



# For Sale

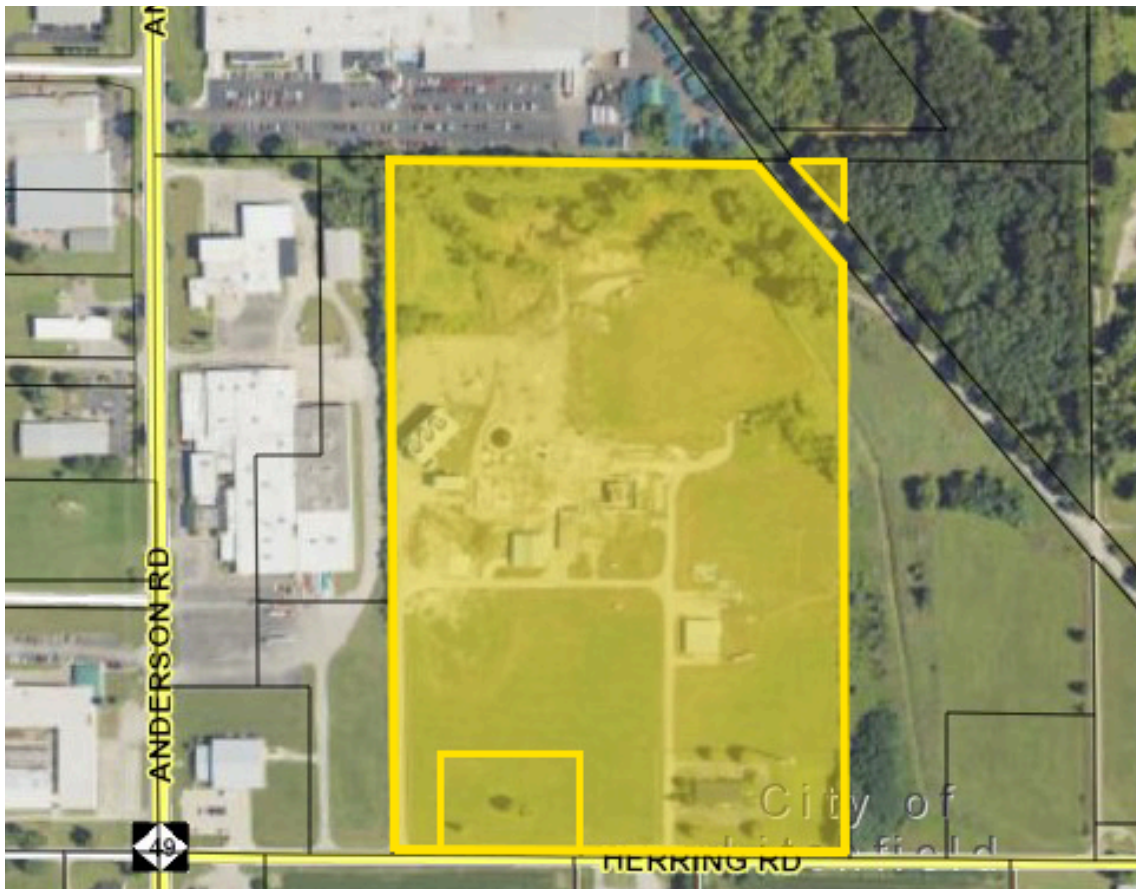
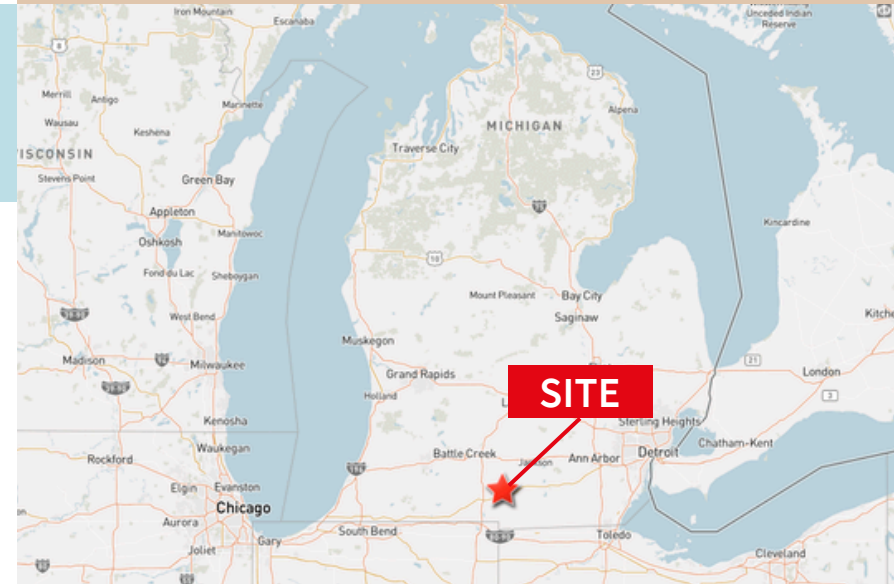
720 Herring Rd | Litchfield, MI

 **JLL** SEE A BRIGHTER WAY

# Property Highlights

720 Herring is Michigan South Central Power Agency's former coal fired energy plant's site and is located adjacent to the Litchfield Industrial Park

20 minute drive to I-69  
40 minute drive to I-69 & I-94 interchange  
40 minute drive to I-80/I-90 Toll Road



- \$1,495,000
- 42 Acre site
- Heavy Industrial zoning
- Warehouse space, maintenance shop, and office space included in purchase
- Rail spur along the NE corner of the property
- Robust Infrastructure
- Completely secured site
- Additional 100+ acres available

# Building Specifications



-  Warehouse Space
-  Maintenance Shop
-  Office Space

	Warehouse Space	Maintenance Shop	Office Space
<b>SF</b>	5,600	6,400	6,000
<b>Ceiling Height</b>	16-18'	16'	N/A
<b>Grade Level OH</b>	(1) 10x14, (1) 10x12	(5) 10x14, (1) 10x12	N/A
<b>Construction</b>	Pre-engineered steel	Pre-engineered steel	Brick/Concrete

# Warehouse



# Maintenance Shop



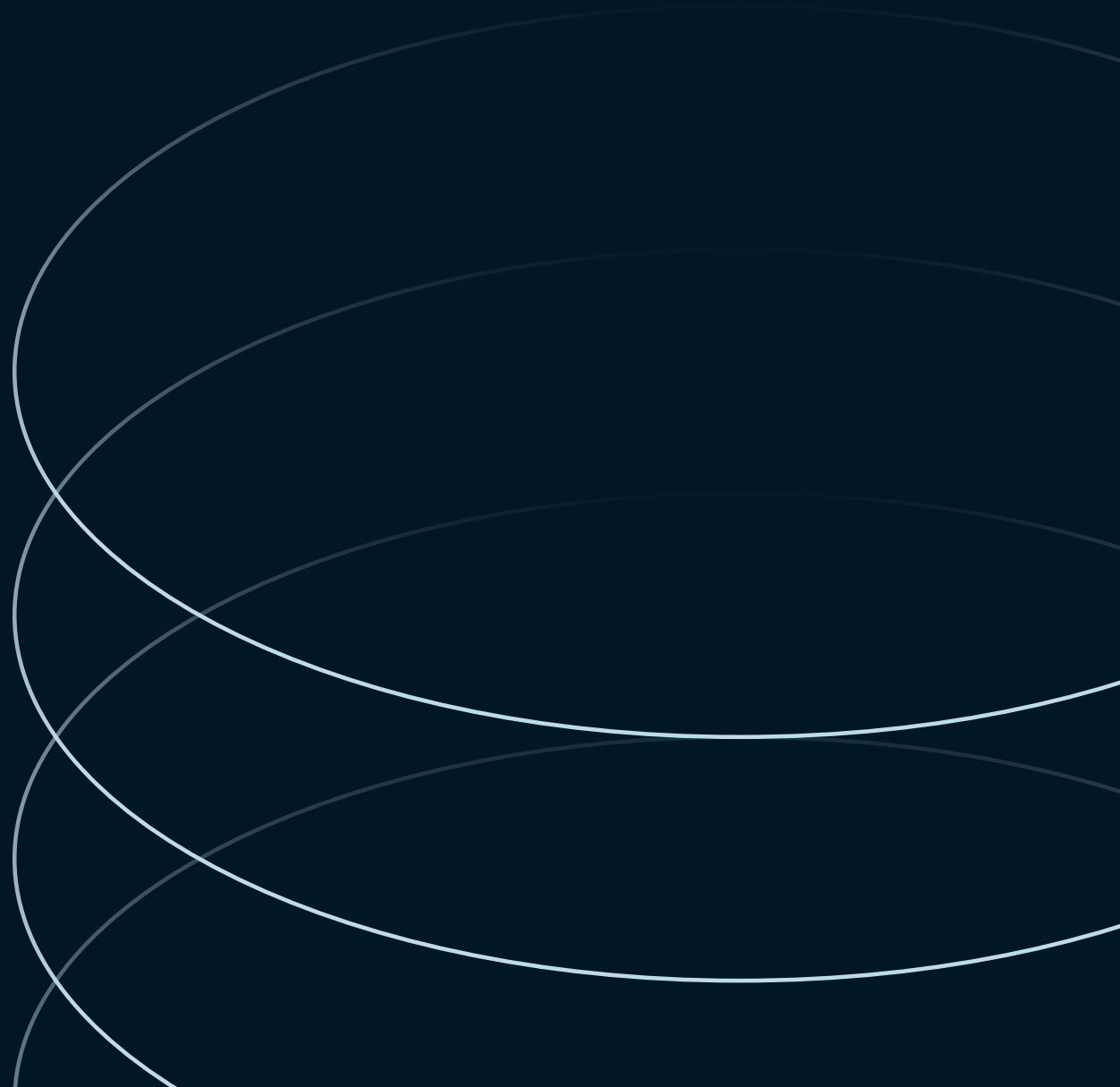
# Office



# Rail

- Rail spur accessing Indiana Northeastern & Norfolk Southern Railroads
- More than 1,100' of rail car storage adjacent to site
- Functional rail infrastructure to site





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