

FOR SALE

INDUSTRIAL BUILDING



205 W OLIVER DR
MARSHALL, MI 49068

**BERKSHIRE
HATHAWAY**
HOMESERVICES

MICHIGAN
REAL ESTATE



COMMERCIAL DIVISIONSM



Property Details

PRICE: \$5,000,000

Located in The Brooks, Industrial & Research Park, 1.5 miles from I-94 interchange. Extremely well maintained facility sitting on 15 acres with excess land for potential expansion.

The building has 3 furnaces within office with air conditioning and gas forced air units in the warehouse. The roof was partially replaced in 2017 with a combination of steel and membrane sections. Facility includes outdoor fenced storage.

AVAILABLE: 103,751 SF

- 97,924 SF warehouse
- 5,827 SF office
- 3,167 mezz (not included in total SF)

BUILT: 1971

- Addition in 1999

AVAILABILITY: IMMEDIATE

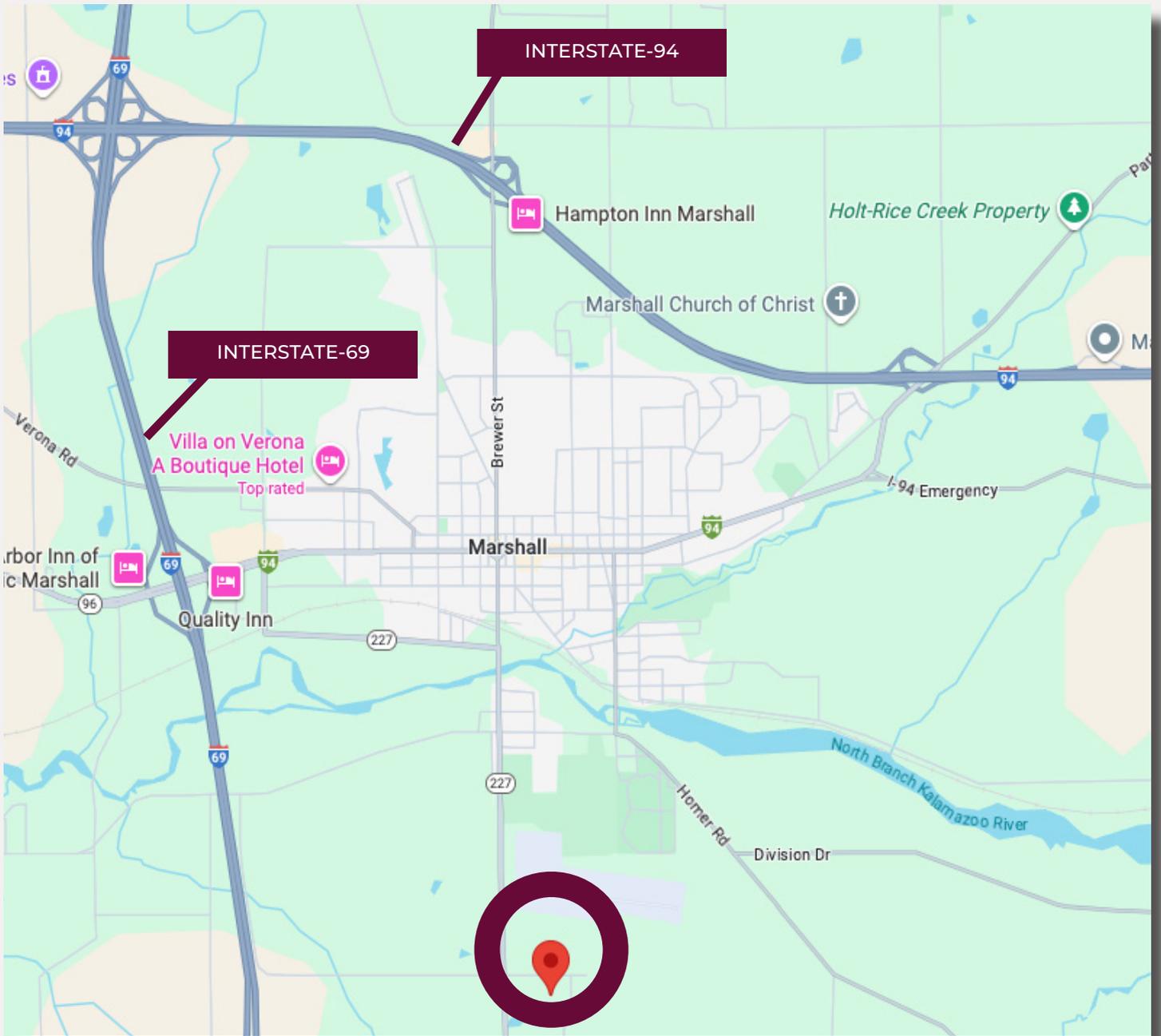
UTILITY PROVIDERS:

- Gas - Consumers Energy
- Water/Sewer/Electric - City of Marshall

Additional Details

DESCRIPTION	Industrial facility with excess land
PARCEL NUMBER	53-003-001-00
ACREAGE	15
TAX AUTHORITY	City of Marshall
COUNTY	Calhoun
ZONING	I-1, Research and Manufacturing
SPRINKLED	Wet fire suppression (4 risers)
CEILING HEIGHT	18-30'
CONSTRUCTION	Block and steel
ELECTRICITY	(2) 2000kva & (1) 225kva pad mounted transformers. Primary metered service, transformers owned by property. 277, 480V, 3 Phase
LIGHTING	Fluorescent
GRADE LEVEL DOORS	4
LOADING DOCKS	7
PAVED PARKING	65-75 vehicles

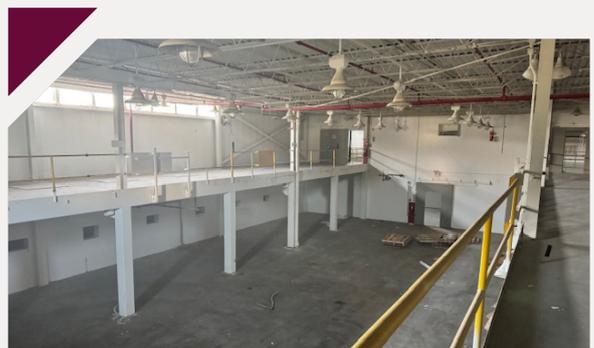
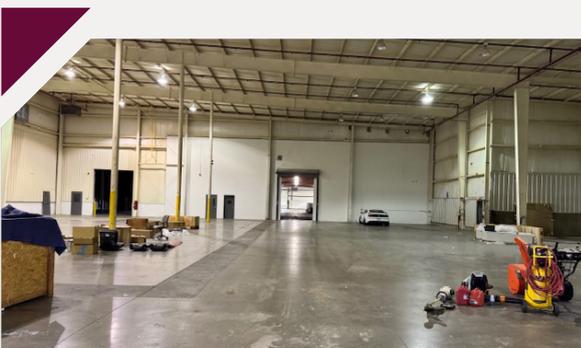
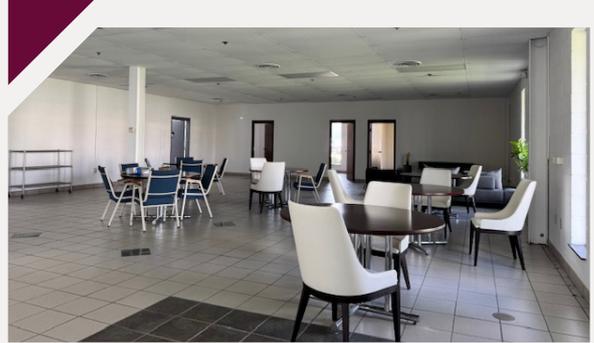
Property Maps



Property Maps



Interior Photos



Exterior Photos

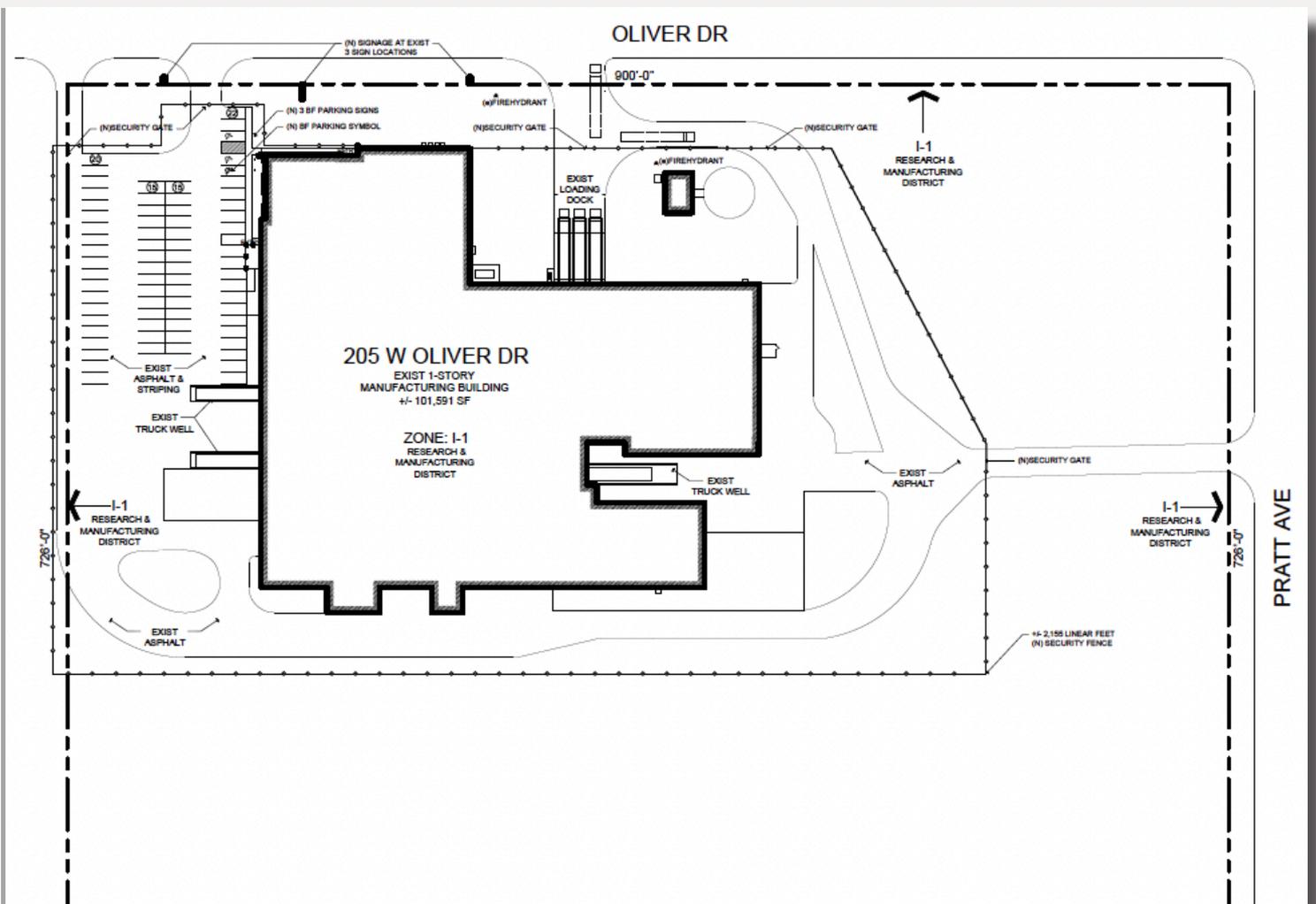


Aerial Photos



BRIAN FAZEKAS | (269) 209-2286

Property Floorplan





BRIAN FAZEKAS | REALTOR®

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