



AVAILABLE FOR SALE

34,626 SF on 1.82 ACRES

Manufacturing / Distribution Facility

1610 Clara Street | Jackson, MI

Find Out More At:
bins.properties/1610_Clara



BINSWANGER
Established 1931

Highlights

- Multiple connected structures
- Dock loading
- Fenced parking area
- Production, Warehouse, office and lab areas



Truck Loading

6 DOCKS

Four (4) recessed doors in main building
Two (2) recessed doors in warehouse

4 DRIVE-IN DOORS

Two (2) 12' x 12'
One (1) 9' x 10'
One (1) 10' x 10'

Infrastructure

CONSTRUCTION:

Floors: Reinforced concrete

Exterior: A mix of pre-engineered metal, masonry and dryvit

Roof: Asphalt Shingle

CEILING HEIGHTS:

Varies from 12' - 18'

LIGHTING:

Fluorescent

POWER

800A / 208V
3 Phase

Exterior Dock Doors



Interior Docks



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90 YEARS | **BINSWANGER**
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South Elevation



Other Specifications

OFFICE AREA:

- ±5,726 (total)
- Includes former lab space and maintenance offices

NUMBER OF BUILDINGS:

- Four (4) buildings that are interconnected

MANUFACTURING/WH AREA:

- ±28,900 SF

ORIGINAL CONSTRUCTION DATE:

- 1983

CEILING HEIGHTS:

- 12' - 18' clear

TRUCK LOADING:

- Six (6) interior doors
- Four (4) drive-in doors

LIGHTING:

- Fluorescent

POWER:

- 800A/208V 3PH

HVAC:

- HVAC units for office areas
- Radiant tube heaters in manufacturing and storage areas

AIR CONDITIONING:

- Office area only

WATER:

- Serviced by City of Jackson

SEWER

- Serviced by City of Jackson

NATURAL GAS

- 5 PSI
- Services by Consumers Energy

FIRE PROTECTION:

- Wet system

SECURITY:

- Yes

PARKING:

- Fenced

ZONING:

- I2 - General Industrial

ASSESSMENT/SEV:

- \$367,750 (2020)

TAXES:

- \$18,784.03 / \$0.54 SF (2020)

LOCATION:

- 38.2 miles to Ann Arbor, MI
- 49.2 miles to Battle Creek, MI
- 79.8 miles to Detroit, MI

TRANSPORTATION:

- 0.8 miles to Business 127
- 1.5 miles to US 127
- 5.2 miles to Interstate 94

ASKING PRICE:

- \$575,000 / \$16.61 PSF

Building Interior



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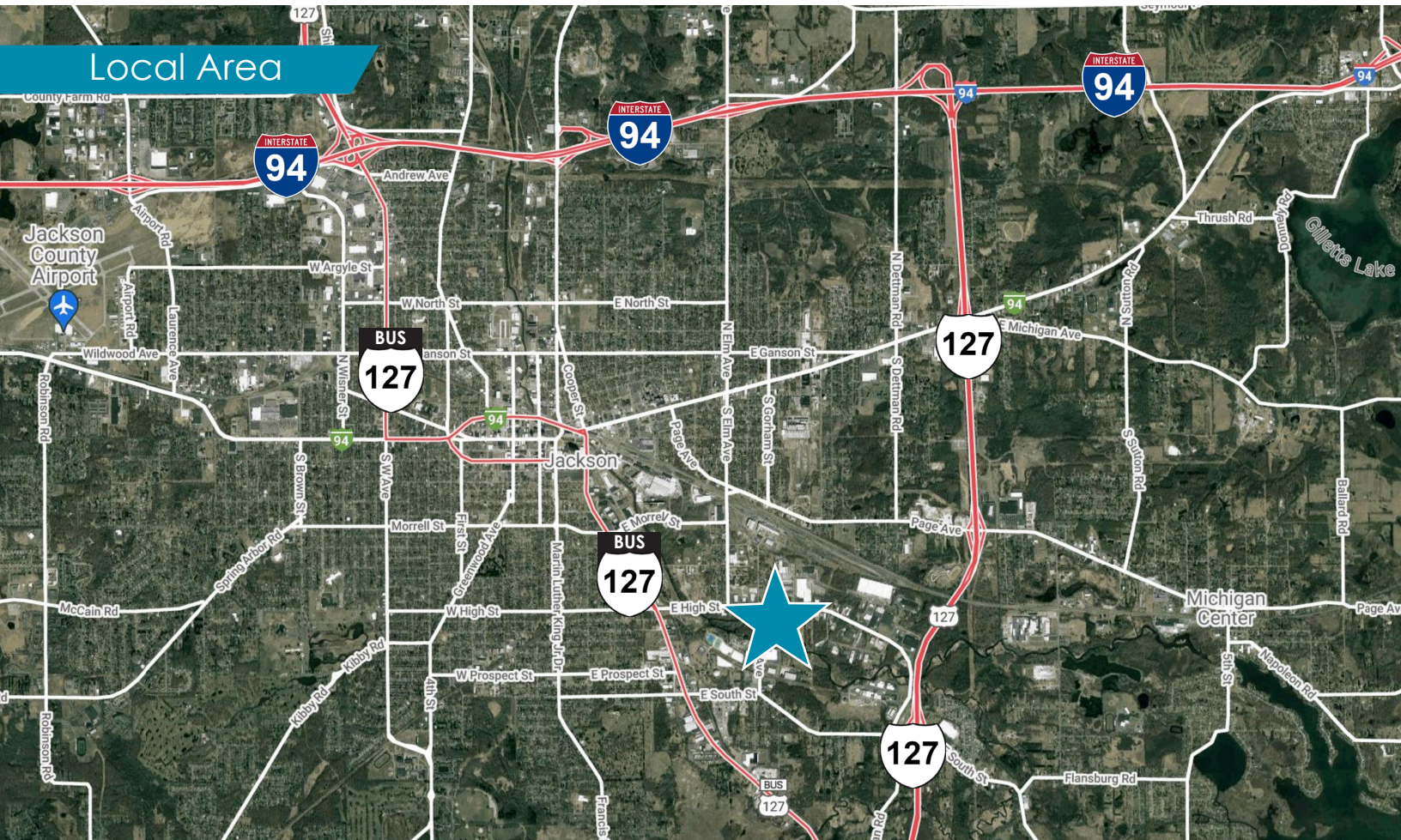
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Aerial



Local Area



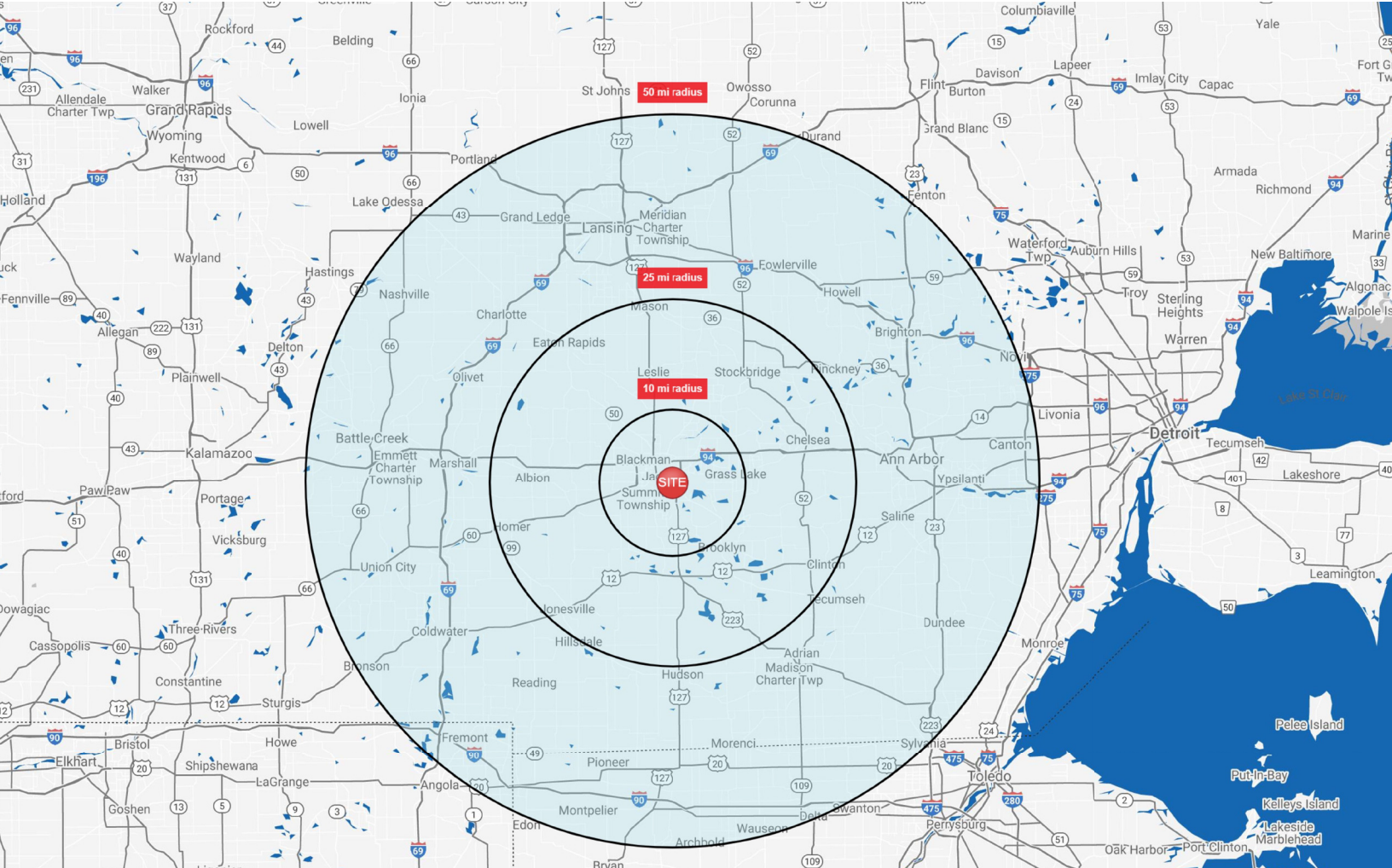
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04

Miles to
Interstate 94

02

Miles to
US 127

62

Miles to Detroit
Metropolitan Airport
(DTW)

79

Miles to
Detroit, MI

67

Miles to
Kalamazoo, MI

40

Miles to
Lansing

Location Description:

Jackson, MI is located at the intersection of I-94 and US 127; conveniently situated between Detroit, Kalamazoo and Lansing. I-75 is 4 miles north and US 127 is approximately 2 miles east.

Contact:



Craig Herschel, SIOR

Vice President

cherschel@binswanger.com

734.802.3390 D | 419.944.5182 M

75 E. Henry Street
Suite 4
Saline, MI 48176

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90
YEARS



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