

**PIRRONE PRODUCE // FOR SALE OR LEASE**

## **58,000 SF WAREHOUSE COMPLEX WITH REFRIGERATION & 12 DOCKS ON 14.36 ACRES**

15313 BRYCE RD  
CAPAC, MI 48014



- 58,000 SF Warehouse Complex
- Refrigeration or Heated Warehouse
- 12 Docks
- Immediate Occupancy
- Minutes from I-69 and M-53



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## EXECUTIVE SUMMARY



Sale Price	\$2,900,000
Lease Rate	\$5.00 SF/YR

### OFFERING SUMMARY

Building Size:	58,000 SF
Available SF:	58,000 SF
Lot Size:	14.36 Acres
Price / SF:	\$50.00
Year Built:	1955
Renovated:	2012
Zoning:	Industrial/Warehouse
Market:	Detroit
Submarket:	St Clair & Lapeer Counties

### PROPERTY OVERVIEW

Former Pirrone Produce Warehouse is for sale and for lease. There are multiple buildings on the property and the total warehouse size is 55,600 SF. There is also a 2,400 SF newer construction single-story office building on site. The warehouse area is 50% refrigeration and 50% non-refrigeration and features 12 exterior docks, two (2) 14' x 14' grade-level doors, up to 24' clear height, heavy power of 1,600 amp / 480 volt and LED lighting.

Gross lease rate includes real estate taxes and building insurance.

### LOCATION OVERVIEW

Located on the south side of Bryce Rd, just west of downtown Capac

### PROPERTY HIGHLIGHTS

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## INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	58,000 SF
Space Available:	58,000 SF
Shop SF:	55,600 SF
Office SF:	2,400
Office SF:	-
Mezzanine SF:	-
Occupancy:	-
Zoning:	Industrial/Warehouse
Lot Size:	10 - 24'
Parking Spaces:	Two (2 14' x 14'
Drive-Ins	12
Fenced Yard:	1600 amp / 480 volt
Trailer Parking:	yes
Year Built / Renovated:	1955
Construction Type:	Steel
Clear Height:	Gas Unit
Overhead Doors:	Office Only
Lighting:	LED
Truckwells/Docks:	Abundant
Year Built:	1955 - 2012
Column Spacing:	-
Power:	No
Air Conditioning:	Yes
Heat Type:	No
Lighting:	No
Sprinklers:	\$27,245.84
Floor Drains:	-
Taxes:	-



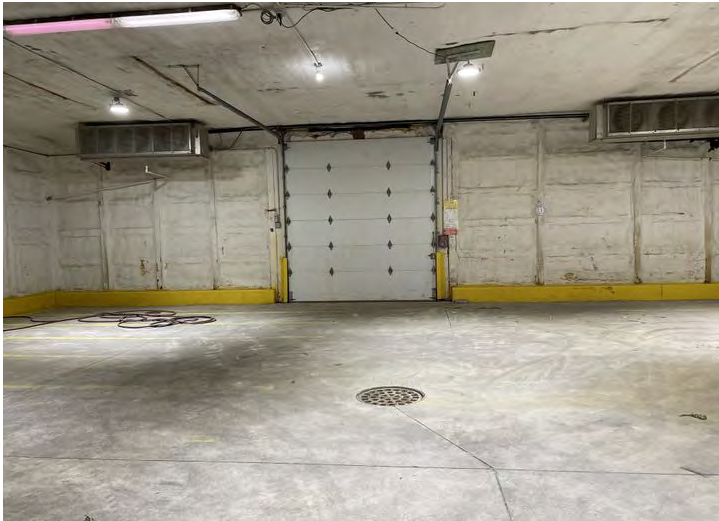
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## ADDITIONAL PHOTOS



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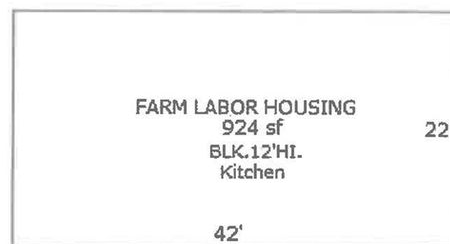
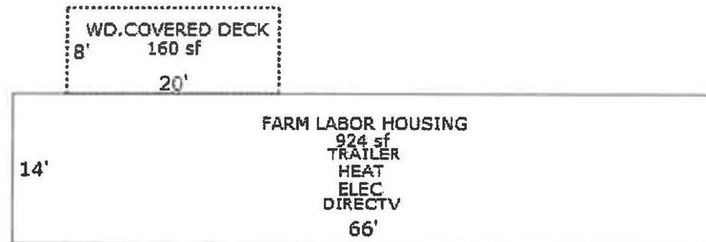
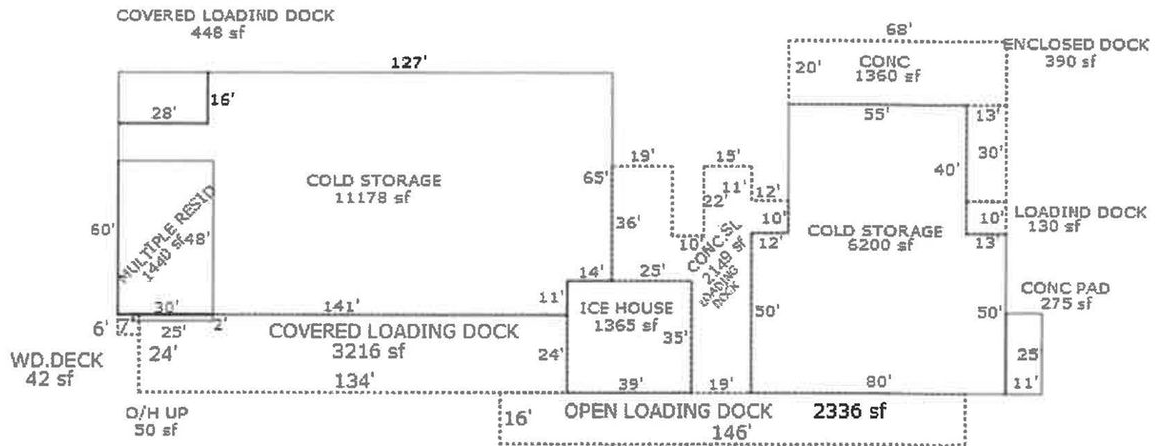
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## PARCEL SKETCHES

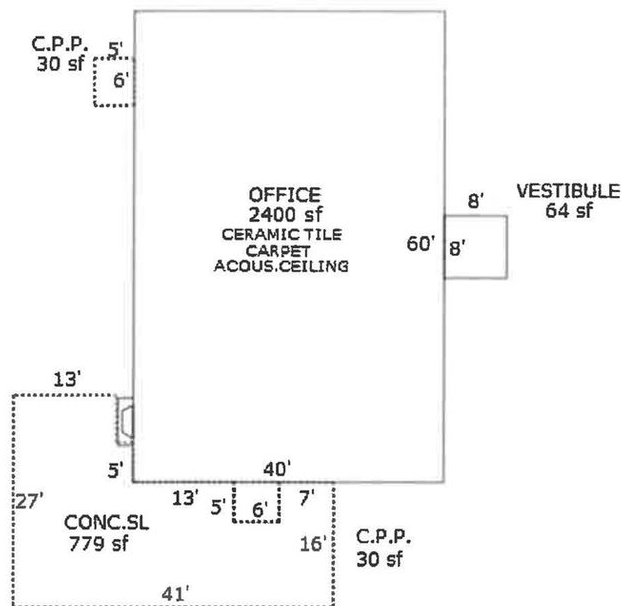
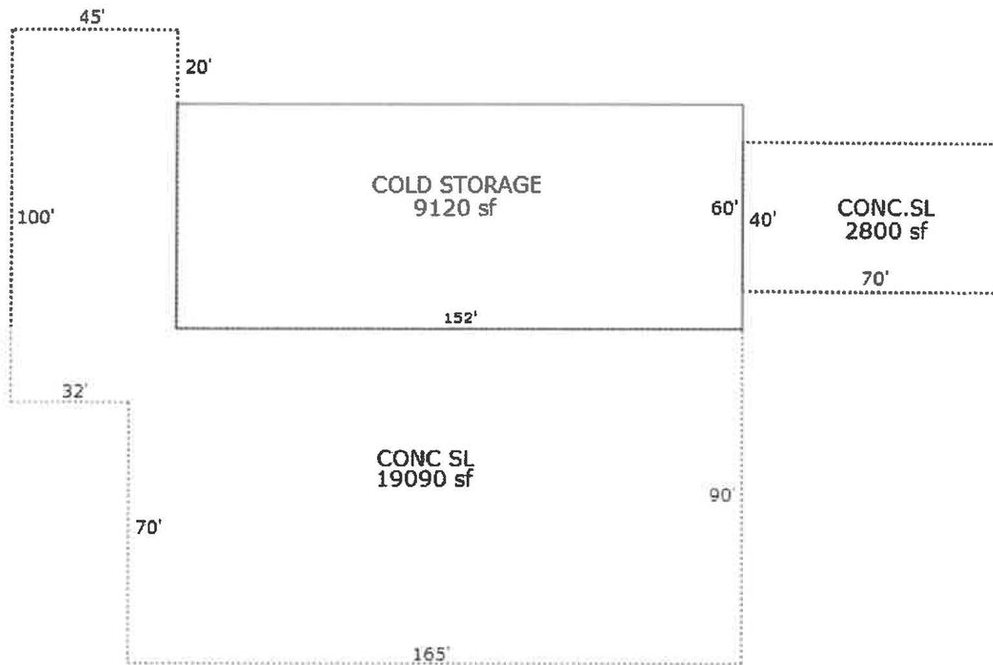


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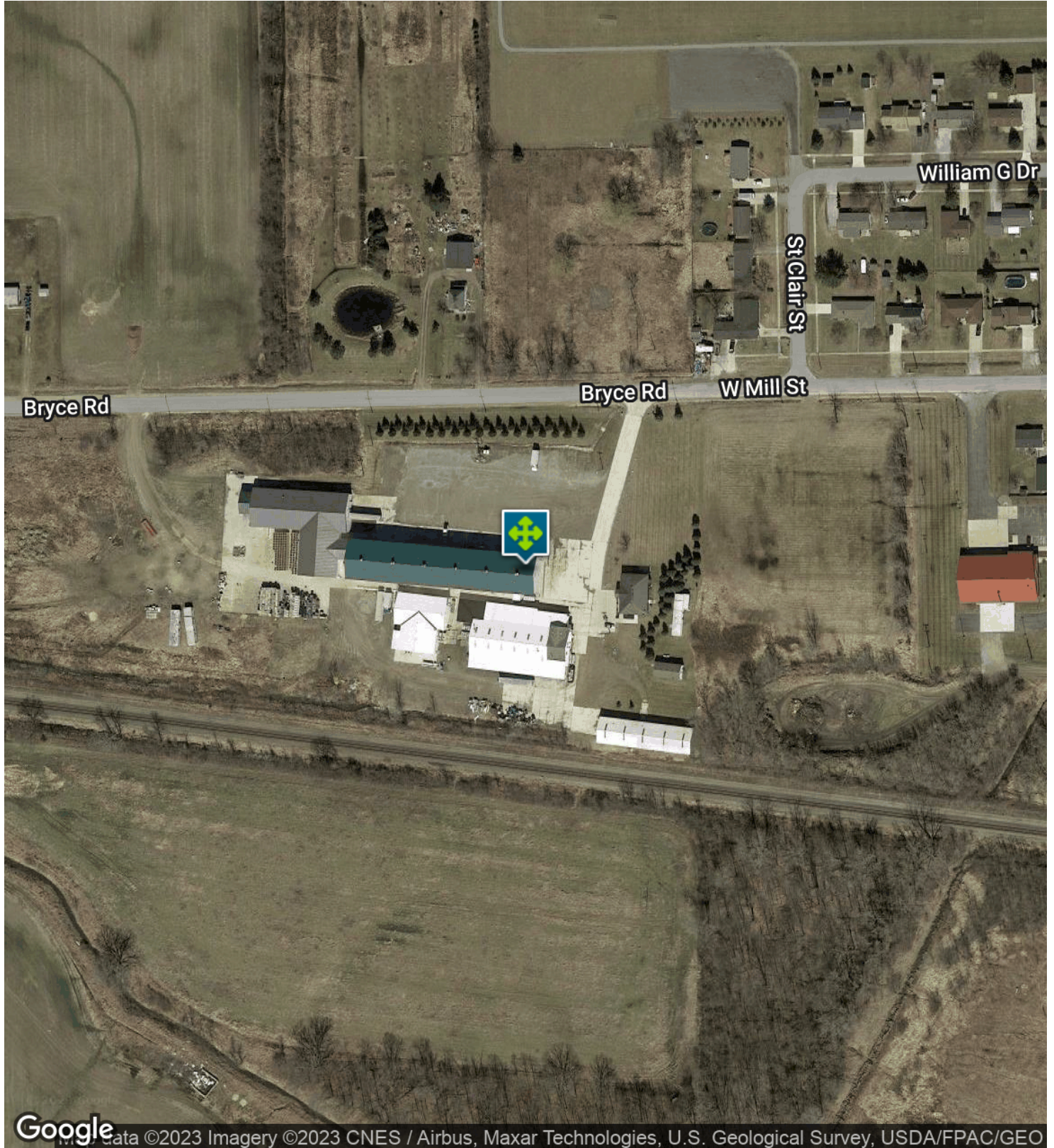
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## AERIAL MAP



Google

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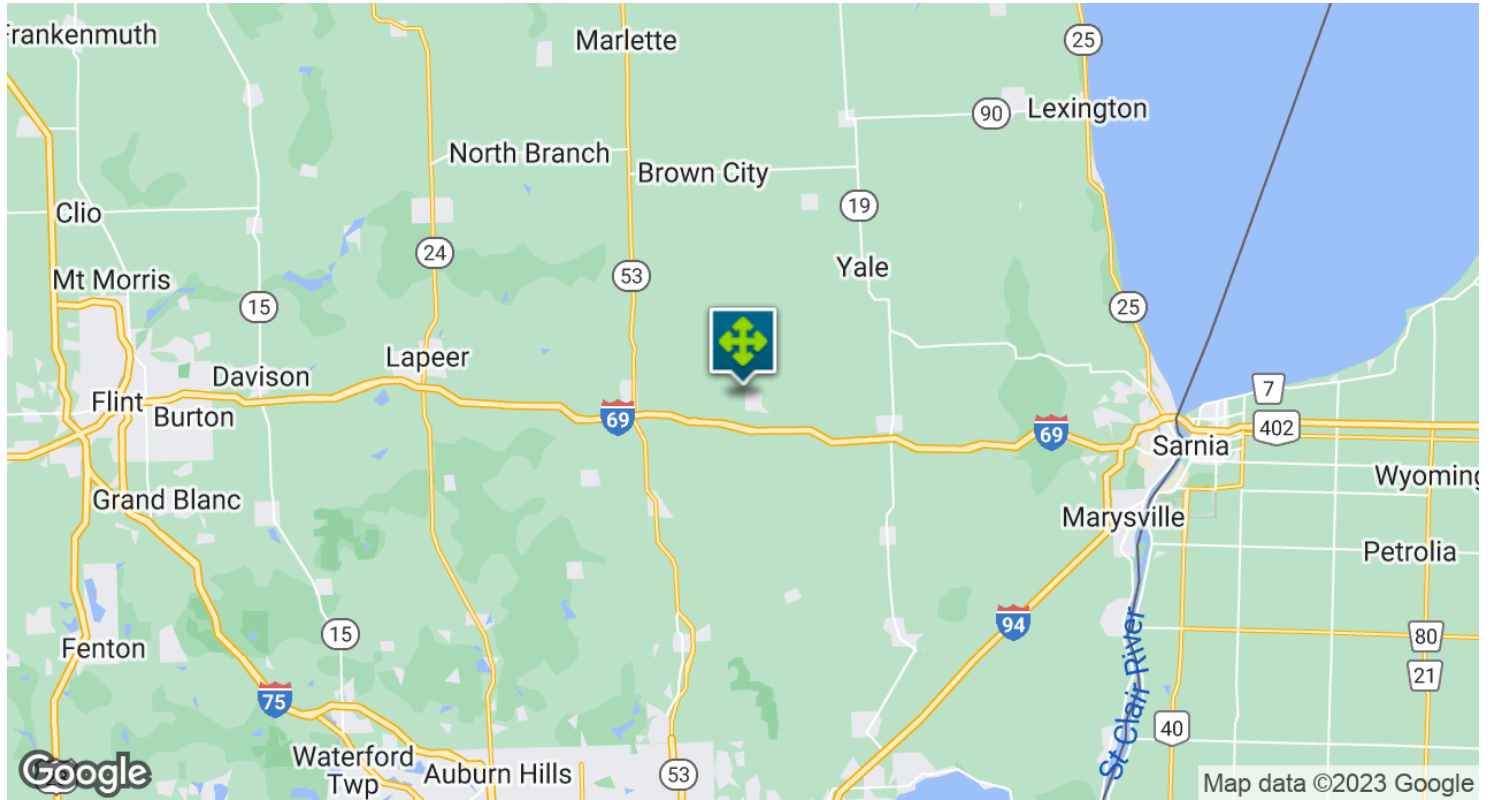
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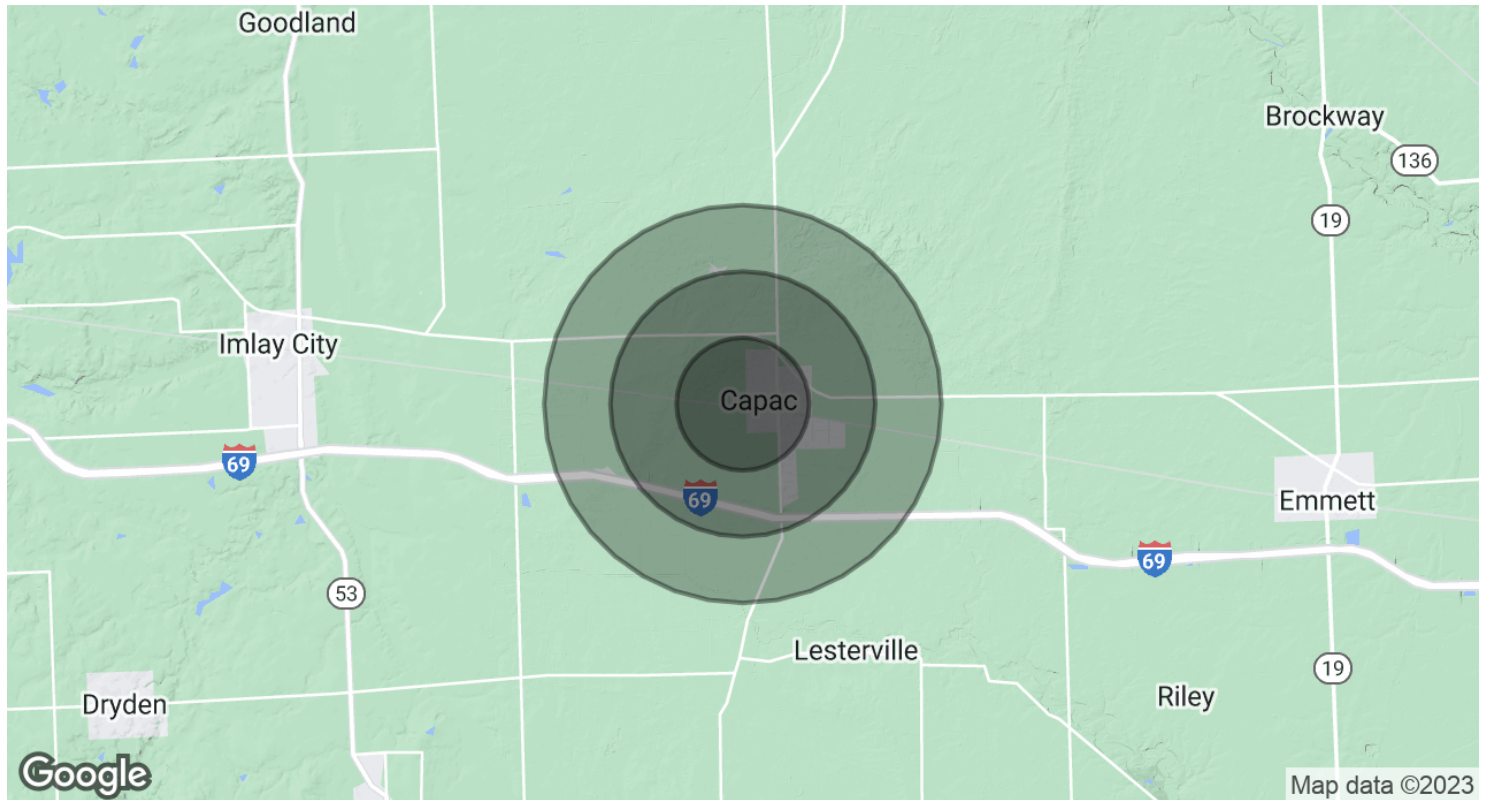
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## LOCATION MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,337	2,497	3,622
Average Age	39.2	40.0	41.8
Average Age (Male)	39.1	40.3	42.5
Average Age (Female)	40.6	41.7	42.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	595	1,066	1,521
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$53,449	\$59,278	\$66,558
Average House Value	\$98,745	\$114,869	\$145,226

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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