



LEGACY
COMMERCIAL REAL ESTATE ADVISORS



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535-545 INDUSTRIAL DRIVE, CLARE, MI 48617

VACANT BUILDINGS

FOR LEASE | \$10.00 SF/YR (NNN) |

LEGACYCREA.COM



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CLARE, MI

- Vacant Buildings Located in Clare, MI
- (2) 7,500 SF Buildings with a Total of 15,060 SF on a 3.0 Acre Lot
- BLD. 535 Equipped with 800 SF of Office Space
- Property Equipped with 1 Loading Dock and 2 Exterior Dock Doors - 20' Clearance Height
- Demographics - 1,200+ People Reside within 1 Mile Radius of Site - 4,000+ People Reside within 3 Mile Radius of Site
- 17 Minute Drive to Mt. Pleasant Municipal Airport (14.9 Mile Distance)
- In Close Proximity To Emerald Isle Recreation Park
- Located in a Dense Retail Corridor Surrounded by Several National Tenants Including Culver's, Walgreens, KFC, McDonald's, and Many More

PROPERTY DETAILS

Building Area:	15,060 SF (2 Buildings)
535. Building Area (Office Space Included):	7,560 SF
545. Building Area:	7,500 SF
Land Area:	3.0 Acres
Lease Rate:	\$10/PSF



Lotterer Truss, Inc.
801 Industrial Court - Clare, Michigan 48617 - (989) 386-4999
1-888-510-2885 - FAX (989) 386-4075

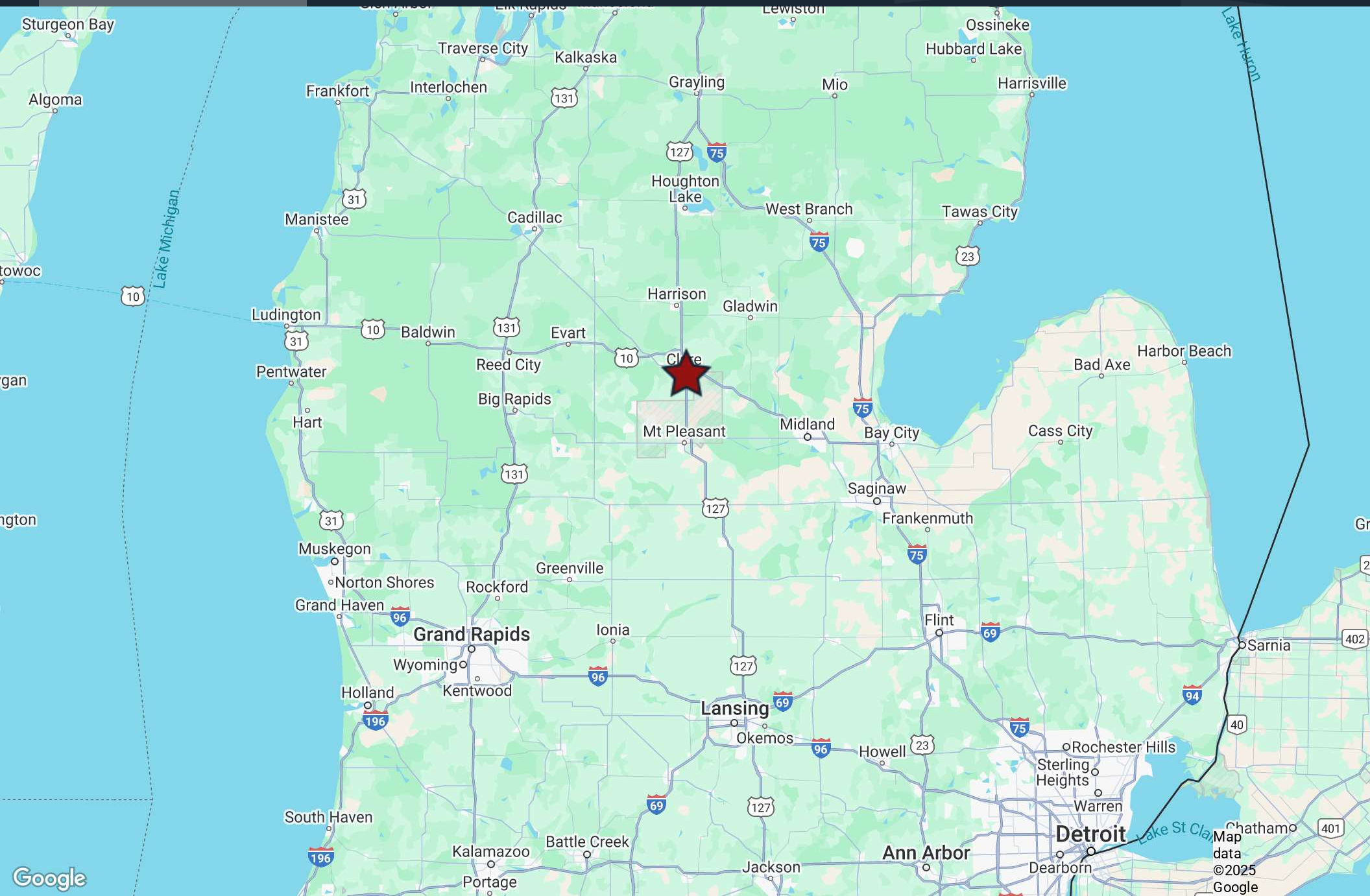
JD
METALWORKS
INCORPORATED

LRQ **Alro Steel**

CHRONICSEUR
FARMS

NORTHERN
DRY BULK







Google

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535 Industrial Drive

545 Industrial Drive

LEASED

10,292 Vehicles Per Day

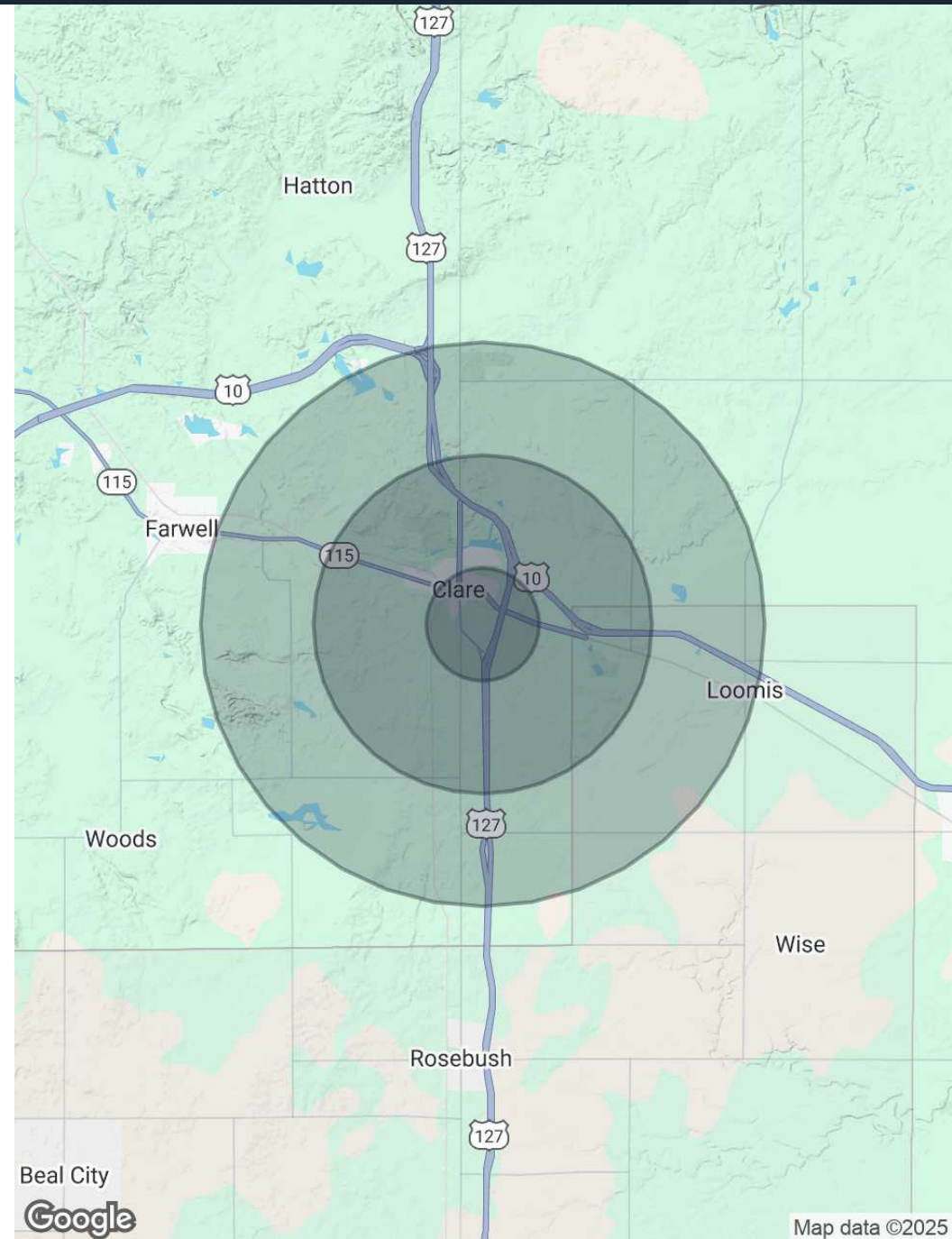
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Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,258	4,057	7,058

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$78,025	\$68,007	\$71,510

Demographics data derived from AlphaMap





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