



## 205 E. Walker Rd

Saint Johns, Michigan 48879

### Property Highlights

- Approximately 55,000 SF of Manufacturing/Warehousing space
- 2 dock level doors and 2 drive in bays
- 10 ton crane
- 2,000 volts @ 600 amps with busways
- 20' clear height at exterior walls and 24' clear in the center
- Close proximity to US 127 freeway in established industrial park
- Co-operating broker bonus offered

### Offering Summary

Sale Price:	\$3,200,000
Lease Rate:	\$5.90 SF/yr (NNN)
Building Size:	54,154 SF
Available SF:	54,154 SF
Lot Size:	4.283 Acres

### For More Information



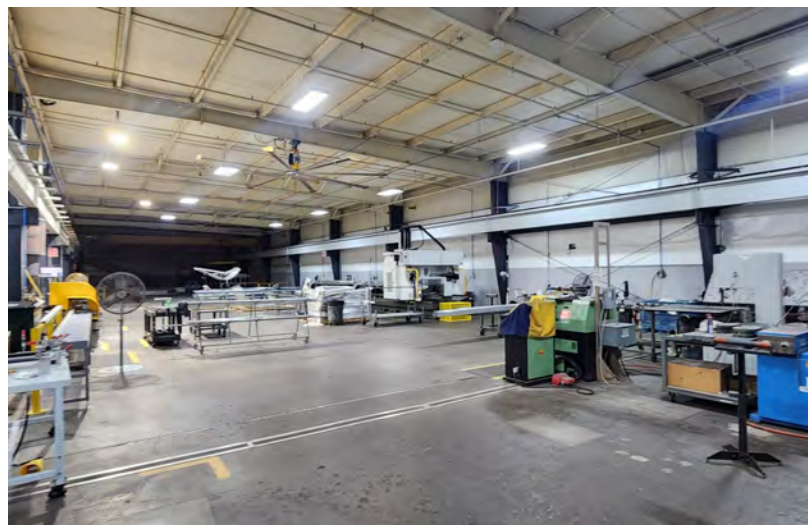
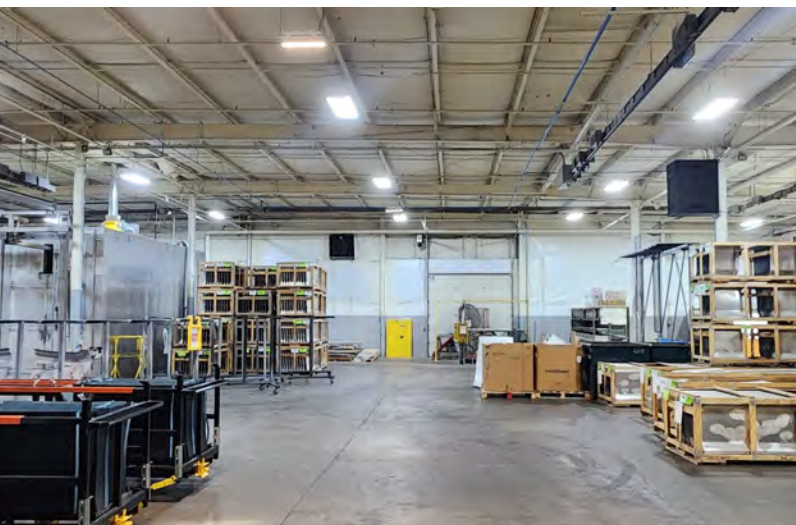
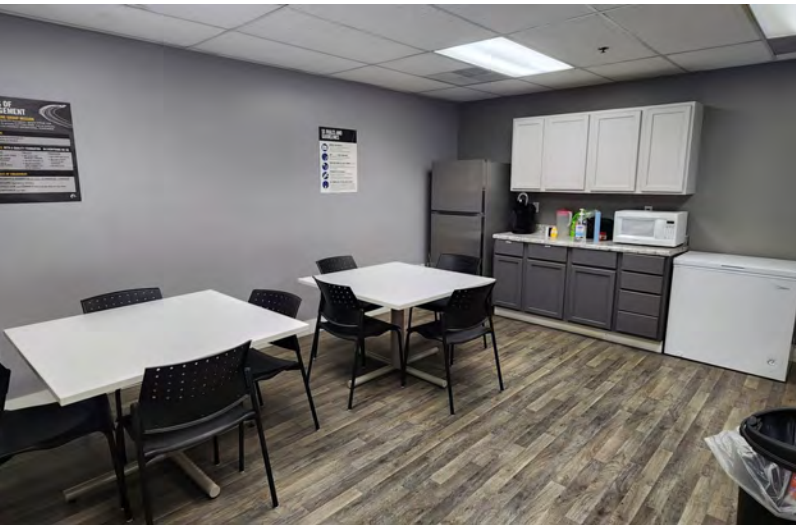
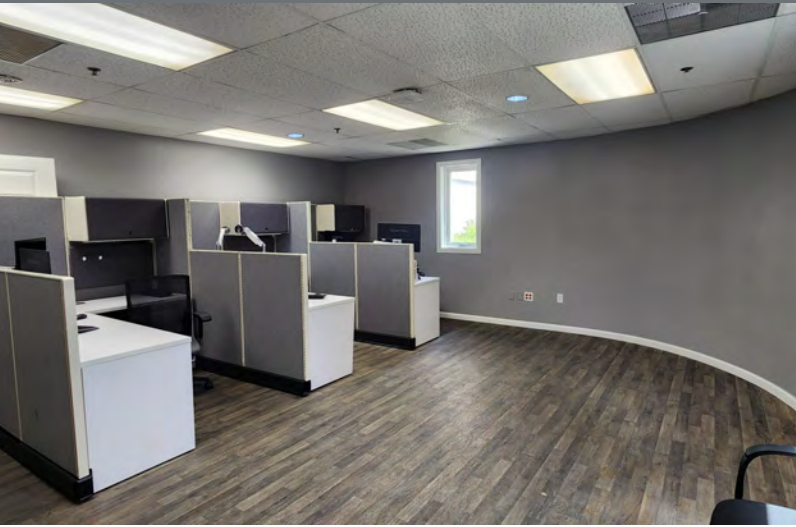
#### Jeffrey Branch

Associate Broker

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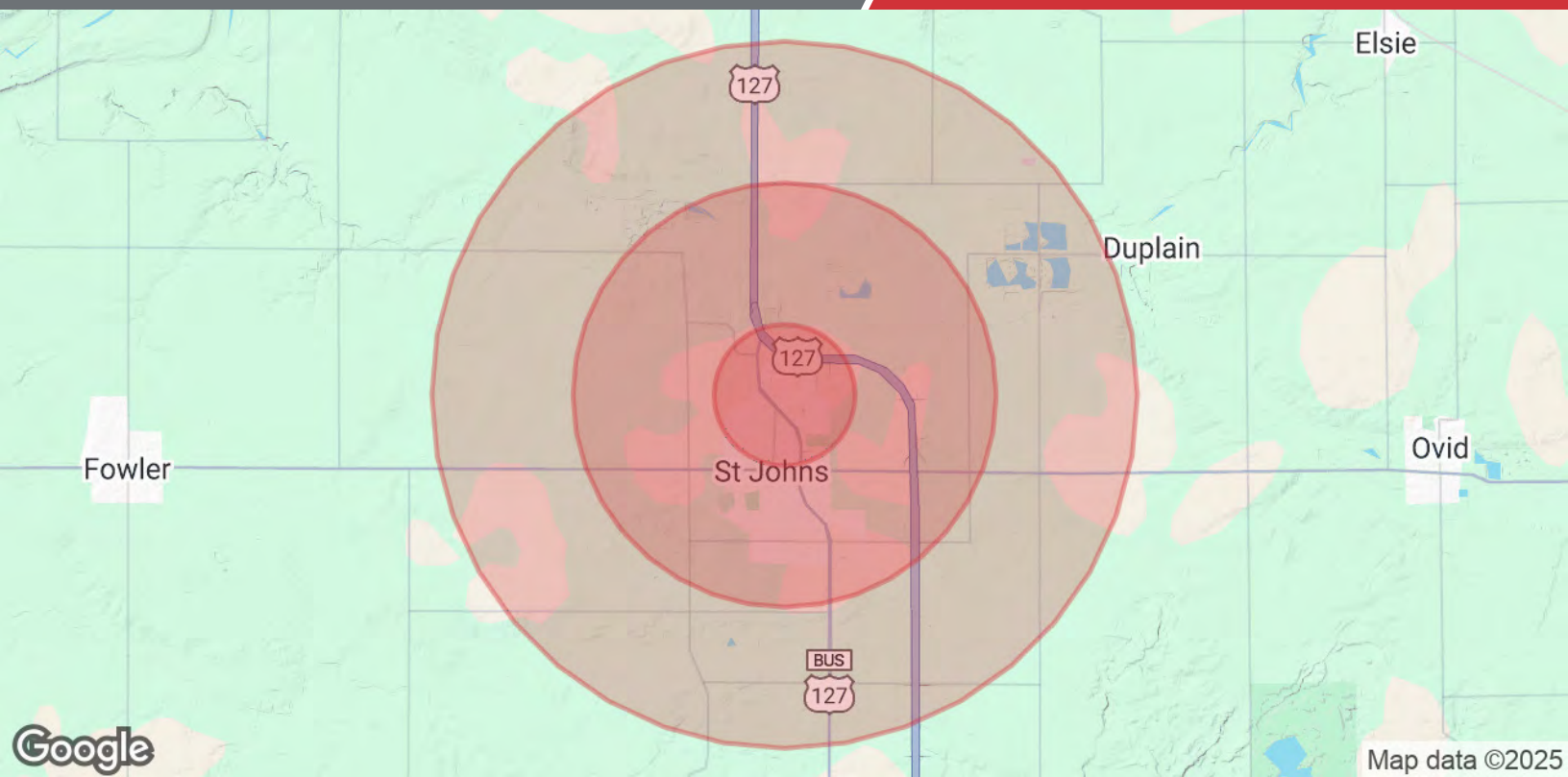












Population	1 Mile	3 Miles	5 Miles
Total Population	4,156	12,584	16,177
Average Age	35.9	36.2	36.9
Average Age (Male)	34.1	34.8	35.6
Average Age (Female)	38.7	39.0	39.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,732	5,143	6,408
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$58,829	\$58,936	\$60,033
Average House Value	\$139,866	\$144,888	\$149,247

2020 American Community Survey (ACS)