



Industrial | For Lease | 24,500 SF

Heavy Industrial Facility Two Crane Systems / Heavy Power

551 Jay Street
Coldwater, MI 49036

Overview

Two-crane buildings with 2,400-amp service are hard to find in this market. 8 inch concrete floors in the warehouse and updated office. Roof is being replaced, new thermocycler and the interior is being white boxed. Well-suited for metal fabricators, machine shops, auto suppliers, specialty manufacturers, or any operation requiring heavy lift capacity and high-amperage power infrastructure. Warehousing opportunity as well. Contact broker for more information or to schedule a tour.

Lease Price

\$6.50/SF NNN

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Dave Keyte, CCIM
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PROPERTY FEATURES



County:	Branch
Municipality:	Coldwater
Gross Size:	25,200 SF
Total Acres:	2.90 Acres
Zoning Code / Description:	D-2 / Heavy Industrial
Between Streets:	W Garfield and End
Street Type:	Paved Public
Heat Type / Source:	Space Heater(s) / Gas
Parking Type:	Asphalt
Restrooms:	4 / Common Area
Loading Docks:	One
Grade Level Doors:	Two Doors
Ceiling Ht Min/Max:	24' - 35'
Levelers:	Yes
Utilities Attached:	Gas and Electric
Power:	2400 / 480 / 3ph



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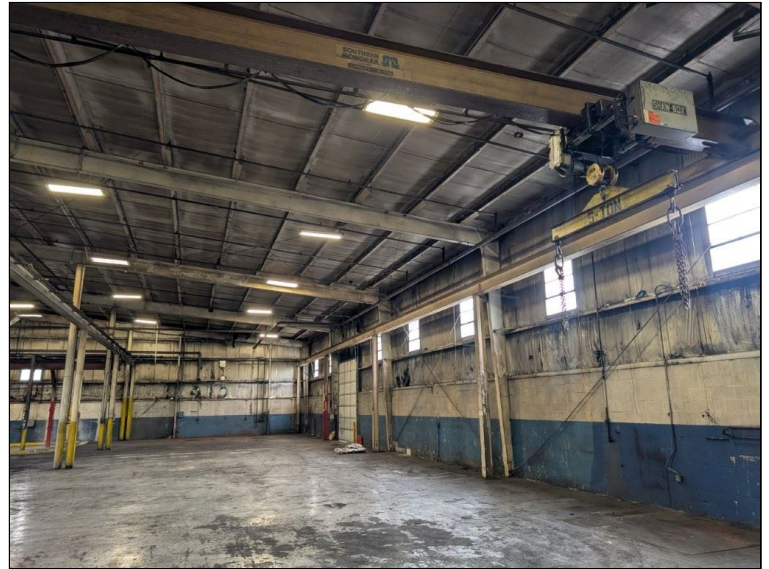
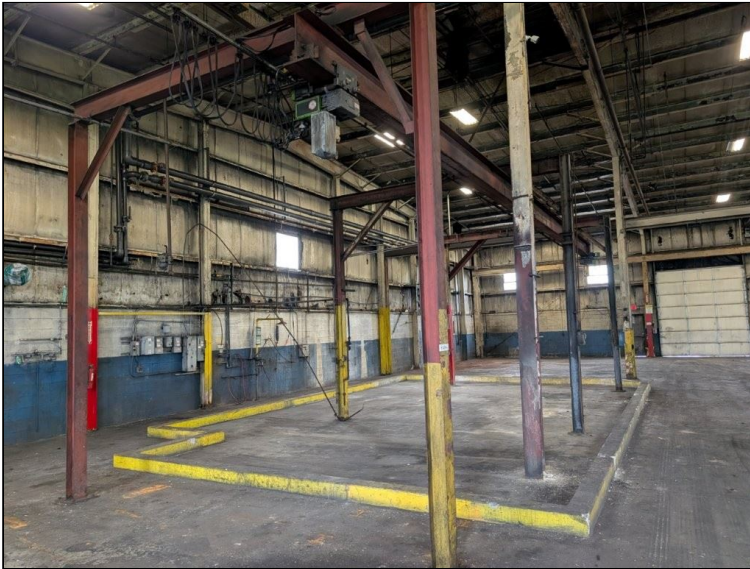
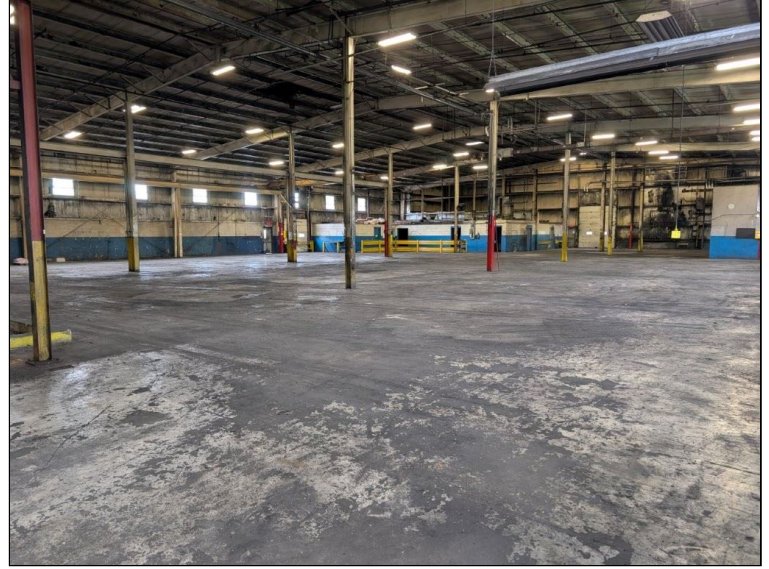
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AERIAL PHOTO



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