

4440 HAGADORN RD

OKEMOS, MICHIGAN



2,174 - 28,592 SF // **AVAILABLE**



KYLE PASSAGE
Senior Associate
+1 248 358 6113

kyle.passage@cushwake.com

STEVE KOZAK
Director
+1 248 358 6107

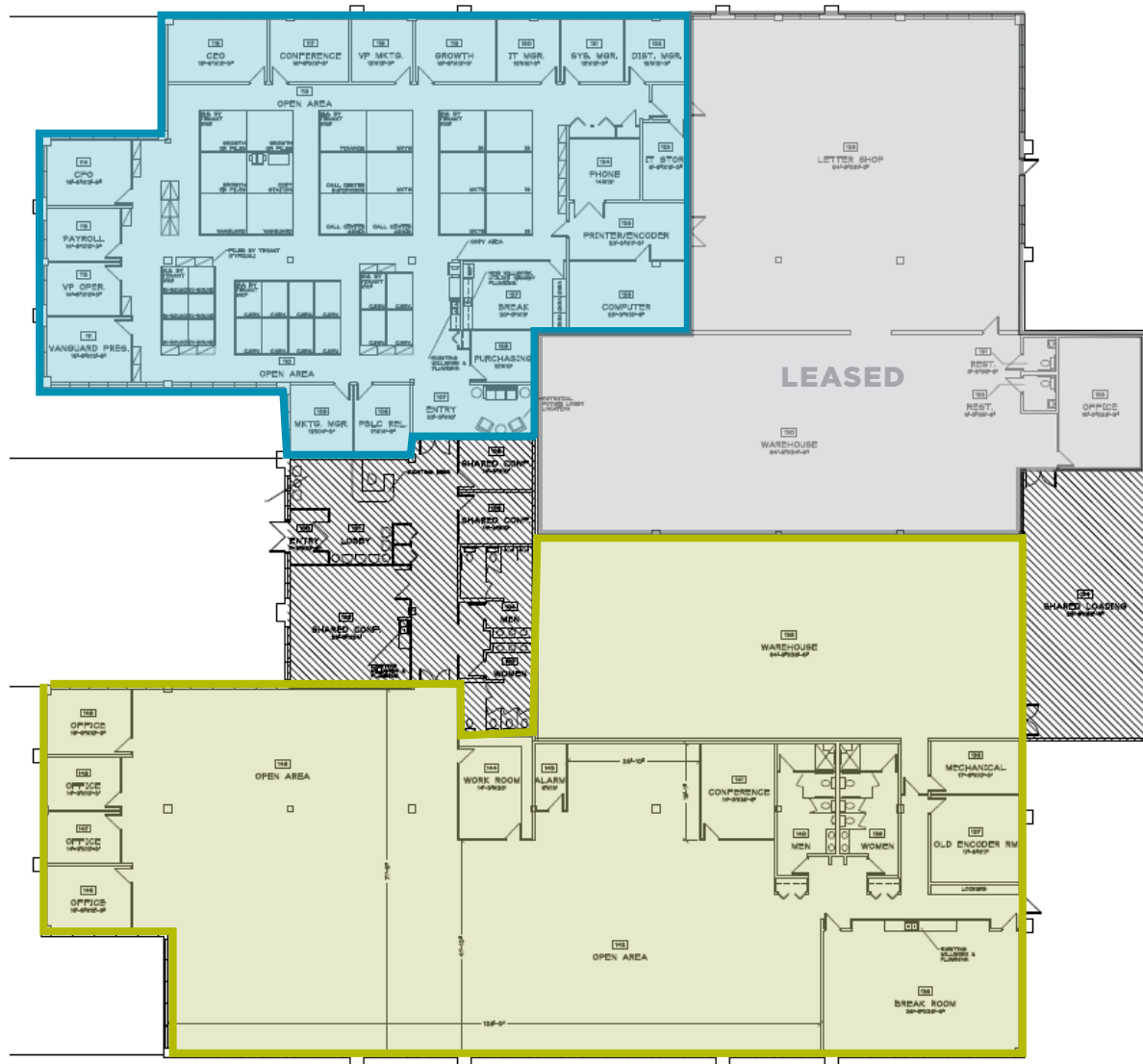
steve.kozak@cushwake.com

PROPERTY INFORMATION

| | | | |
|----------------------------------|---|--------------------------|--------------------------------|
| TOTAL SF | 2,174 - 28,592 SF Available | FLOOR THICKNESS | 6" |
| WAREHOUSE AREA | 9,262 SF | FLOOR DRAINS | No |
| ACREAGE | 9.05 AC | FIRE SUPPRESION | Warehouse (high bay area only) |
| YEAR BUILT | 1996 | INDUSTRIAL | Fluorescent |
| AUTO PARKING | 156 surface spaces (4.10/100) | ELECTRIC | 300amps/480v/3-phase |
| PARCEL ID | 02-02-29-105-004 | HVAC | 100% HVAC |
| ZONING | RP - Research & Office Park | BREAK ROOM | Yes |
| CONSTRUCTION TYPE | Masonry | OPEX | |
| ROOF | Flat rubber membrane | CAM | \$1.34/SF |
| CEILING CLEARANCE | 25' clear/30' deck 11' clear/14' deck | TAXES | \$1.37/SF |
| BAY SIZE / COLUMN SPACING | 22' | INSURANCE | \$0.35/SF |
| DOCKS / WELLS | Two (2) docks with levelers & power opener (shared) | TOTAL | \$3.06/SF |
| GRADE DOORS | One (1) 12'x10' | REAL ESTATE TAXES | 2022: \$53,821.70 |
| | | LEASE RATE | Contact Broker |

FLOOR PLAN

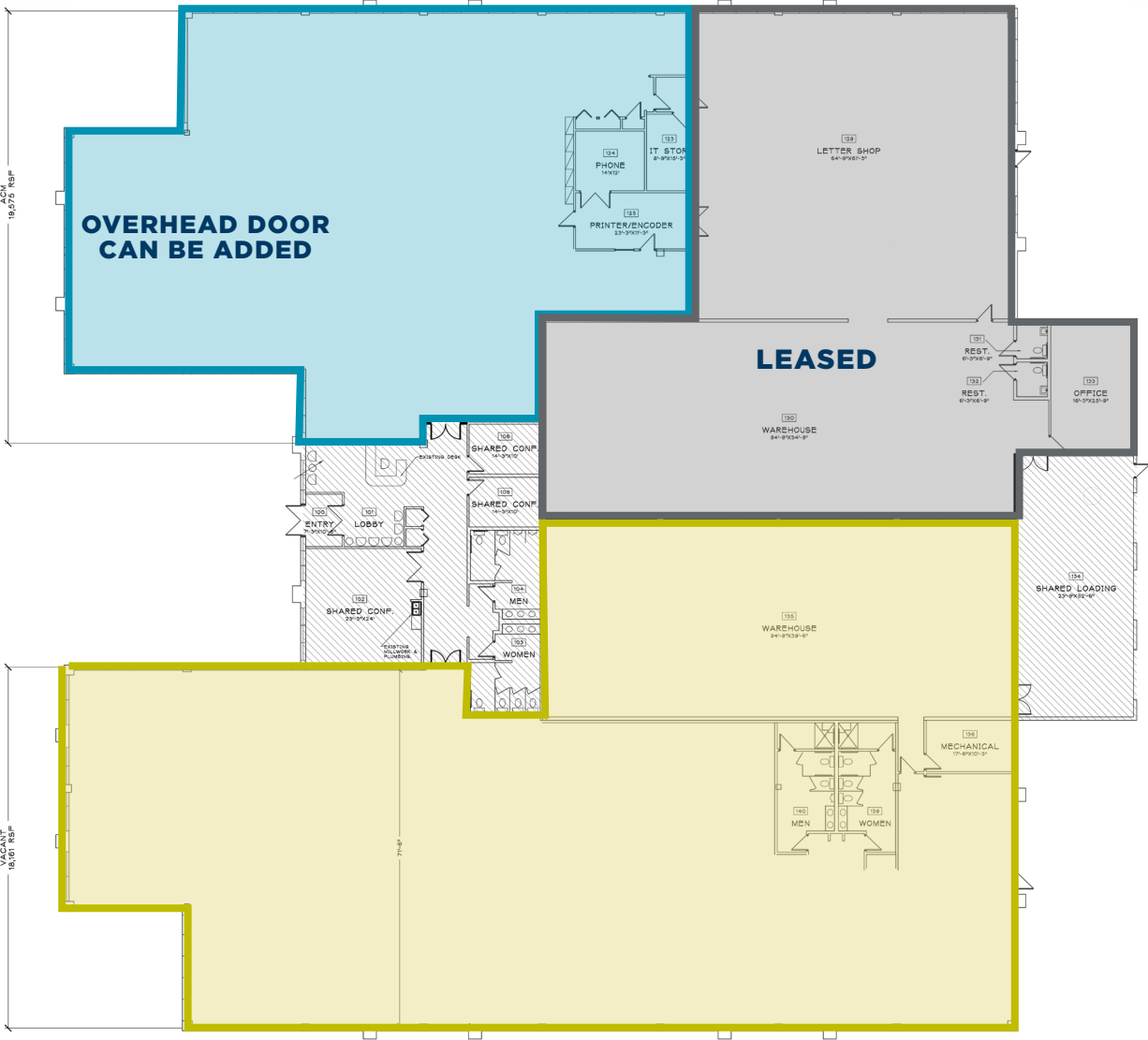
10,431 SF



18,161 SF

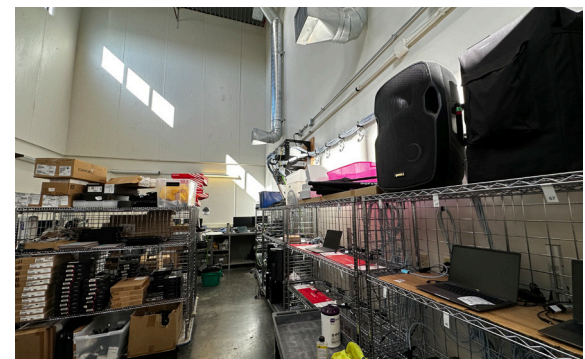
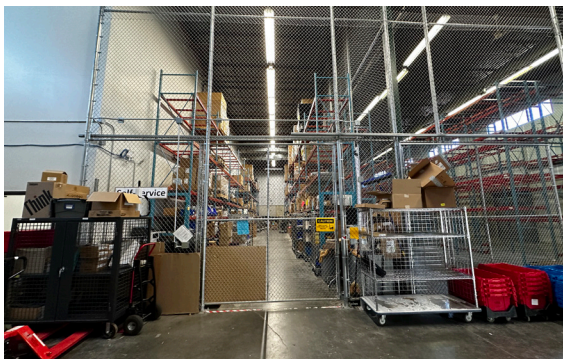
CONCEPTUAL FLOOR PLAN

2,174 - 10,431 SF



18,161 SF

PHOTOS

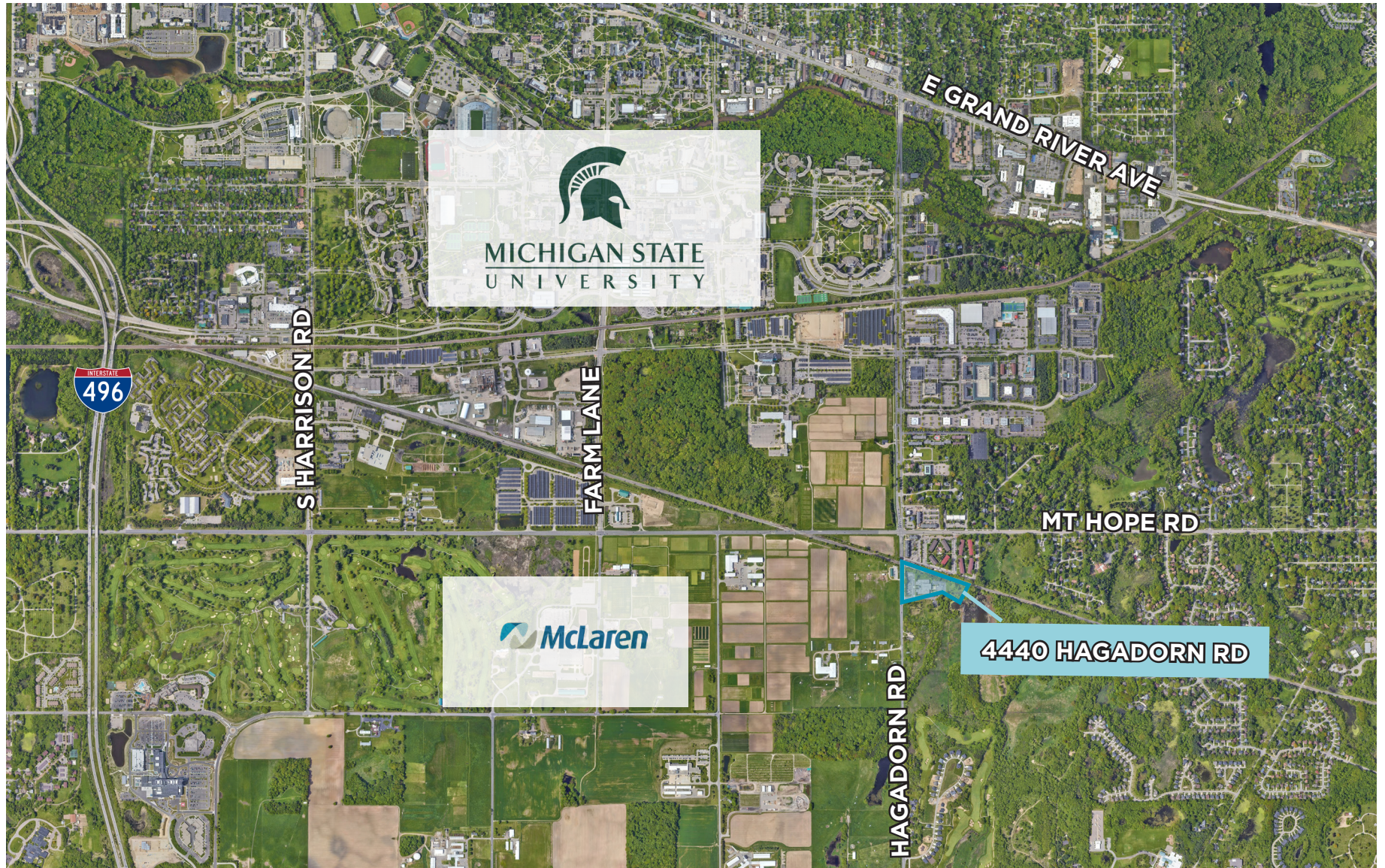


BUILDING AERIAL



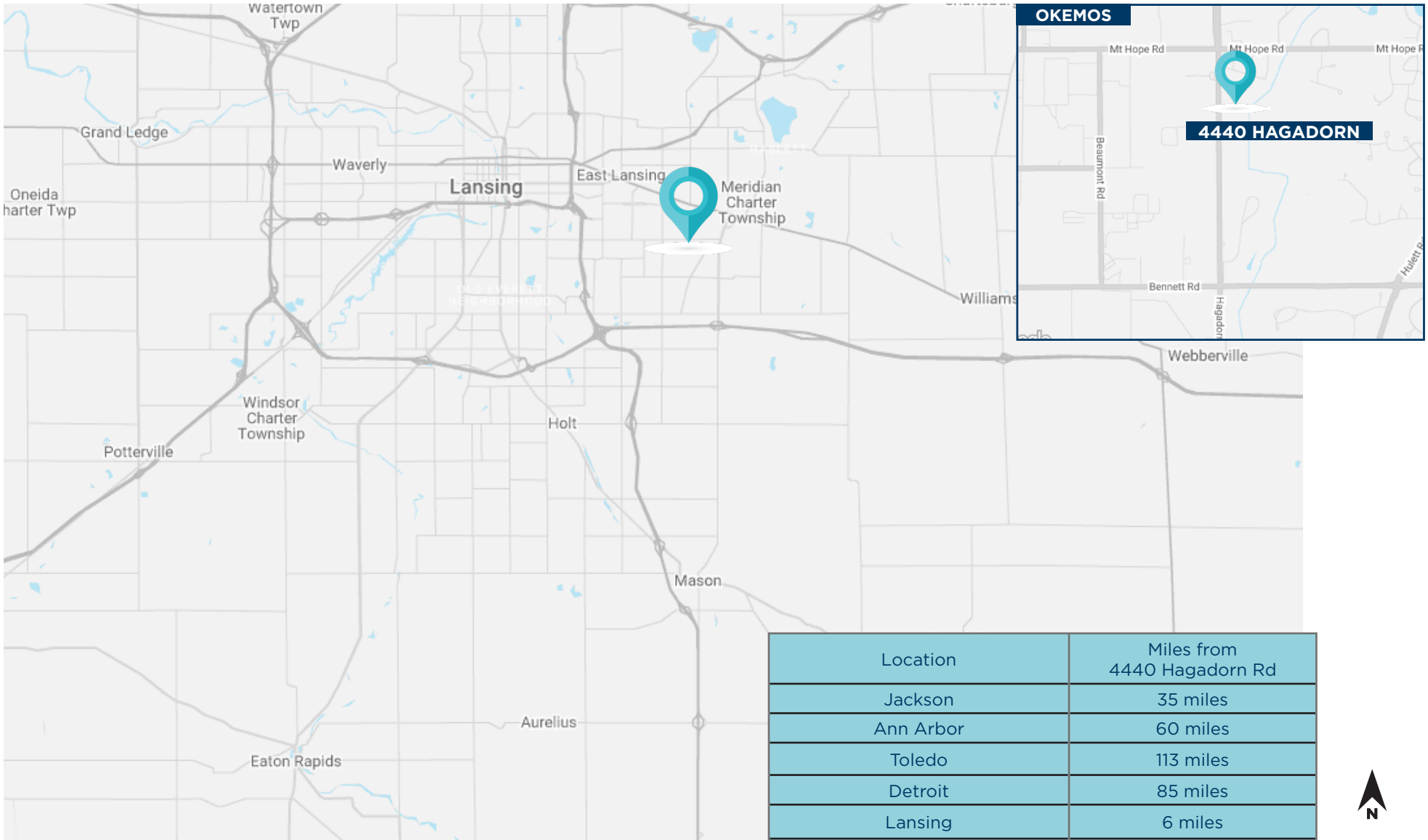
4440 HAGADORN | OKEMOS, MICHIGAN

LOCATION AERIAL



4440 HAGADORN | OKEMOS, MICHIGAN

LOCATION MAP



DEMOGRAPHICS OF INGHAM COUNTY



Universities, Community Colleges, & Trade Schools

| Location | Miles from 4440 Hagadorn Rd |
|-----------------------------|-----------------------------|
| Hillsdale College | 63 miles |
| University of Michigan | 58 miles |
| Albion College | 49 miles |
| Michigan State University | 1 mile |
| Eastern Michigan University | 66 miles |
| Western Michigan University | 82 miles |
| Olivet College | 38 miles |
| Siena Heights University | 73 miles |
| Jackson College | 45 miles |



Population
284,034



Workforce
150,094



Unemployment Rate
4.6%



Average Starting Wage
\$21.00/HR



Median Home Value
\$183,897



Median Household Income
\$58,226