



Asking Price:

\$1,799,000

(\$63.00 PSF)

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FOR SALE

420 Industrial Park Road Bangor, MI

Industrial Space Available

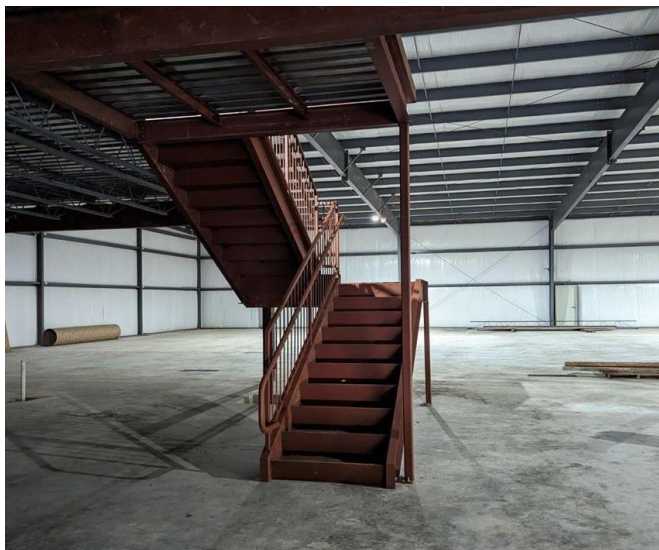
Property Highlights

- 28,560 Square Feet
 - Additional ± 2,700 SF Mezzanine (Can be Removed)
- 2.12 Acre Lot
- Brand New Facility (Never Occupied)
- Pre-Engineered Metal Building
- 22' Ceiling Height
- Concrete Flooring with Drains Throughout
- 4000 Amp Power
- Built 2022
- Zoned 1-Light Industrial
- (1) 14' x 12' Overhead Door

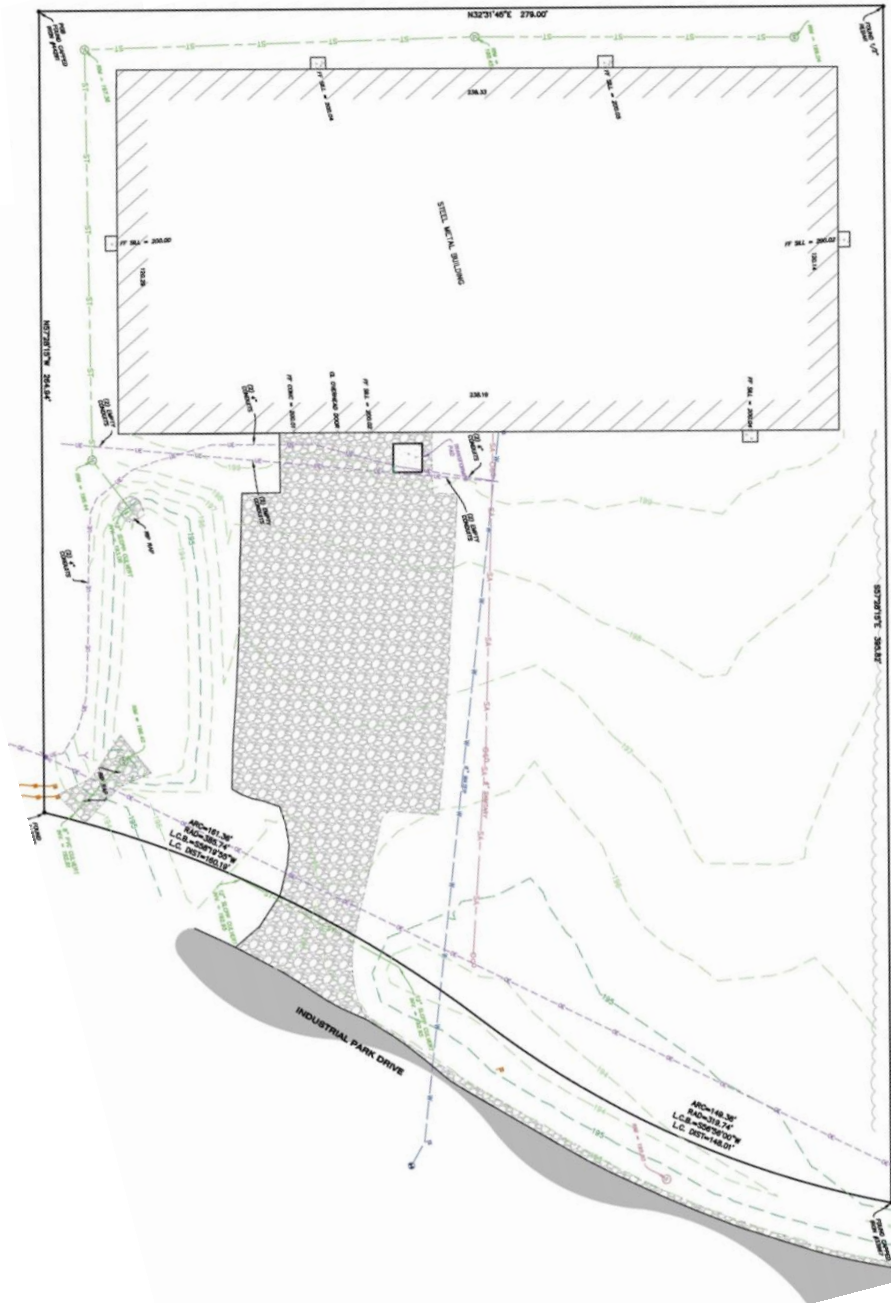
INDUSTRIAL SPACE FOR SALE

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Interior Photos



As-Built Survey



Zoning

§ 154.059 - M-1 INDUSTRIAL DISTRICT.

(A) Purpose. This is a general industrial district designed for wholesaling and manufacturing uses. All uses within this district shall be special, i.e. required to conform to conditions that may be laid down by the Planning Commission with regard to the emission of odor, smoke, dust, gas, noise, vibration or open and unenclosed storage. Applications for conditional use permits shall be made in conformance with §§ 154.145 through 154.149 hereof.

(B) In the M-1 District all buildings and premises, except as otherwise provided in this chapter, may be used only for the following purposes:

(1) Permitted uses:

- (a) Wholesaling, distribution, warehousing, enclosed storage and shipping of materials.
- (b) Assembly, processing and packaging of materials.
- (c) Fabrication of materials.
- (d) Retail uses incidental to the operation of the above uses.
- (e) Residential uses incidental to the operation of a permissive use, such as a dwelling for a watchman or caretaker.
- (f) Retail commercial uses providing necessary services to industrial employees such as restaurants
- (g) Public buildings and facilities erected by any governmental agency, such as airports, electric substations, fire stations, etc.
- (h) Professional offices.

(2) Special uses.

- a) Brick, tile or terracotta manufacture.
- (b) Crematory.
- (c) Disinfectants manufacture.
- (d) Emory cloth and sandpaper manufacture.
- (e) Linoleum manufacture.
- (f) Residential structures (with exception of Industrial Park).
- (g) Tanning or curing of leather, rawhide or skins.
- (h) Commercial resorts, including individual cabins for rental and housing for on-site caretaker/manager for the resort.

(C) Yard areas

(1) Transitional yards. Where a M-1 District adjoins a residence district, transitional yards shall be provided in accordance with the following regulations:

- (a) In an M-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residence district
- (b) In an M-1 District, where a rear lot line coincides with a side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residence district.
- (c) In an M-1 District, where a rear lot line coincides with a rear lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be 20 feet in depth, except where a dedicated street divides an M-1 District from a Residential District, in such case the rear yard should be five feet.

(2) Front Yards. Ten feet if no parking is allowed in front yard. Forty feet if parking is allowed in front yard.

(3) Side yards. Ten feet.

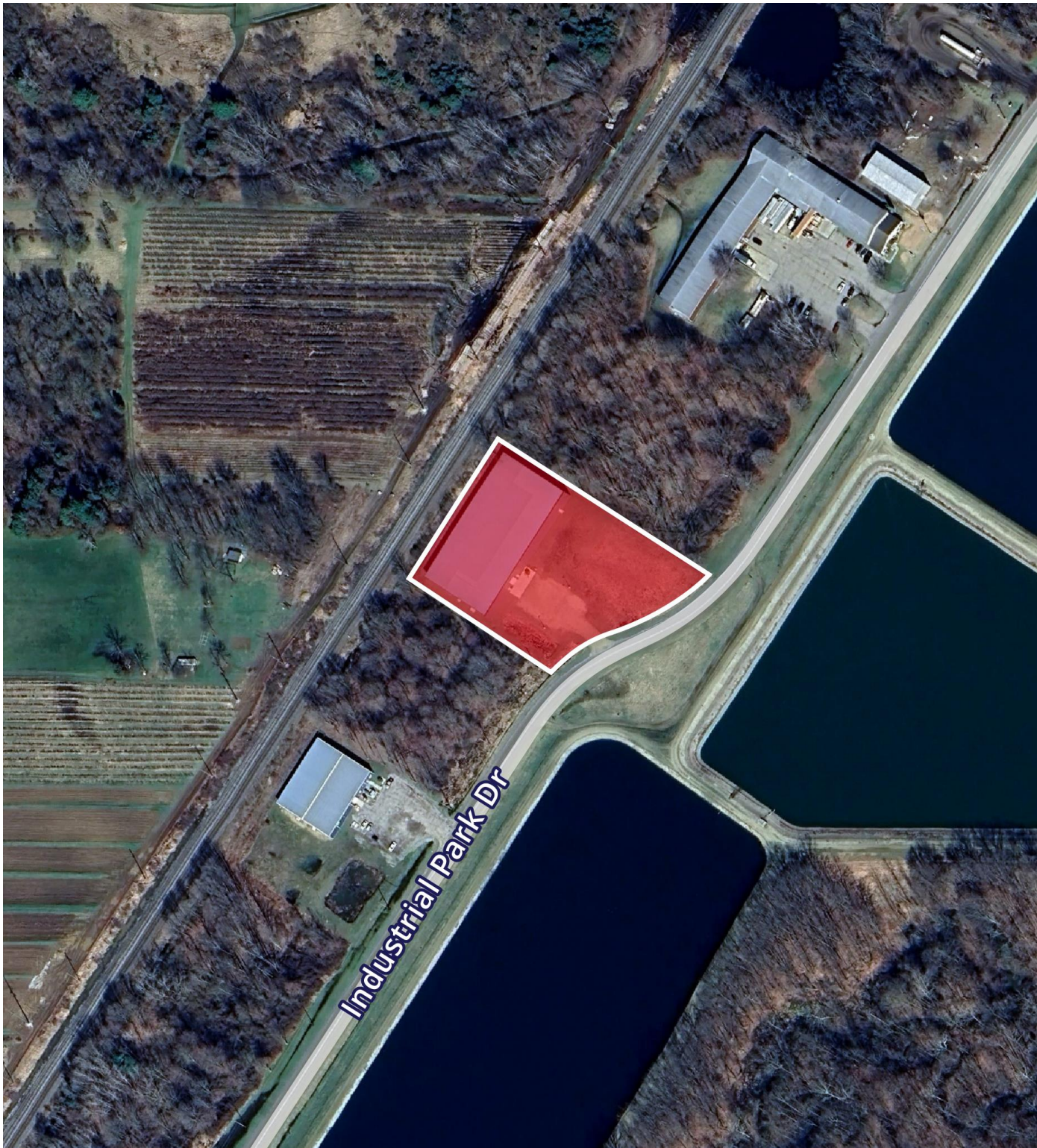
(4) Rear Yards. Ten feet.

(D) Maximum building height. Forty-five feet.

(E) Off-street parking. Off-street parking and loading facilities shall be provided as required in § 154.080 through 154.084.

(Ord. 205, passed 1-16-95)

Aerial Map



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