

# FOR SALE OR LEASE

## 5,232 SF



# 2372 US 223

## ADRIAN, MICHIGAN

(MADISON TOWNSHIP)



# // PROPERTY OVERVIEW

Location	
Address	2372 US 223
City, State, Zip	Adrian, MI
Industrial Market	Lenawee County
Industrial Submarket	Southern Michigan

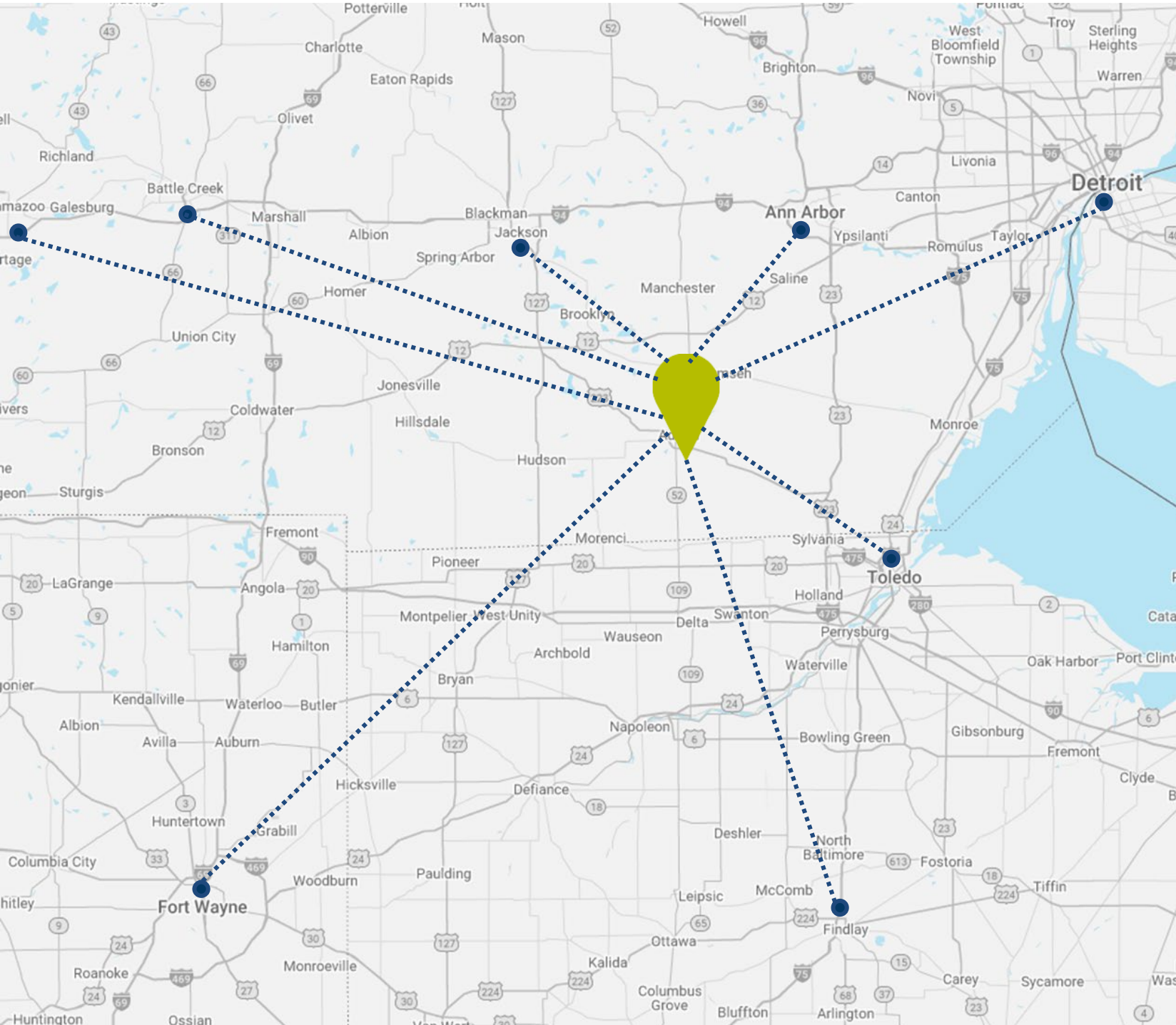


Square Footage	
Total Building	5,232 SF
Office Area	1,160/4,072 SF
Land Area (Acres)	1.12 Acres
Parcel ID	MD0-112-3975-00
Year Built	1985

Building Features	
Clear Height	16'
Column Spacing	Clear span (approx. 70'x64' – irregular)
Auto Parking	12 spots
Dock Doors	One (1) exterior truck dock
Ground Level Doors	Two (2) 12'x14'
Zoning	i-1: Light Industrial District
Building Construction Type	Pre-engineered steel frame with metal sidewalls
Roof System	Standing seam metal
Floor Drains	Yes
Floor Thickness	6"
Fire Protection System	None
Interior Warehouse Lighting	Fluorescent
Electrical/ Natural Gas	Consumers Energy
HVAC	Heat only A/C in office only
Sewer/Water	City sewer/ water
Restrooms	Two (2) restrooms
Miscellaneous	<ul style="list-style-type: none"> <li>• Standalone building off US 223</li> <li>• Building can accommodate a variety of uses               <ul style="list-style-type: none"> <li>• Drop pad parking for trailers with plugins</li> </ul> </li> <li>• Office area have two private offices, storage room, and part area               <ul style="list-style-type: none"> <li>• Located between Toledo, OH and Irish Hills, MI</li> </ul> </li> </ul>

Pricing	
Asking Price	\$350,000 (\$66.89/SF)
Lease Rate	\$2,725.00/ month + utilities
Opex	Real Estate Taxes: \$4,165.03 (\$0.79/SF) Insurance: \$2,297 (\$0.43/SF) CAM: to be self managed

# // LOCATION



From Adrian To:	Distance:
Jackson	37
Battle Creek	86
Ann Arbor	38
Detroit	74
Kalamazoo	105
Toledo, OH	35
Findlay, OH	75
Fort Wayne, IN	98

# // PHOTOS



# // DEMOGRAPHICS

## About Lenawee County

Lenawee County is located in southern/mid Michigan is made up of 14 cities across 761 square miles.

Adrian is located in south central Michigan and is home to Siena Heights University, and Adrian and Jackson College. Its population is approximately 20,502.



**Population**  
97,520



**Workforce**  
22,351



**Unemployment Rate**  
4.3%



**Starting Wage**  
(General Manufacturing)  
\$20.23/HR



**Median Home Value**  
\$161,800



**Average Household Income**  
\$65,484



## Universities, Community Colleges, and Trade schools

Location	Miles from City of Adrian
Adrian College	3
Sienna Heights	3
University of Michigan	37
Michigan State University	75
Jackson College	33
Kalamazoo College	105
Western Michigan University	109
Olivet College	81
Spring Arbor University	44
Albion College	59
Hillsdale College	35
Baker College of Coldwater	57
Eastern Michigan University	37

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