

375 E 2ND ST

IMLAY CITY, MI 48444

1,500- 6,098 SF AVAILABLE

FOR LEASE



PETER ABRO

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ADDITIONAL PHOTOS



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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	119-82-700-000-00
Building Size	6,098 SF
Lot Size	56,925 SF
Year Built	1940
Number of Buildings	2

Embrace the opportunity to lease or buy this 6,098 SF industrial space that is thoughtfully maintained to cater to Industrial/Warehouse/Distribution tenants. Zoned R-1 960 and offering significant potential for customization, this space is perfectly suited for dynamic operations seeking a versatile and adaptable environment. With ample room for potential expansion and a solid infrastructure, this property provides a compelling foundation for businesses seeking a space that effortlessly aligns with their distinct operational needs.



- Zoned R-1 960
- Ideal for Industrial/Warehouse/Distribution use
- Customization potential for tenant needs
- Ample room for potential expansion
- Solid infrastructure and versatile layout
- Features four garage doors providing convenient access to the outside, and an additional internal garage door that connects different units within the building

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SITE PLAN



**1,500 SF
Available**

**2,798 SF
Available**

**1,800 SF
Available**

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SITE PLAN



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TRADE AERIAL



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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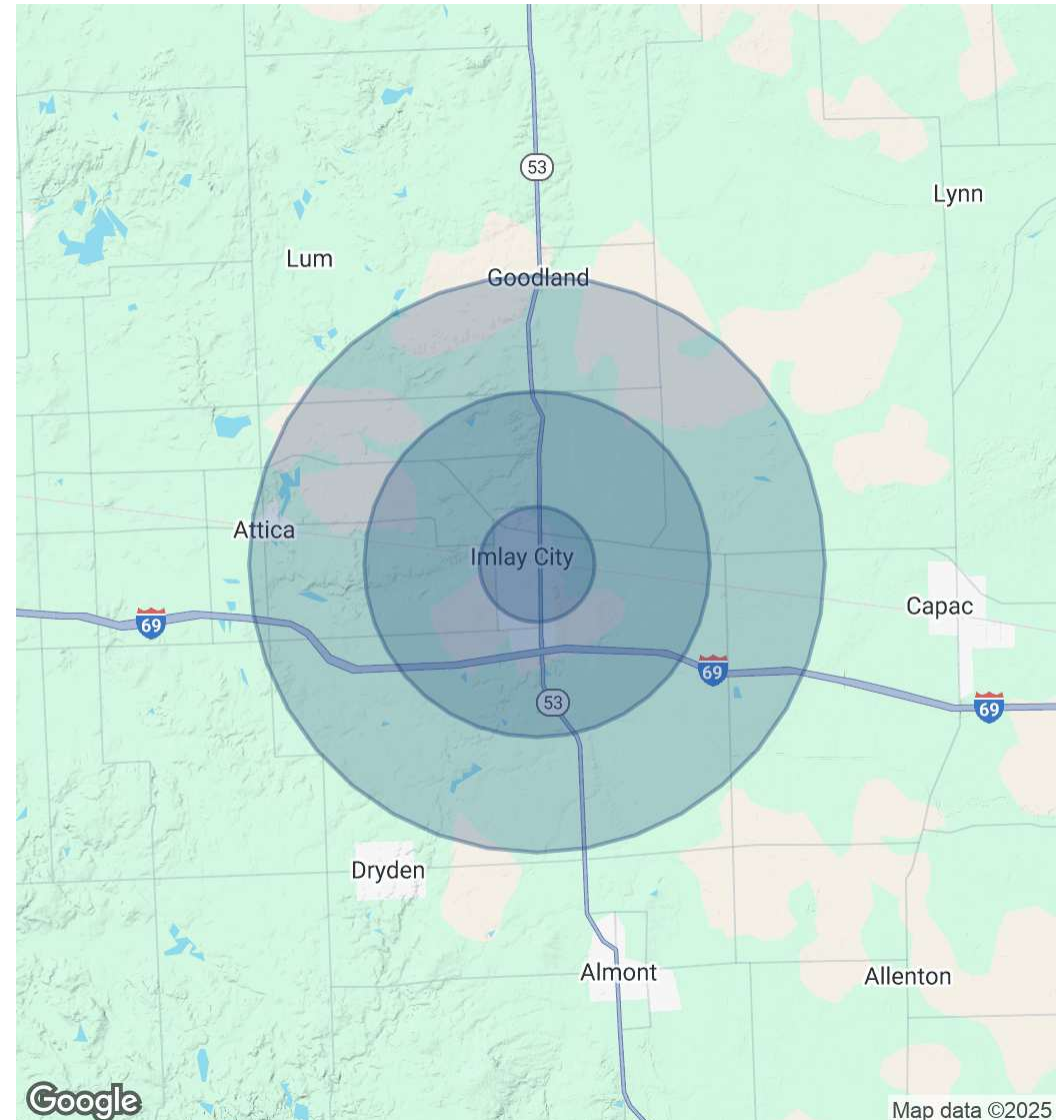
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,182	6,770	10,995
Average Age	39	40	41
Average Age (Male)	38	39	41
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,351	2,694	4,308
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$56,678	\$76,946	\$87,230
Average House Value	\$201,305	\$230,816	\$257,830

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,263	5,176	8,996
Total Population - Black	28	41	57
Total Population - Asian	25	38	50
Total Population - Hawaiian	3	4	5
Total Population - American Indian	24	48	66
Total Population - Other	436	748	828

Demographics data derived from AlphaMap



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BROKER



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