

FOR LEASE



331 Graham Road • Imlay City, MI

186,000 SF Industrial Space

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Highlights

- Twenty-Six (26) Grade Level Doors:
Sixteen (16) 12' x 12'; Ten (10) 16' x 16'
- Three (3) Cranes:
One (1) 1-Ton; One (1) 2-Ton;
One (1) 3-Ton
- 15' Underhook
- 73 Acre Fenced Lot (Room for Expansion)
- Additional Buildings:
1,300 SF Wash Building
3,200 SF Cold Storage Building with
Five (5) 12' x 12' Grade Level Doors
- Just Minutes From I-69 and M-53

Gross SF:	186,000
Warehouse SF:	174,106
Office SF:	11,894
Year Built:	1970
Acreage:	73 Acres
Clear Height:	19' – 28'
Grade Level Doors:	Twenty-Six (26) (See Highlights)
Cranes:	Three (3) (See Highlights)
Docks:	Two (2)
Power:	3,000A/480V With Extensive 480V Buss Duct (To Be Verified by Tenant)
Rail:	Rail Spur on East Property Line

Fixtures:	T-5
Sprinklered:	100%
HVAC:	Newer in Office
Heat:	Tube Radiant
Air Lines:	Yes - Extensive
Exhaust Fans:	Yes
Utilities:	City of Detroit Water (Extended to Serve This Facility)
Parking:	10+ Acres (300+ Cars)
Trailer Parking:	Yes
Zoning:	Industrial
Parcel id:	011-024-016-00



Financials

Lease Rate \$5.25/SF/YR NNN

Annual Property Taxes:

2024 Summer \$90,466.41

2024 Winter \$25,736.24

Property Taxes Per SF \$0.62

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

BUILDING SPECS

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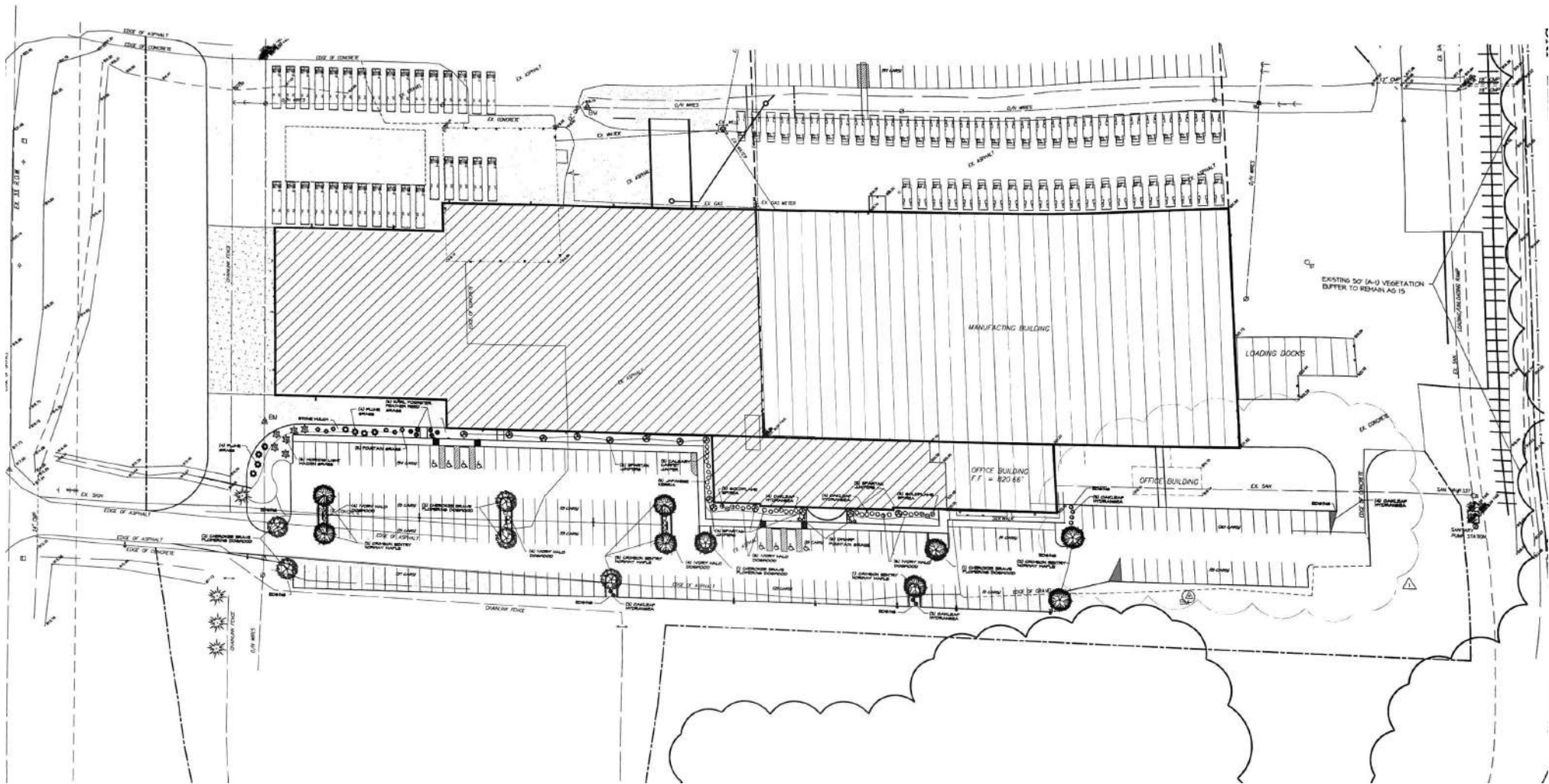




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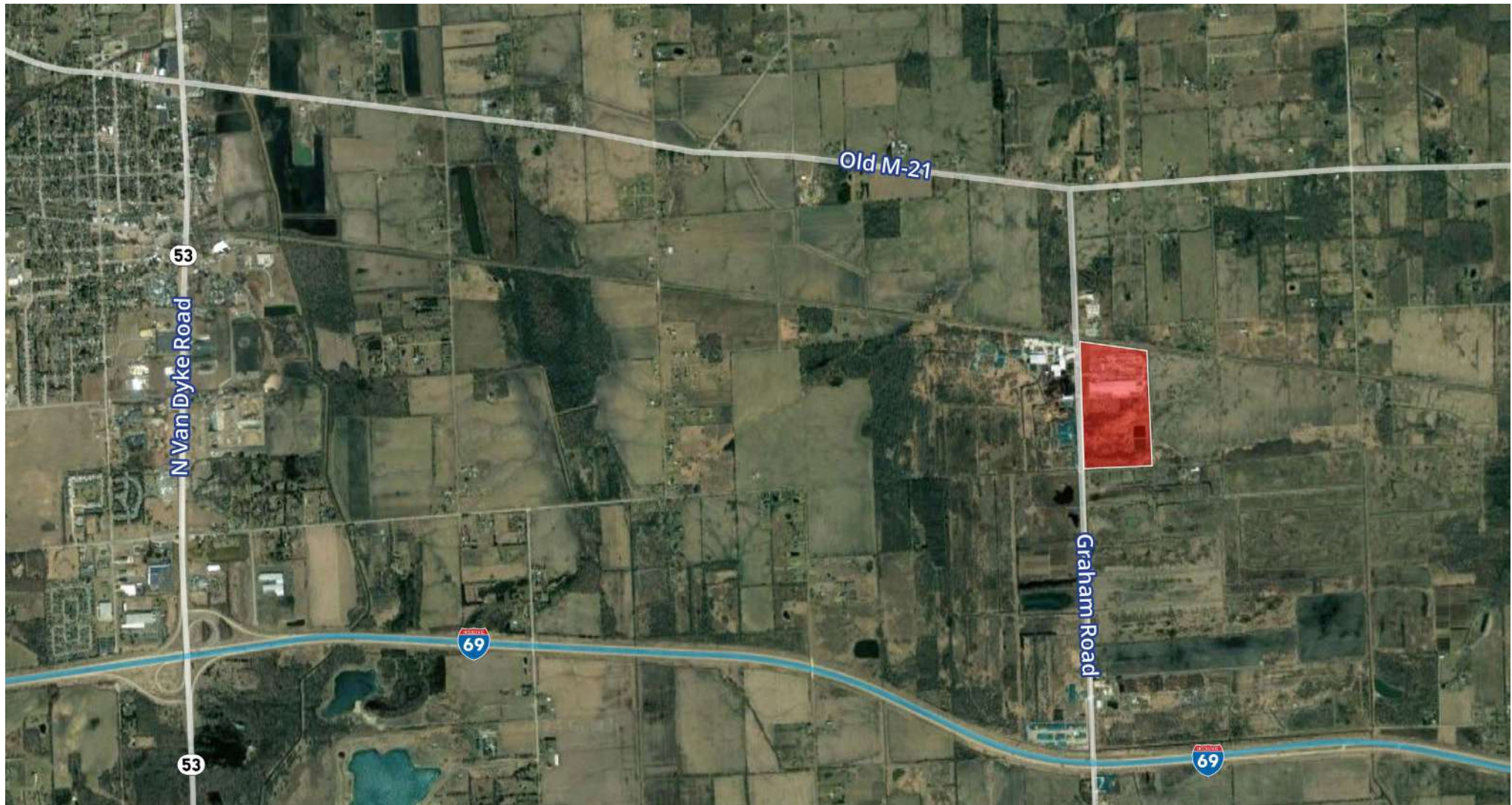
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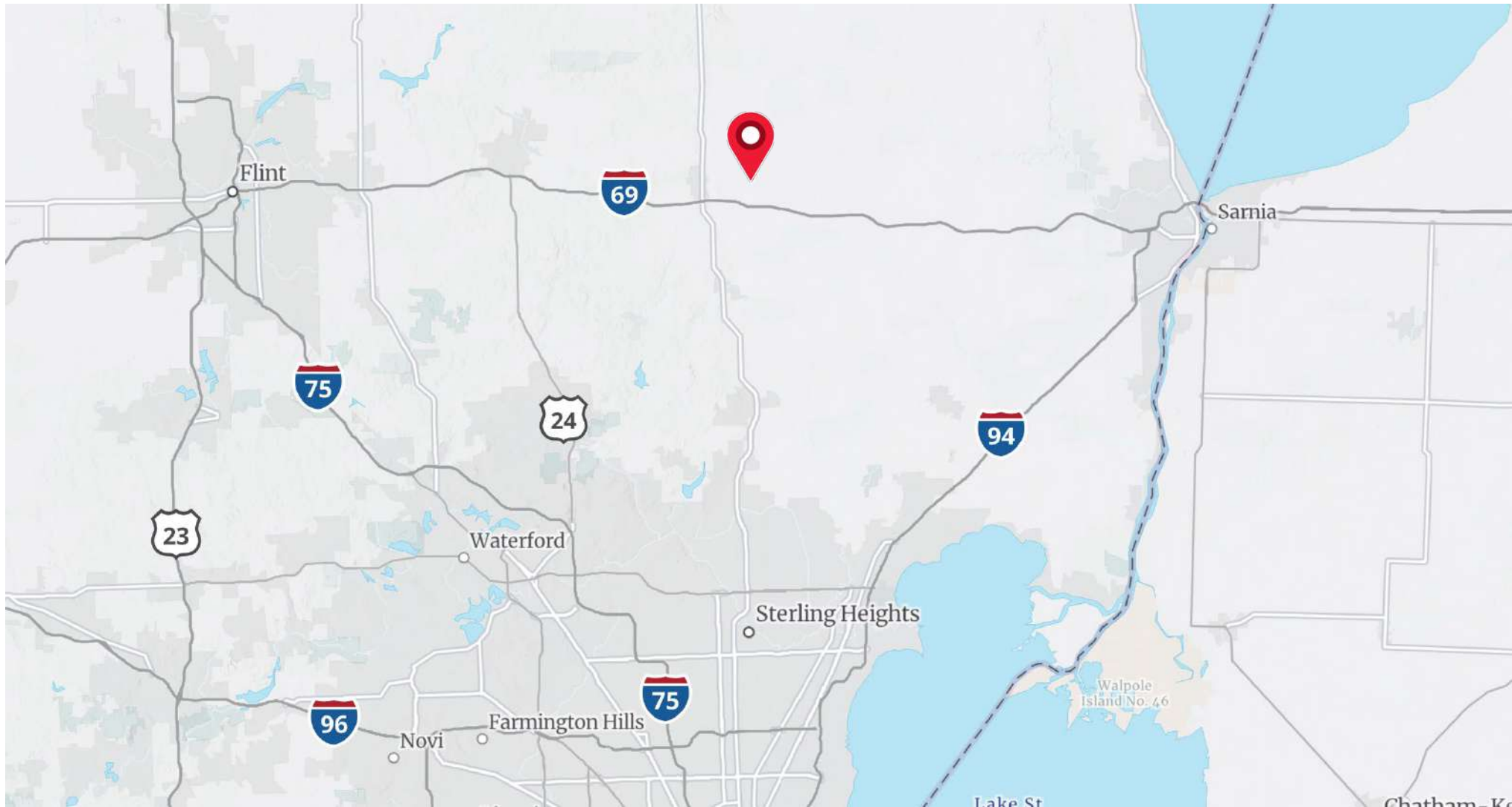
SITE PLAN

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AERIAL MAP

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LOCATION MAP

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