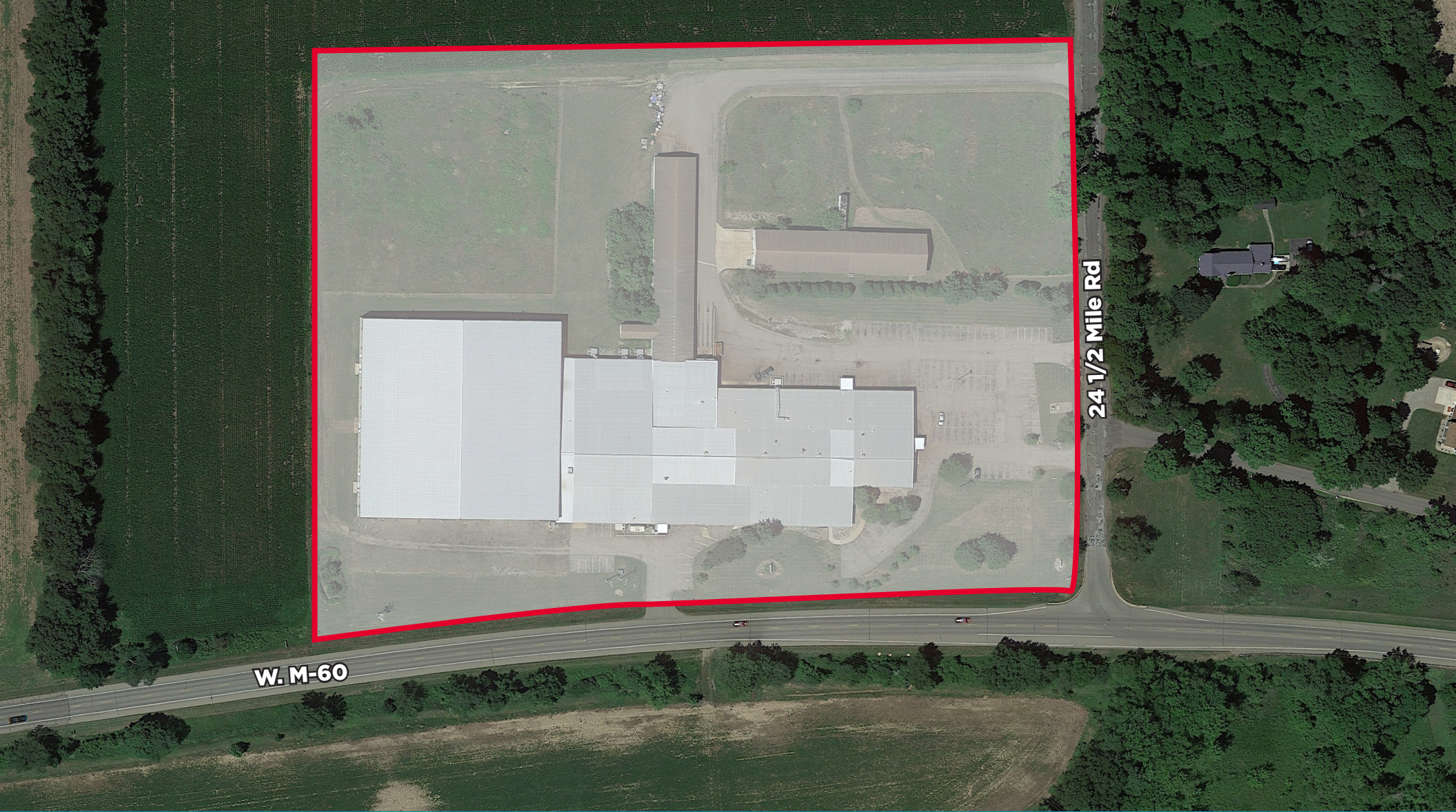


Property Information

24425 W. M-60
HOMER, MICHIGAN

Total RBA	167,042 SF
Industrial Area	156,617 SF
Office Area	10,425 SF (includes quality lab)
Mezzanine	Training room & file storage, another small storage mezzanine in original plant section
Total Site Acres	15.78 Acres
Year Built/ Renovated	1965, 1995, 1997, 1999 (multiple sections) 2000, 2002, 2003 (auxiliary front) 2004, 2005, 2010 (auxiliary rear)
Construction	Main Bldg: steel frame with insulated steel panel sidewalls Auxiliary bldg: wood frame
Roof	Main building: standing seam metal Auxiliary/warehouse: asphalt shingle
Ceiling Height	2010 addition: 19'-24' Remaining sections 15'-16' on center to 10'-12' at the eaves Warehouse 11' Auxiliary bldg: 16"
Bay Size/ Column Spacing	2010 addition: one row of columns 24' Remaining bays: clear span with columns for each section, dimensions vary
Grade Level Doors	Main building: Twelve (12) total (4)- 12'x14' (4)- 12'x10' (2)- 9'x10' (1)- 18'x10' (1)- 10'x12' Auxiliary building: Two (2) total (2)- 12'x14' (1)- (10'x10')
Docks & Equipment	Three (3) docks with bumpers, seals, and levelers Two (2) are in main bldg & 1 (one) in ancillary bldg
HVAC/ Air Conditioning	Warehouse: heat only (prior A/C units nonfunctional, duct work in place for cooling) Auxiliary: completely cooled Unit heaters & exhaust fans throughout plant
Air Lines	Yes: 1 GD compressor, 1 GD dryer, 2 GD backup compressors of 150 & 100HP
Lighting	Metal halide, fluorescent (upgrades made around 2018)
Power	6000amps/480v/3p (two separate feeds of 4,000amp & 2,000 amp)
Restrooms	Eight (8) total (2- office, 5-plant, 1-auxiliary)

Auto/ Trailer Parking	95 surface spots/ no designated trailer parking
Floor/ Floor Drains	Original plant: 8" in some areas / 2010 addition: 6" Main building: No / Auxiliary building: Yes
# of Buildings	Two (2)
Electric/ Gas	Consumers Energy
Water/ Sewer	Village of Homer
Cranes	None
Security	Yes
Outside Storage	No
Site Fencing	No
Rail Served	No
Zoning	HI: heavy industrial
Parcel ID	43-006-028-00
Fire Protection	Fire alarm only No sprinklers
Break Room	Yes
Room for Expansion	Yes
RE Taxes	\$62,791 (\$0.38/SF)
CAM	\$0.30/SF (estimated)
Insurance	\$0.20/SF (estimated)
Total	\$0.88/SF (estimated)
Lease Rate	\$4.25/SF NNN
Asking Price	\$4,750,000 (\$28.44/SF)
Miscellaneous Items	<ul style="list-style-type: none"> • Tool crib • Manufacturing facility with exposure on M-60 • Unisex locker room with private changing rooms • Windows throughout plant area for natural lighting • Room to expand

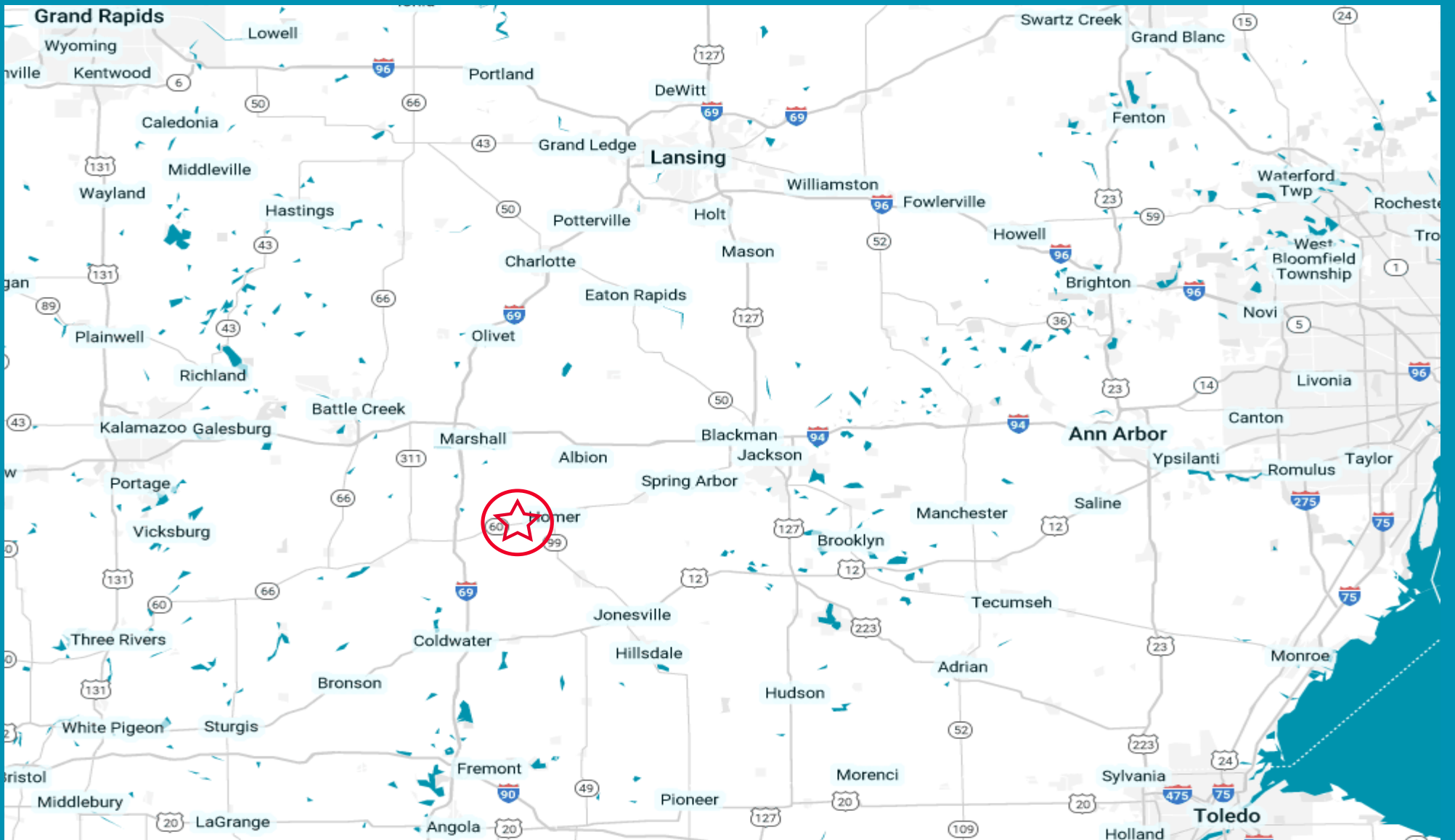


W. M-60

24 1/2 Mile Rd

Property Aerial

24425 W. M-60
HOMER, MICHIGAN

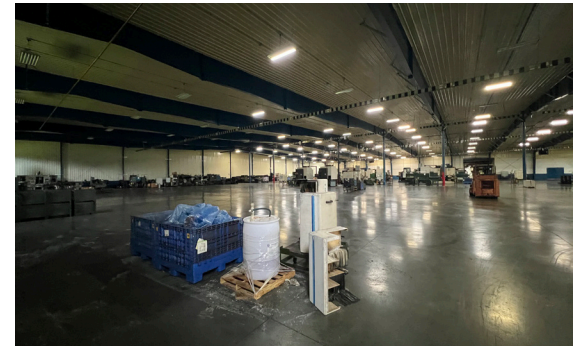


Location Map

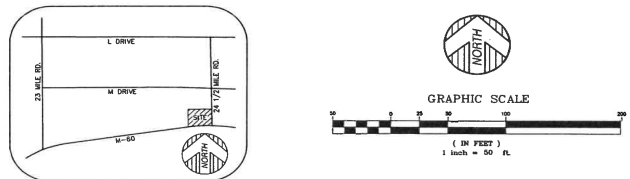
- Lansing, MI
- Jackson, MI
- Grand Rapids, MI
- Ann Arbor, MI
- Detroit, MI
- Battle Creek, MI
- Kalamazoo, MI
- Toledo, OH
- Ohio Border
- Indiana Border

24425 W. M-60
HOMER, MICHIGAN





ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP

(NOT TO SCALE)

TITLE REPORT NOTE

PARCEL 1:
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #2-1288 REVISION NO. 3, DATED JAN. 26, 2012, AND RELATED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. EASEMENT IN FAVOR OF VILLAGE OF HOMER AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 1741, PAGE 306, CALHOUN COUNTY RECORDS. (AS SHOWN)

10. RIGHT OF WAY IN FAVOR OF SOUTHERN MICHIGAN LIGHT AND POWER AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 322, PAGE 647, CALHOUN COUNTY RECORDS. (AS SHOWN)

11. RELEASE OF RIGHT OF WAY IN FAVOR OF CALHOUN COUNTY ROAD COMMISSION AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 306, PAGE 640, CALHOUN COUNTY RECORDS. (AS SHOWN)

PARCEL 2:
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE CHICAGO TITLE INSURANCE COMPANY TITLE NO. 13095630008, REVISION NO. 2, DATED AUGUST 1, 2012, AND RELATED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

14. RIGHT OF WAY IN FAVOR OF SOUTHERN MICHIGAN LIGHT AND POWER AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 322, PAGE 647, CALHOUN COUNTY RECORDS. (AS SHOWN)

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN RECORDS OR UNRECORDED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS NEARLY AS POSSIBLE TO HIS BEST KNOWLEDGE AND BELIEF. THE SURVEYOR HAS NOT FIELD-LOCATED THE UNDERGROUND UTILITIES DIRECTLY. THESE UTILITIES ARE NOT TO BE FIELD-LOCATED.

2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING CONDITIONS.

3. THE SURVEYOR IS UNWARRANTEDLY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECORD STREET OR CORNER LOCATIONS. THE RECORDS OF RECORD STREET OR CORNER LOCATIONS ARE NOT TO BE FIELD-LOCATED.

4. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGEND

- SET 1 1/2" REBAR WITH CAP P.S. 47976
- FOUND MONUMENT (AS NOTED)
- (RAM) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊕ ELECTRIC METER
- ⊖ ELECTRIC PANEL
- ⊞ ELECTRIC RISER
- ⊟ TRANSFORMER
- ⊡ UTILITY POLE
- ⊠ GAS LINE MARKER
- ⊘ GAS METER
- ⊚ TELEPHONE RISER
- ⊛ CABLE TV BOX
- ⊜ CLEANOUT
- ⊝ SANITARY MANHOLE
- ⊞ ROUND CATCH BASIN
- ⊠ STORM DRAIN MANHOLE
- ⊡ FIRE HYDRANT
- ⊡ WATER GATE MANHOLE
- ⊡ WATER VALVE
- ⊡ UNIFORM MANHOLE
- ⊡ AIR CONDITIONING UNIT
- ⊡ BOLLARD
- ⊡ LIGHTPOST/LAMP POST
- ⊡ SINGLE POST SIGN
- ⊡ DOUBLE POST SIGN
- ⊡ HANDCAP PARKING
- ⊡ PARCEL BOUNDARY LINE
- ⊡ ADJACENT PARCEL LINE
- ⊡ SECTION LINE
- ⊡ EASEMENT (AS NOTED)
- ⊡ BUILDING
- ⊡ CENTERLINE ROAD
- ⊡ CONCRETE CURB
- ⊡ PARKING
- ⊡ EDGE OF CONCRETE (CONC)
- ⊡ EDGE OF ASPHALT (ASPH)
- ⊡ WALL (AS NOTED)
- ⊡ OVERHEAD UTILITY LINE
- ⊡ GAS LINE
- ⊡ SANITARY LINE
- ⊡ STORM LINE
- ⊡ WATER LINE
- ⊡ CORRUGATED METAL PIPE (AS NOTED)

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:

ZONE 2: AREAS RETURNED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP MAP NUMBER 2602202416C, COUNTY # PANEL NUMBER 260231 0414 C, DATED APRIL 4, 2011, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING REGULATIONS

R - HEAVY INDUSTRIAL DISTRICT

MINIMUM ZONING LOT SIZE PER UNIT - 5 ACRES

MAXIMUM HEIGHT OF STRUCTURES - IN FEET - 50 FEET

MINIMUM YARD SETBACK (PER LOT IN FEET) - FRONT - 85 FEET

REAR - 50 FEET

MINIMUM FLOOR AREA PER UNIT - AREA IN SQUARE FEET - N/A

MAXIMUM PERCENT OF ZONING LOT COVERED BY ALL BUILDINGS - N/A

NOTE:

ALL ZONING INFORMATION IS TAKEN FROM THE VILLAGE OF HOMER WEBSITE. ALL ZONING INFORMATION MUST BE VIEWED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

PARKING

HANDICAP PARKING - 2 STALLS

STANDARD PARKING - 112 STALLS

PARCEL AREA

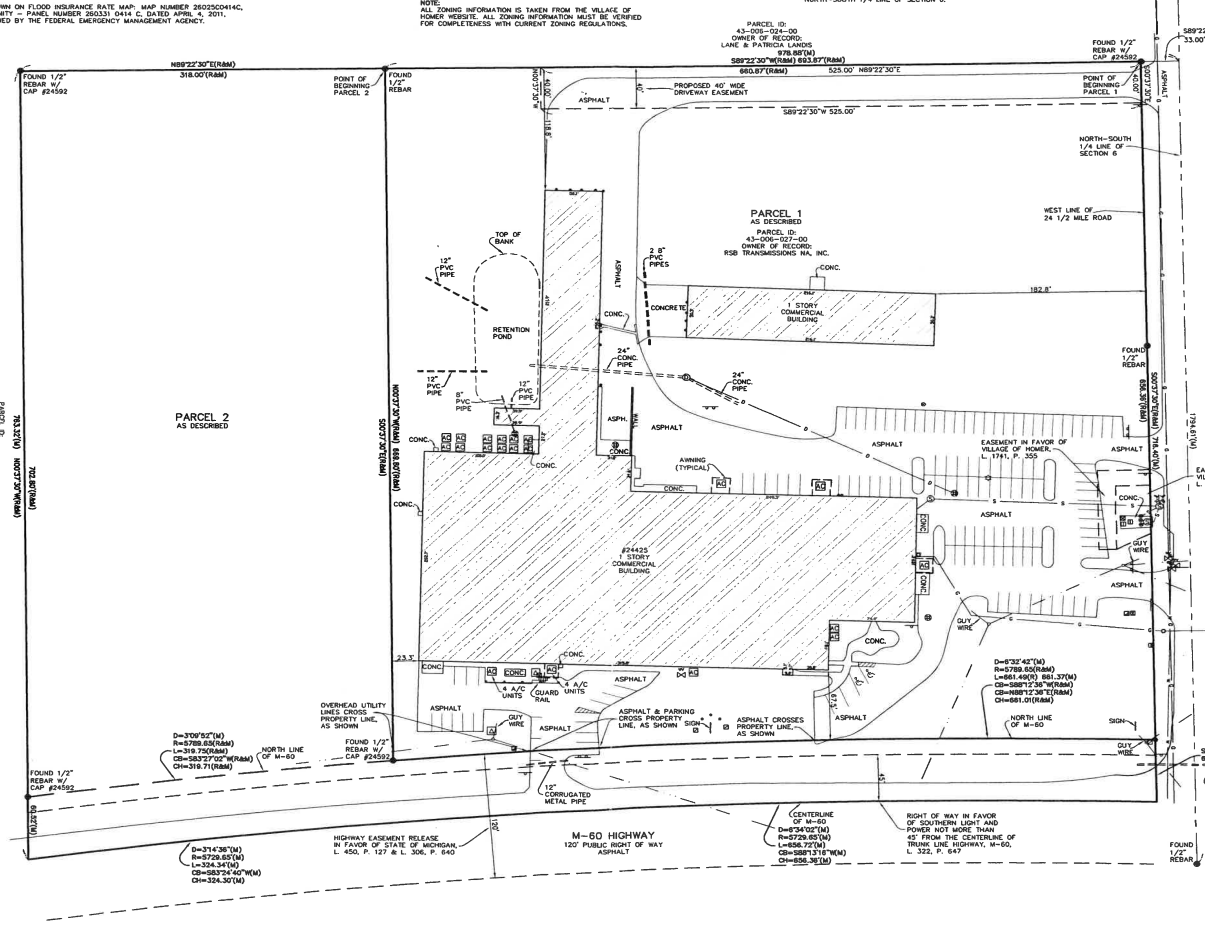
PARCEL 1 = 434,000.00 SQUARE FEET = 9.8864 ACRES

PARCEL 2A = 317,275.00 SQUARE FEET = 7.3006 ACRES

COMBINED = 751,275.00 SQUARE FEET = 17.1870 ACRES

BASIS OF BEARING

SOUTH 89°27'30" EAST BEARING TO THE NORTH-SOUTH 1/4 LINE OF SECTION 6.



PROPERTY DESCRIPTION

LAND SITUATED IN THE VILLAGE OF HOMER, COUNTY OF CALHOUN, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PARCEL 1: PER TITLE COMMITMENT COMMENCING AT THE CENTER OF SECTION 6, TOWN 4 SOUTH, RANGE 4 WEST, VILLAGE OF HOMER, CALHOUN COUNTY, MICHIGAN, THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 6, A DISTANCE OF 1008.00 FEET; THENCE SOUTH 89 DEGREES 27' 30" WEST 33 FEET TO THE WEST LINE OF 24 1/2 MILE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG SAID WEST LINE OF 24 1/2 MILE ROAD, 850.36 FEET TO THE NORTH LINE OF HIGHWAY M-60; THENCE 681.49 FEET ALONG SAID NORTH LINE OF HIGHWAY M-60; THENCE 581.95 FEET ALONG SAID WEST LINE OF 24 1/2 MILE ROAD TO A POINT WHICH BEARS SOUTH 89 DEGREES 27' 30" WEST 703.90 FEET TO A POINT WHICH IS SOUTH 89 DEGREES 27' 30" WEST 318.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 30" EAST 680.87 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PER TITLE COMMITMENT COMMENCING AT THE CENTER OF SECTION 6, TOWN 4 SOUTH, RANGE 4 WEST, VILLAGE OF HOMER, CALHOUN COUNTY, MICHIGAN, THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 6, A DISTANCE OF 1008.00 FEET; THENCE SOUTH 89 DEGREES 27' 30" WEST AT A RIGHT ANGLE FROM THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 6, A DISTANCE OF 1008.00 FEET; THENCE SOUTH 89 DEGREES 27' 30" WEST 33 FEET TO THE WEST LINE OF 24 1/2 MILE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG SAID WEST LINE OF 24 1/2 MILE ROAD, 850.36 FEET TO THE NORTH LINE OF HIGHWAY M-60; THENCE 681.49 FEET ALONG SAID NORTH LINE OF HIGHWAY M-60; THENCE 581.95 FEET ALONG SAID WEST LINE OF 24 1/2 MILE ROAD TO A POINT WHICH BEARS SOUTH 89 DEGREES 27' 30" WEST 703.90 FEET TO A POINT WHICH IS SOUTH 89 DEGREES 27' 30" WEST 318.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 30" EAST 680.87 FEET TO THE POINT OF BEGINNING.

COMBINED LOCAL DESCRIPTION: (AS SURVEYED) COMMENCING AT THE CENTER OF SECTION 6, TOWN 4 SOUTH, RANGE 4 WEST, VILLAGE OF HOMER, CALHOUN COUNTY, MICHIGAN, THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 6, A DISTANCE OF 1008.00 FEET; THENCE SOUTH 89 DEGREES 27' 30" WEST 33 FEET TO THE WEST LINE OF 24 1/2 MILE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG SAID WEST LINE OF 24 1/2 MILE ROAD, 850.36 FEET TO THE NORTH LINE OF HIGHWAY M-60; THENCE 681.49 FEET ALONG SAID NORTH LINE OF HIGHWAY M-60; THENCE 581.95 FEET ALONG SAID WEST LINE OF 24 1/2 MILE ROAD TO A POINT WHICH BEARS SOUTH 89 DEGREES 27' 30" WEST 703.90 FEET TO A POINT WHICH IS SOUTH 89 DEGREES 27' 30" WEST 318.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 30" EAST 680.87 FEET TO THE POINT OF BEGINNING.

PROPOSED DRIVEWAY EASEMENT: COMMENCING AT THE CENTER OF SECTION 6, TOWN 4 SOUTH, RANGE 4 WEST, VILLAGE OF HOMER, CALHOUN COUNTY, MICHIGAN, THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 6, A DISTANCE OF 1008.00 FEET; THENCE SOUTH 89 DEGREES 27' 30" WEST 33 FEET TO THE WEST LINE OF 24 1/2 MILE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG SAID WEST LINE OF 24 1/2 MILE ROAD, 718.10 FEET TO THE CENTERLINE OF HIGHWAY M-60; THENCE 192.7 FEET ALONG SAID CENTERLINE OF HIGHWAY M-60 AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 5789.85 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 17' 16" WEST 656.36 FEET; THENCE 324.24 FEET ALONG SAID CENTERLINE AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 5789.85 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 17' 16" WEST 656.36 FEET; THENCE 244.14 FEET ALONG SAID WEST LINE OF 24 1/2 MILE ROAD TO A POINT WHICH BEARS SOUTH 89 DEGREES 27' 30" WEST 318.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 30" WEST 318.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 30" EAST 318.00 FEET TO THE POINT OF BEGINNING.

PROPOSED DRIVEWAY EASEMENT: COMMENCING AT THE CENTER OF SECTION 6, TOWN 4 SOUTH, RANGE 4 WEST, VILLAGE OF HOMER, CALHOUN COUNTY, MICHIGAN, THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 6, A DISTANCE OF 1008.00 FEET; THENCE SOUTH 89 DEGREES 27' 30" WEST 33 FEET TO THE WEST LINE OF 24 1/2 MILE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE SOUTH 00 DEGREES 37' 30" EAST ALONG SAID WEST LINE OF 24 1/2 MILE ROAD, 400.00 FEET; THENCE SOUTH 89 DEGREES 27' 30" WEST 525.00 FEET; THENCE NORTH 00 DEGREES 37' 30" WEST 420.00 FEET TO A POINT SOUTH 89 DEGREES 27' 30" WEST 525.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 30" EAST 525.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 8, 9A, 9B, 7A, 8, 9, 10, 11A, 11B, 12, 13, 16, 17, 18, AND 20A OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2012. DATE OF PLAT OR MAP: SEPTEMBER 4, 2012.

ANTHONY E. STOKO, JR., P.S. PROFESSIONAL SURVEYOR MICHIGAN LICENSE NO. 47976

REVISED: SEPTEMBER 4, 2012, PROPOSED EASEMENT DESCRIPTION

CONFIRMED TO: RSB TRANSMISSIONS NA, INC. AND CHICAGO TITLE INSURANCE COMPANY

DATE: AUGUST 13, 2012 JOB # 12-01885

SCALE: 1" = 50' SHEET: 1 OF 1

DRW. BY: RCE REV: AUGUST 27, 2012

KEM-TEC & ASSOCIATES

PROFESSIONAL SURVEYORS

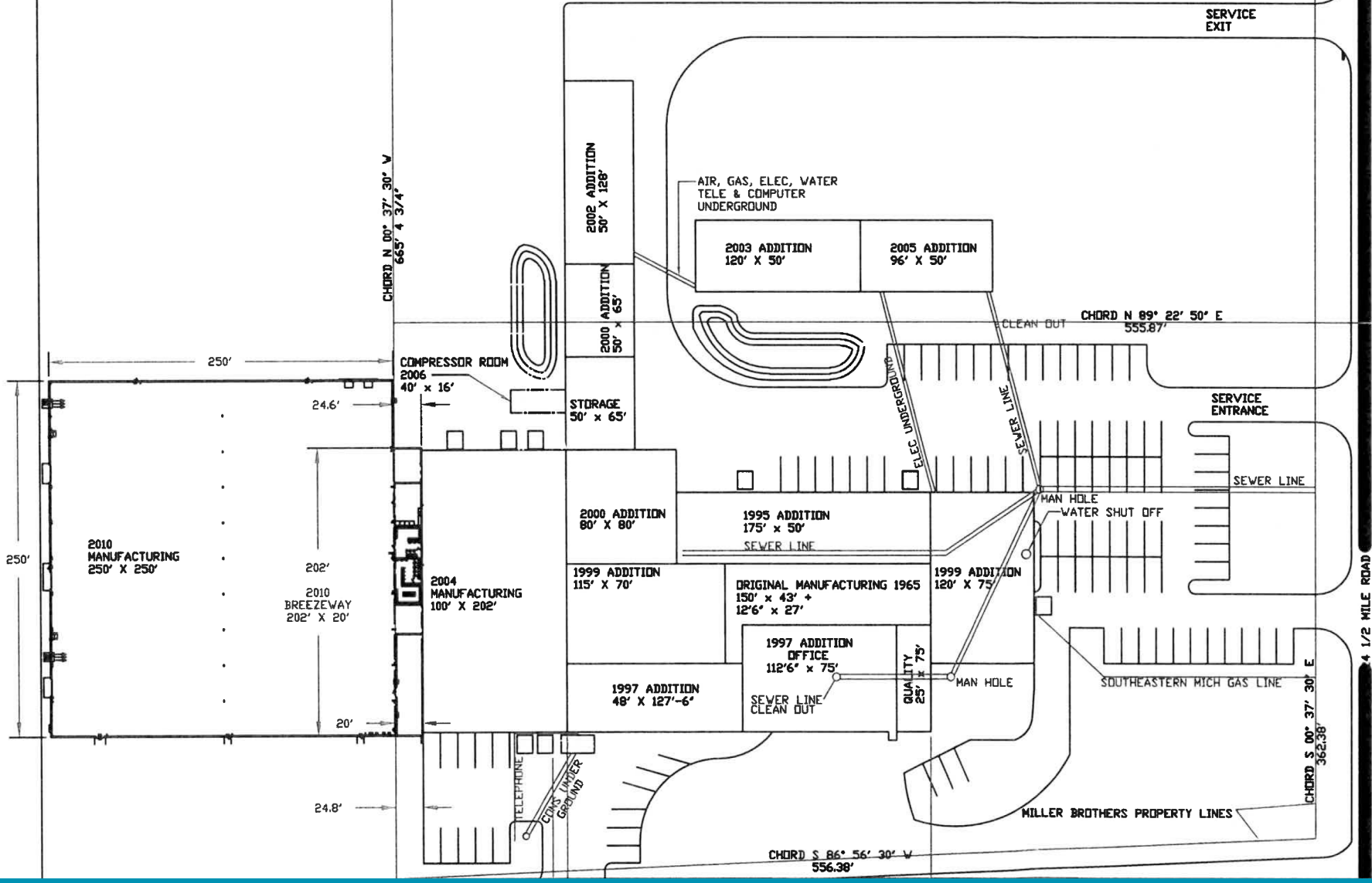
2550 GRADY AVE. EASTPOINTE, MICHIGAN 48021

(586) 772-2222 • (800) 959-2222 • FAX (586) 772-4066

Site Survey

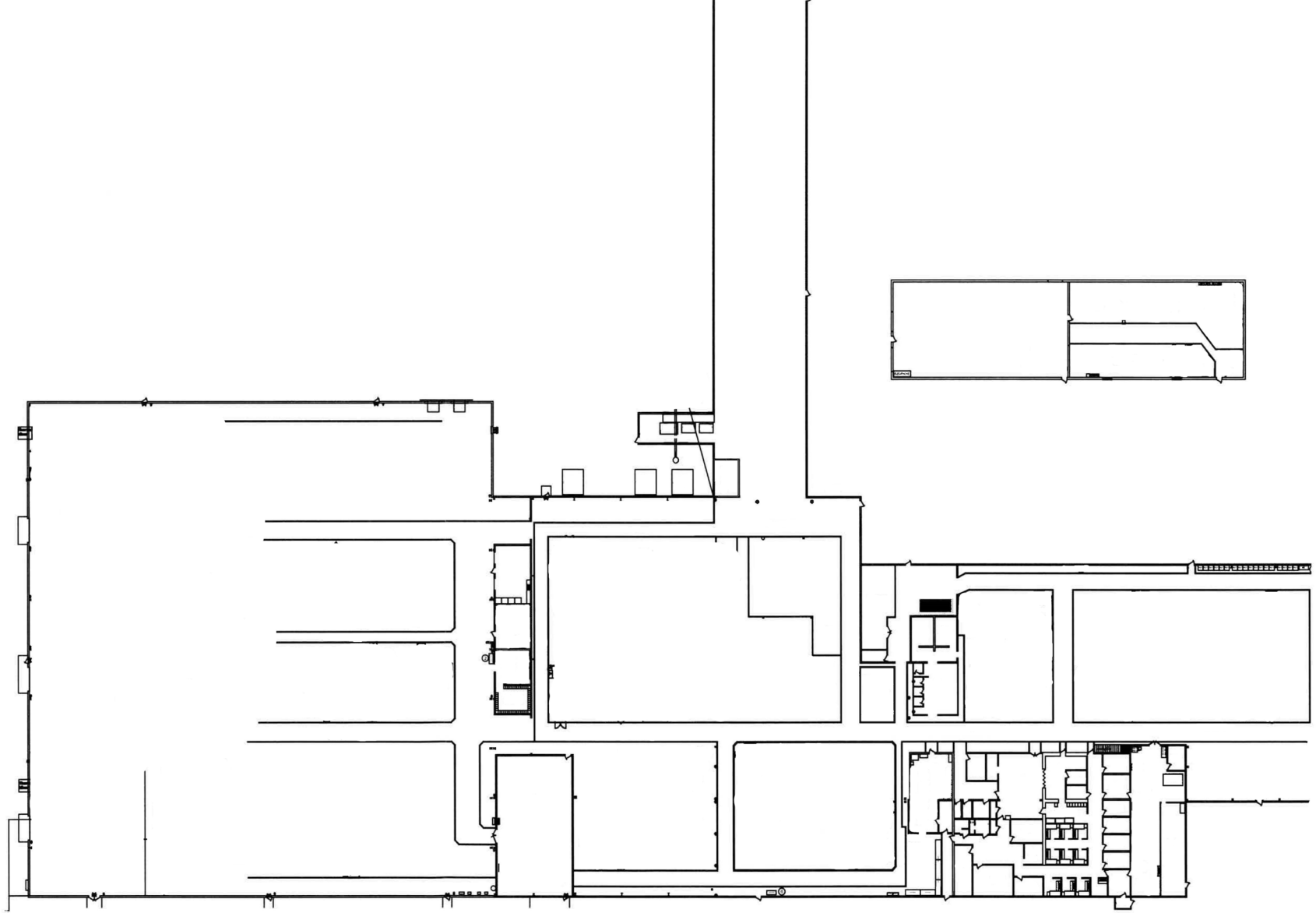
* Survey does not show 2010 expansion

24425 W. M-60
HOMER, MICHIGAN



Site Plan

24425 W. M-60
HOMER, MICHIGAN



Floor Plan

24425 W. M-60
HOMER, MICHIGAN

CALHOUN COUNTY



POPULATION

134,310



LABOR FORCE

62,729



UNEMPLOYMENT RATE

5.50%



MEDIAN HOUSEHOLD INCOME

\$59,522



MEDIAN HOME VALUE

\$174,999



TOTAL BUSINESSES

2,414

HOMER VILLAGE

Homer Village contains a long history dating back to the first settlers in 1832. Homer Village prides itself on innovation of agriculture, education, business and industry throughout the community. Located in southern central Michigan, approximately 33 miles from the border of Ohio and 30 miles from the border of Indiana with a population of 1,575 and employment rate of 57.6%. The starting wage for manufacturing in Homer Village is \$18.31/hour and average wage for manufacturing is \$21.15/hour.



Location Demographics

LOCAL UNIVERSITIES

Albion College	8 Miles
Spring Arbor University	14 Miles
Hillsdale College	17 Miles
Jackson Community College	21 Miles
Olivet College	21 Miles
Trine University	37 Miles
Adrian College	42 Miles
Western Michigan University	43 Miles
Michigan State University	45 Miles
University of Michigan	55 Miles

24425 W. M-60
HOMER, MICHIGAN

24425 W. M-60

Homer, MI

MANUFACTURING FACILITY

167,042 SF AVAILABLE

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Director

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Kyle Passage

Senior Associate

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