



Industrial | For Sale | 61,538 SF

Uniquely Positioned Industrial Asset Turn-Key for Any Operator

325 Jay Street
Coldwater, MI 49036

Overview

This unique industrial asset is move-in ready for any operator. Over \$600K of improvements! Perfect opportunity for any user or investor. Coldwater, Michigan is geographically positioned to capture any Northern Indiana traffic over the critical artery that is the Indiana Toll Road I-80 / I-90, as well as just south of Michigan's most important logistical thoroughfare between Chicago and Detroit, I-94. Four truck wells with levelers, three overhead doors, sprinkled, video surveillance, approximately 4,000 SF of office, 600 Amps, 480 3 Phase, and upgrades throughout!

Sale Price

\$1,590,000

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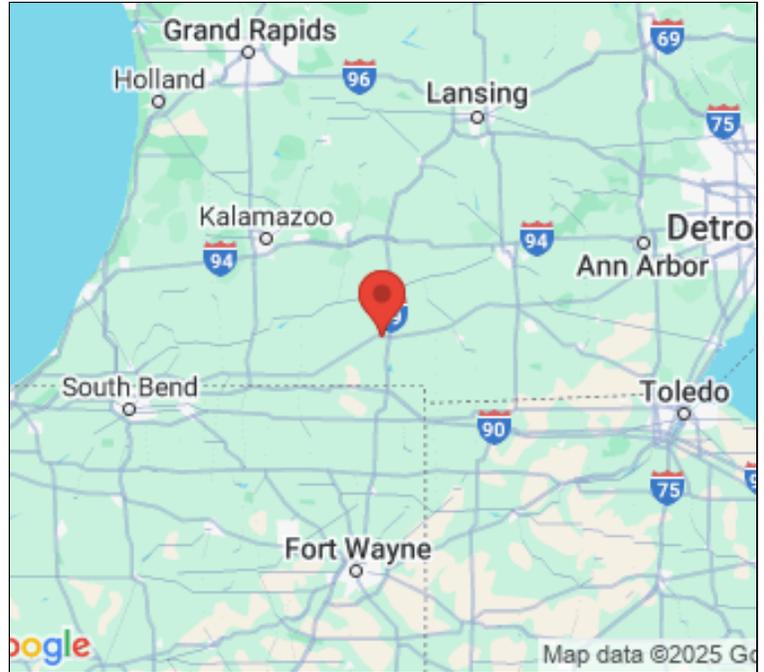




PROPERTY FEATURES



Municipality:	City of Coldwater
Gross Size:	61,538 SF
Office SF:	4,000 SF
Total Acres:	3.24 Acres
Zoning Code / Description:	D-2 / Industrial
Between Streets:	I-69 and US-12
Exterior:	Block / Brick
Substructure:	Block / Steel
Sewer / Water:	Public / Public
Heat Type / Source:	Hanging / Gas
Loading Docks:	Four
Grade Level Doors:	Three Doors
Fire Sprinkled:	Sprinklers
Utilities Attached:	Gas and Electric
Power:	600 / 480 / 3 Phase
Security:	Video Surveillance



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OVERVIEW

This unique industrial asset is move-in ready. Over \$600K of improvements! Geographically positioned to capture Northern Indiana's most critical artery Toll Road I-80/I-90, as well as Michigan's most important logistical thoroughfare between Chicago and Detroit, Interstate 94.

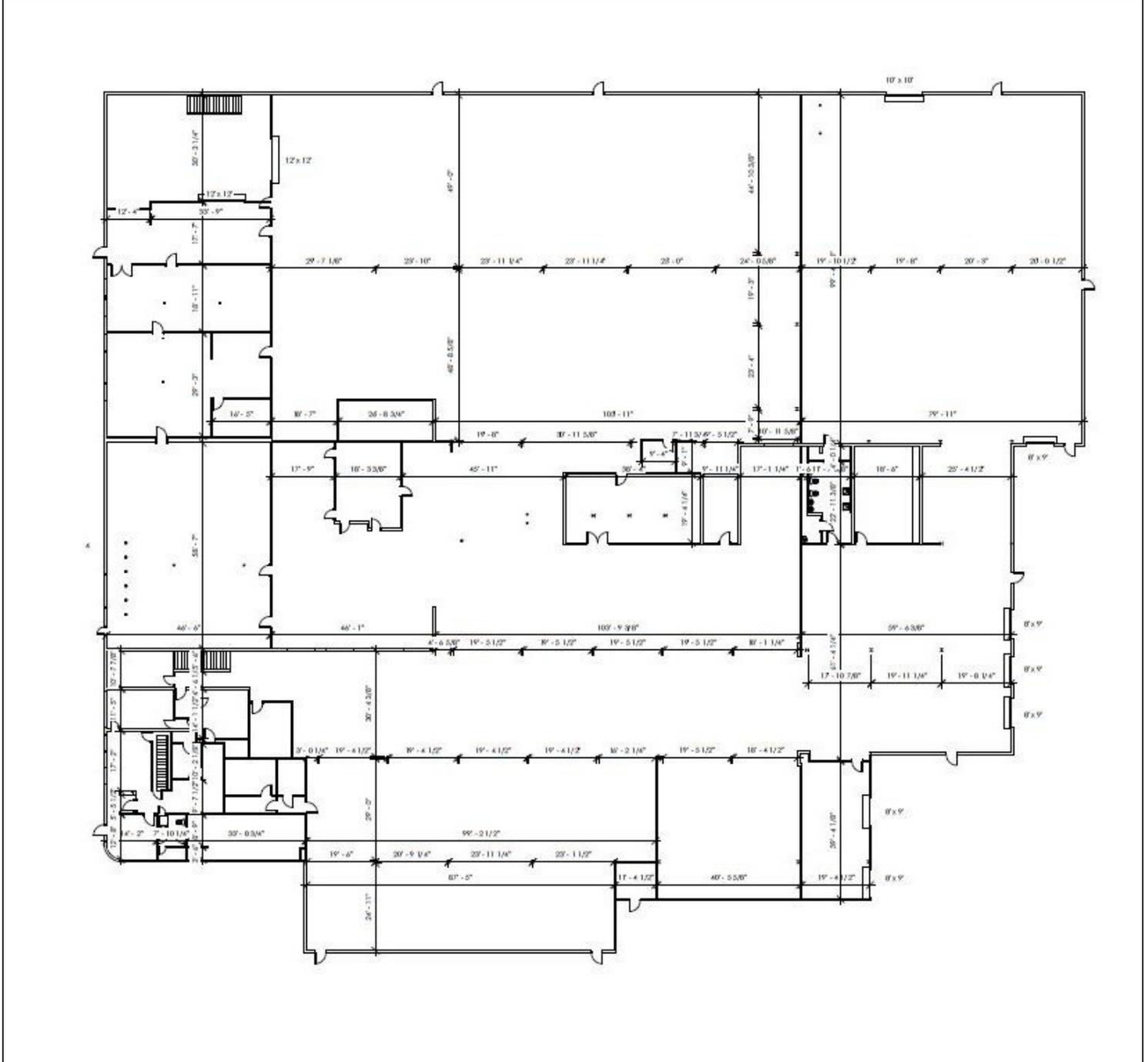
- 5,000 SF of upstairs storage in addition to the 61K floor space
- 1 acre of exterior storage area or room to expand
- Unique Geographic Positioning
- Turn-Key
- Upgrades Throughout
- 4 Docks with Levelers
- 3 Overhead Doors
- Known Environmental - Vapor System Installed
- Sprinkled
- Video Surveillance
- 600 Amps
- 480 3 Phase

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FLOOR PLAN



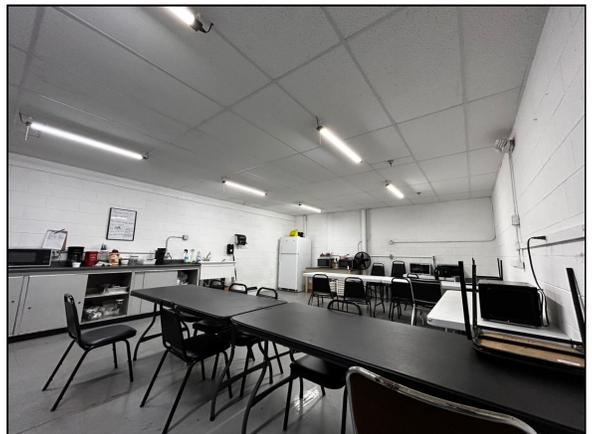
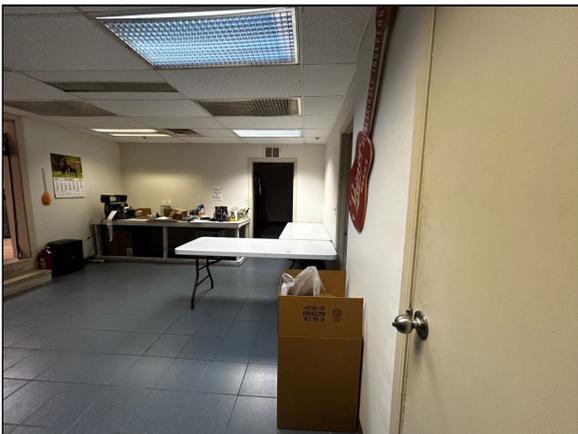
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INTERIOR PHOTOS



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WAREHOUSE PHOTOS



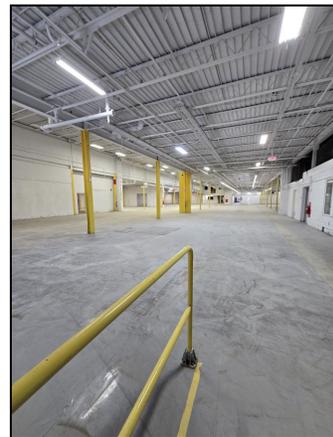
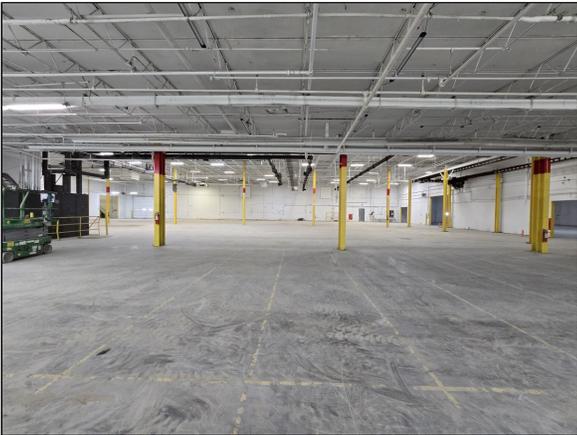
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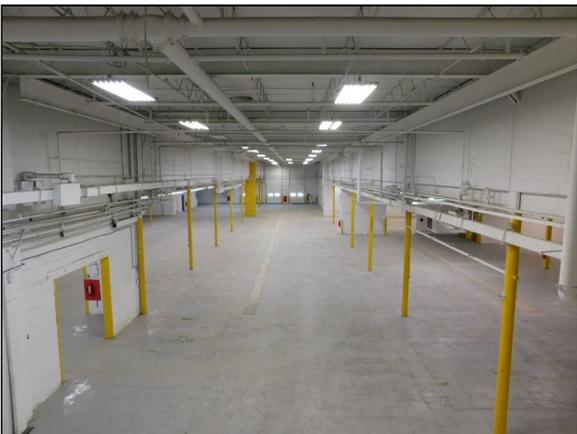
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AERIAL PHOTOS



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