

## 6924 Peck Rd

Eaton Rapids, Michigan 48827

### Property Highlights

- 42,900 SF of warehouse/storage and lab space
- Zoned for industrial use (LA zoning)
- Divided into 6 separate buildings
- Ample space for storage of inventory, autos, etc.
- Located in the thriving Eaton Rapids area with easy access to Lansing or Jackson market areas.

### Offering Summary

Sale Price:	\$1,600,000
Lease Rate:	\$3.25 - 6.50 SF/yr (NNN)
Lot Size:	7.5 Acres

Spaces	Lease Rate	Space Size
Building A	\$6.50 SF/yr	10,400 SF
Building B	\$3.25 SF/yr	17,200 SF
Building C	\$3.25 SF/yr	4,300 SF
Building D	\$3.25 SF/yr	3,800 SF
Building E	\$3.25 SF/yr	4,800 SF
Building F	\$3.25 SF/yr	2,400 SF

### For More Information



#### Dave Robinson

Associate Broker

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Sale Price	\$1,600,000
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Lease Rate	\$3.25 - 6.50 SF/Yr
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### Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	LA
Lot Size	7.5 Acres
APN #	16001840005503
Power	Yes

### Utilities & Amenities

Restrooms	2
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### Building A

Building Dimensions	130' x 80'
Overhead Doors	3
	14.5'W x 12'H
	10'W x 10'H
	23.5'W x 14.5'H
Man Doors	2

### Building B

Building Size	17,200 SF
Overhead Doors	2
	14'W x 14'H
	16'W x 14'H
Dock High Doors	1
Man Doors	3

### Building C

Building Dimensions	100' x 43'
Overhead Doors	2
	11'W x 11.5'H
	14.5'W x 13.5'H
Man Doors	1 - 30"

### Building D

Building Dimensions	100' x 38'
Overhead Doors	1
	12'W x 12'H
Man Doors	1 - 36"

### Building E

Building Dimensions	100' x 48'
Overhead Doors	1
	15'W x 12'H
Man Doors	1 - 36"



Building A



Building B



Building C, D, E



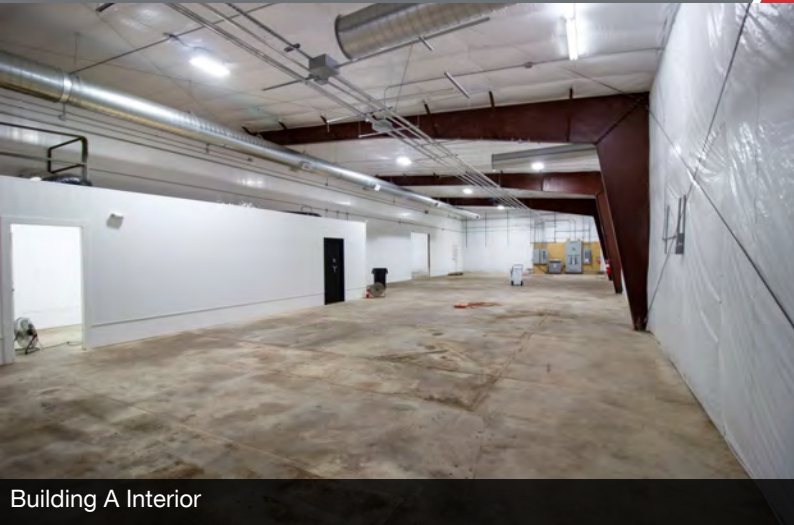
Building F



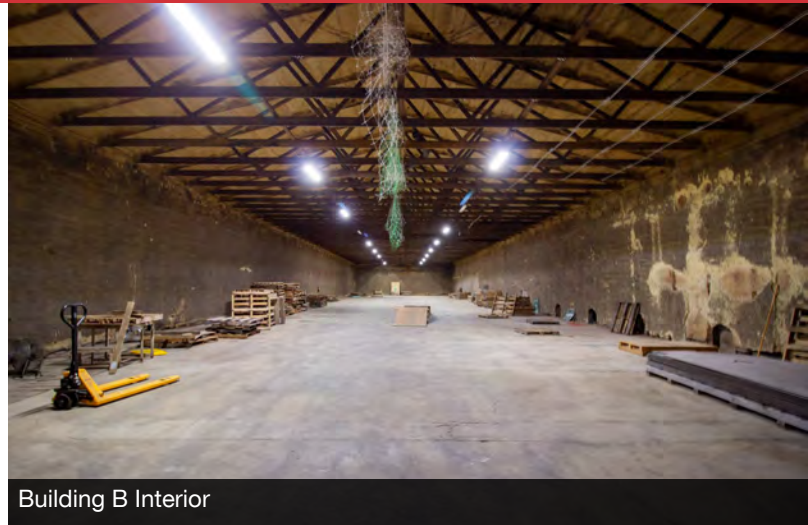
Aerial Facing Southwest



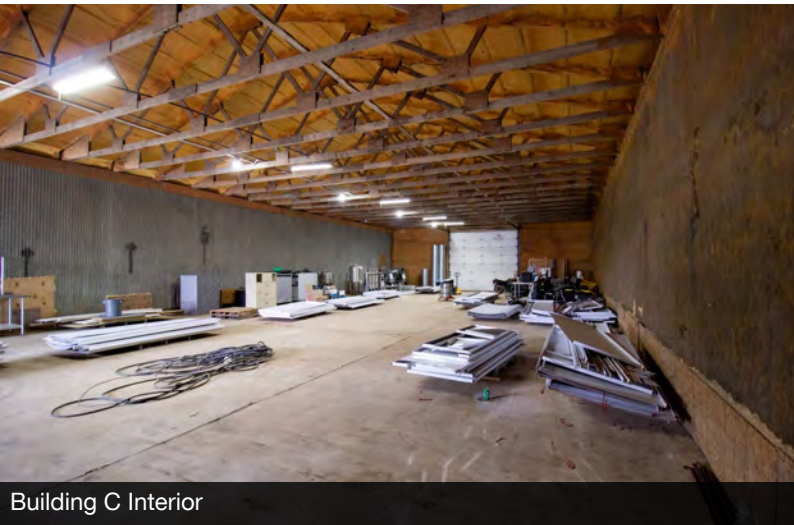
Aerial Facing North



Building A Interior



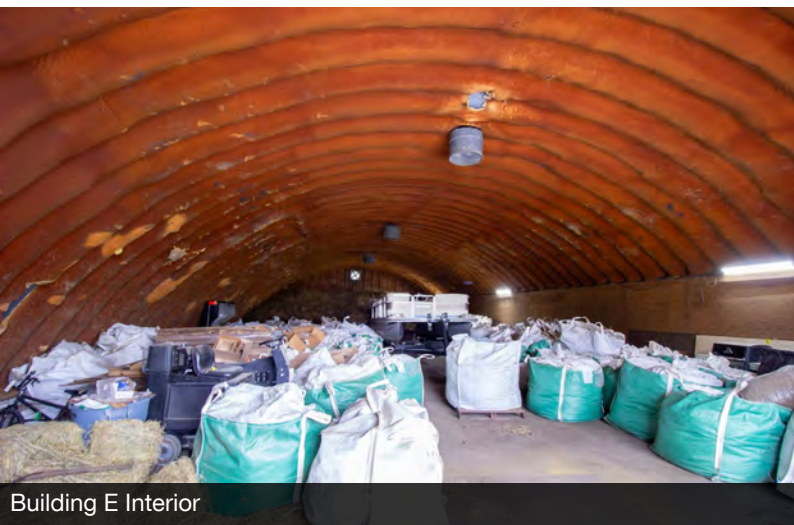
Building B Interior



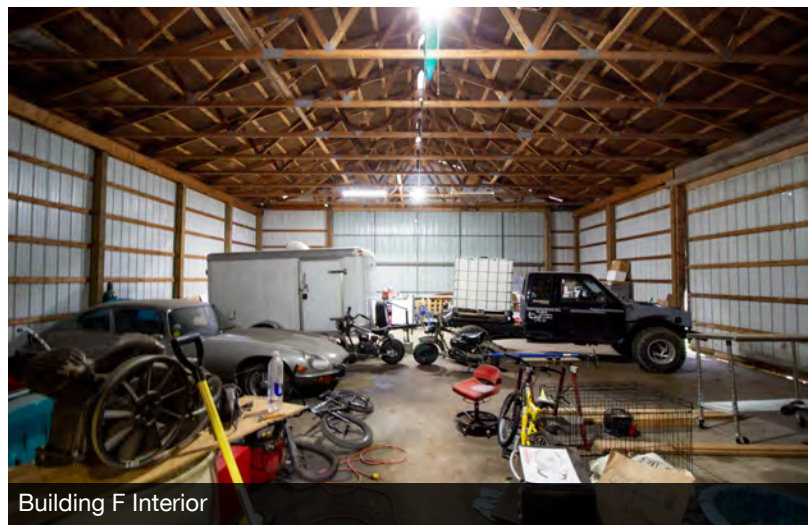
Building C Interior



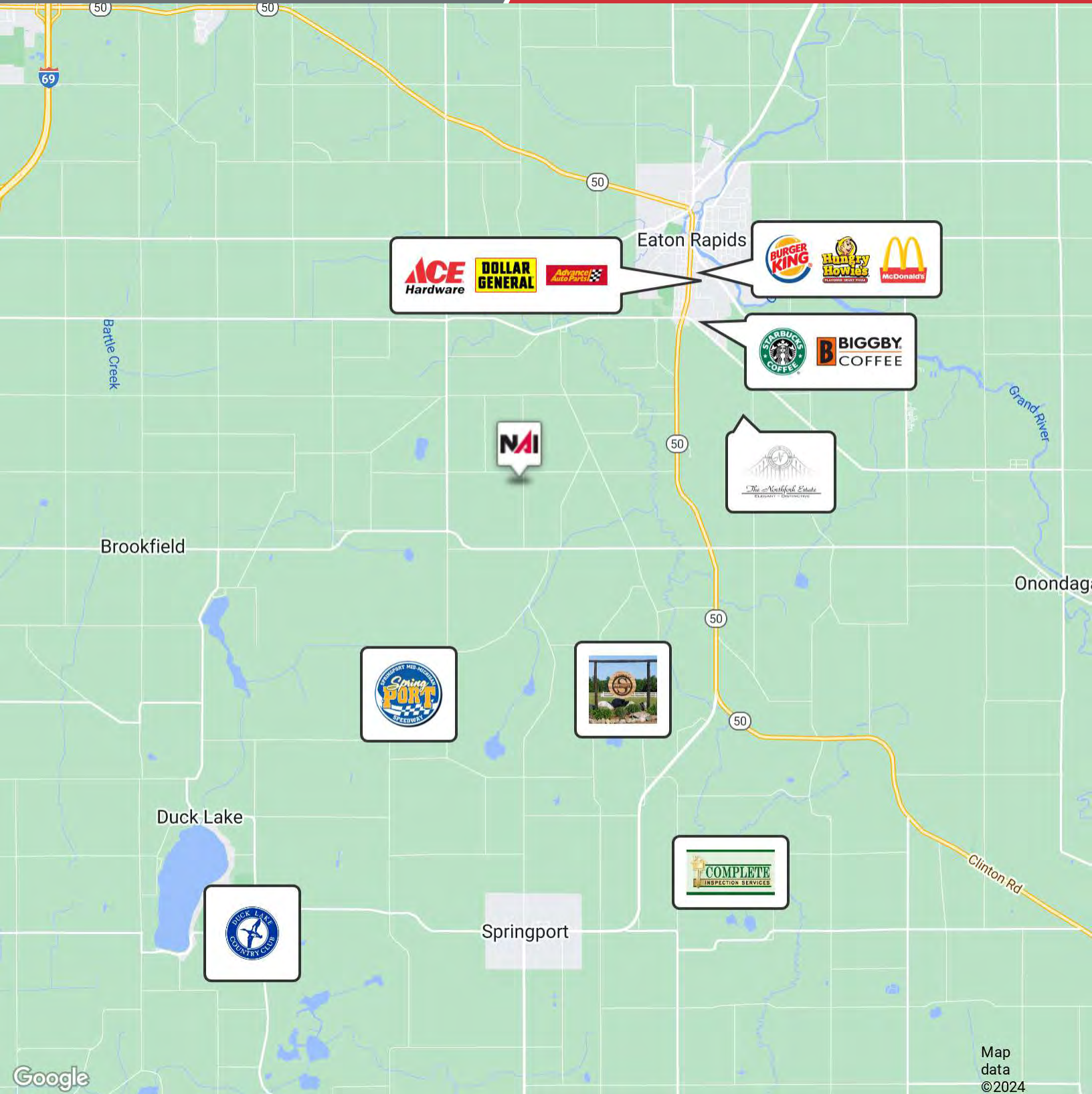
Building D Interior

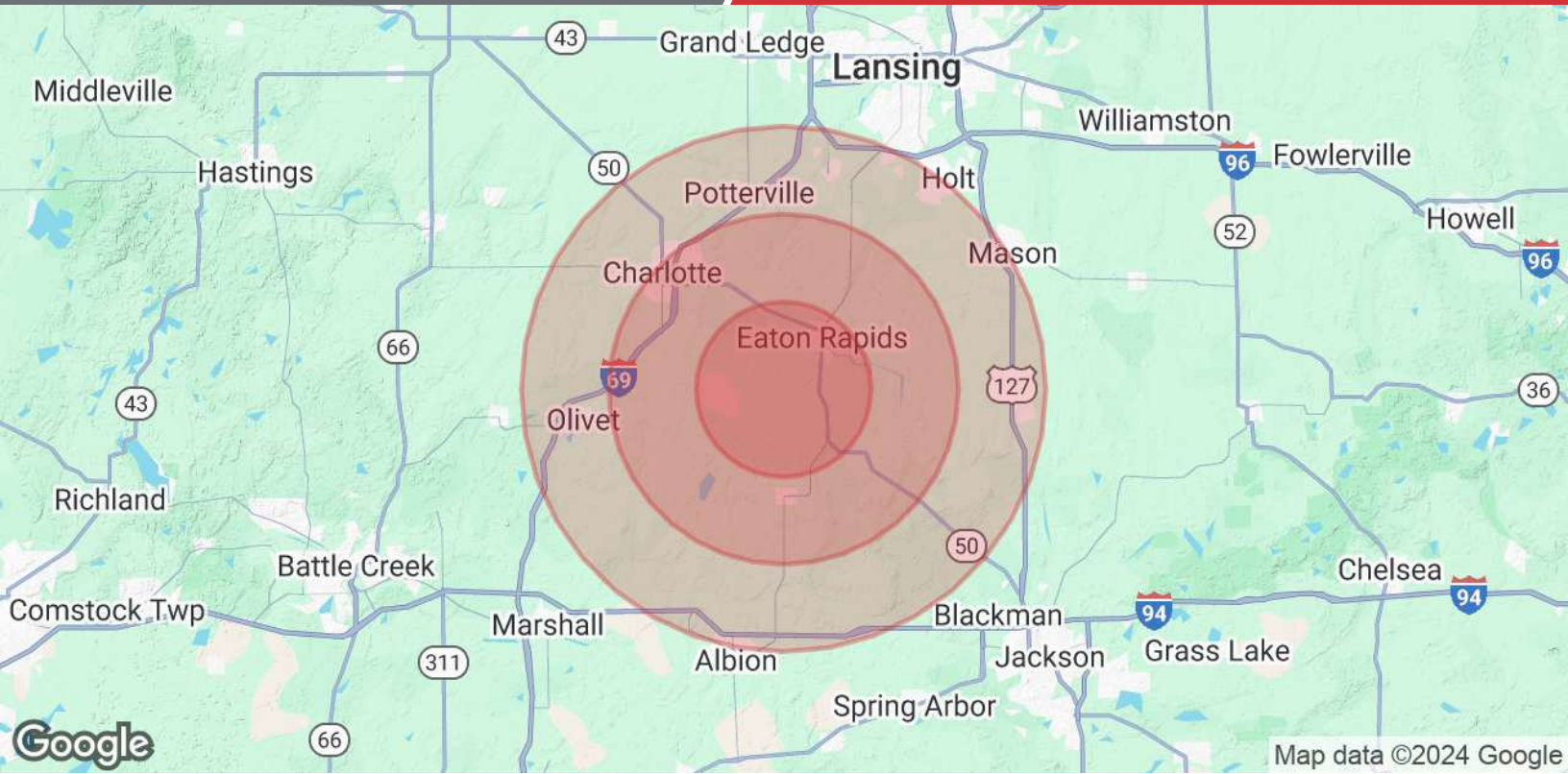


Building E Interior



Building F Interior





<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Population	10,141	36,626	119,385
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	43	42
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Households	4,111	14,608	47,203
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$91,940	\$93,823	\$89,974
Average House Value	\$243,962	\$245,832	\$220,290

Demographics data derived from AlphaMap