

21220 HURON RIVER DRIVE  
ROCKWOOD, MICHIGAN

INDUSTRIAL FOR SALE  
45,951 Square Feet Available



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ASSOCIATES**  
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**PRICE REDUCED**



## PROPERTY FEATURES

- 45,951 square feet available
- 14' – 52' clear height
- (1) 10'x10' grade level door, (4) truckwells
- 3-phase, heavy power
- Majority of the building is new construction completed in 2023
- Possible rail access
- Zoned M-2
- The property includes manufacturing, distribution, lab and fully renovated office space
- Ample parking with additional 5.47-acre lot behind the main parcel
- Located on 10.300 acres
- Sale Price: \$2,950,000 (\$64.20/sq. ft.)



For more information, please contact:

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# 21220 Huron River Drive – Rockwood, Michigan

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### Site Plan



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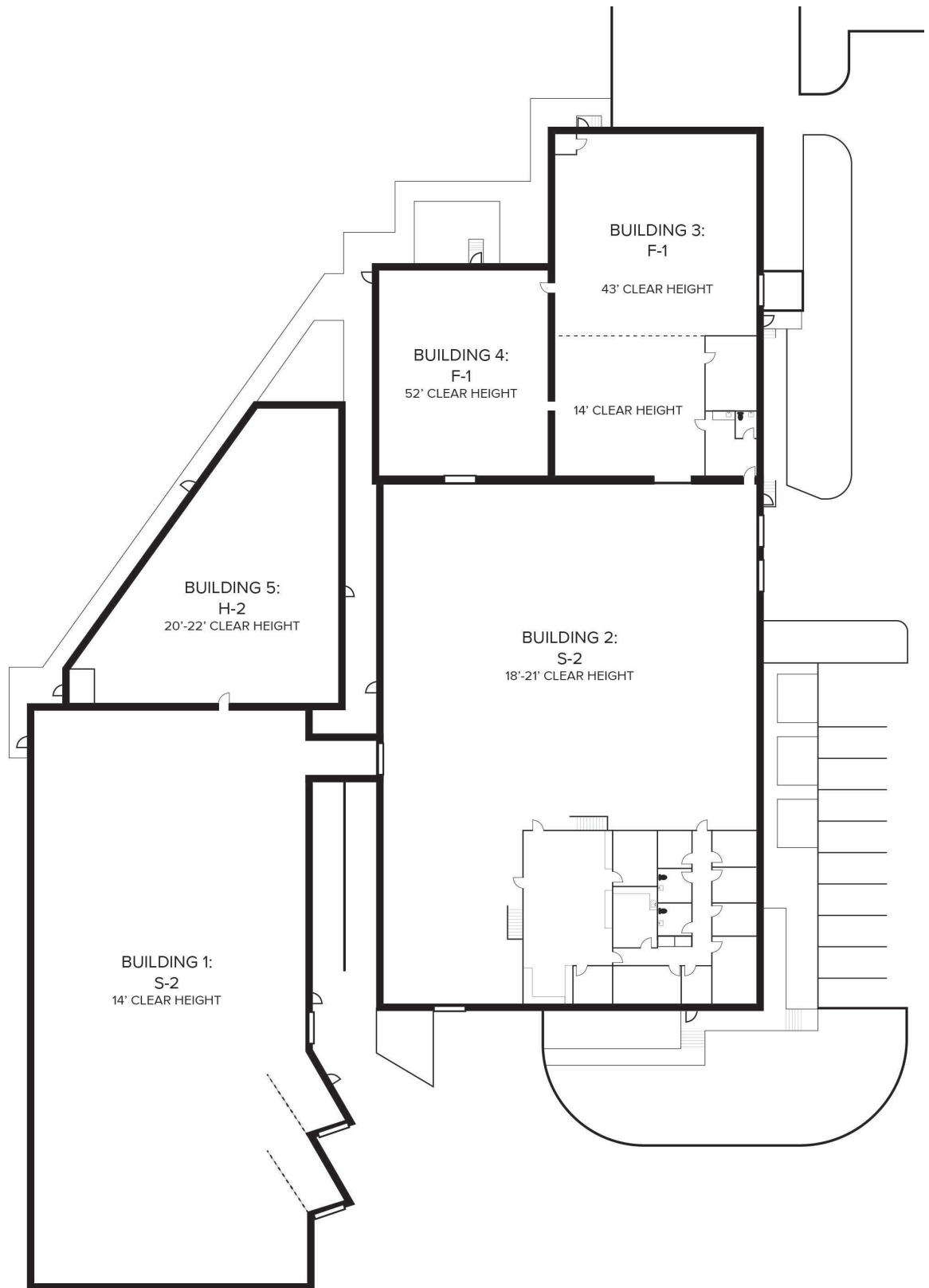
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### Floor Plan



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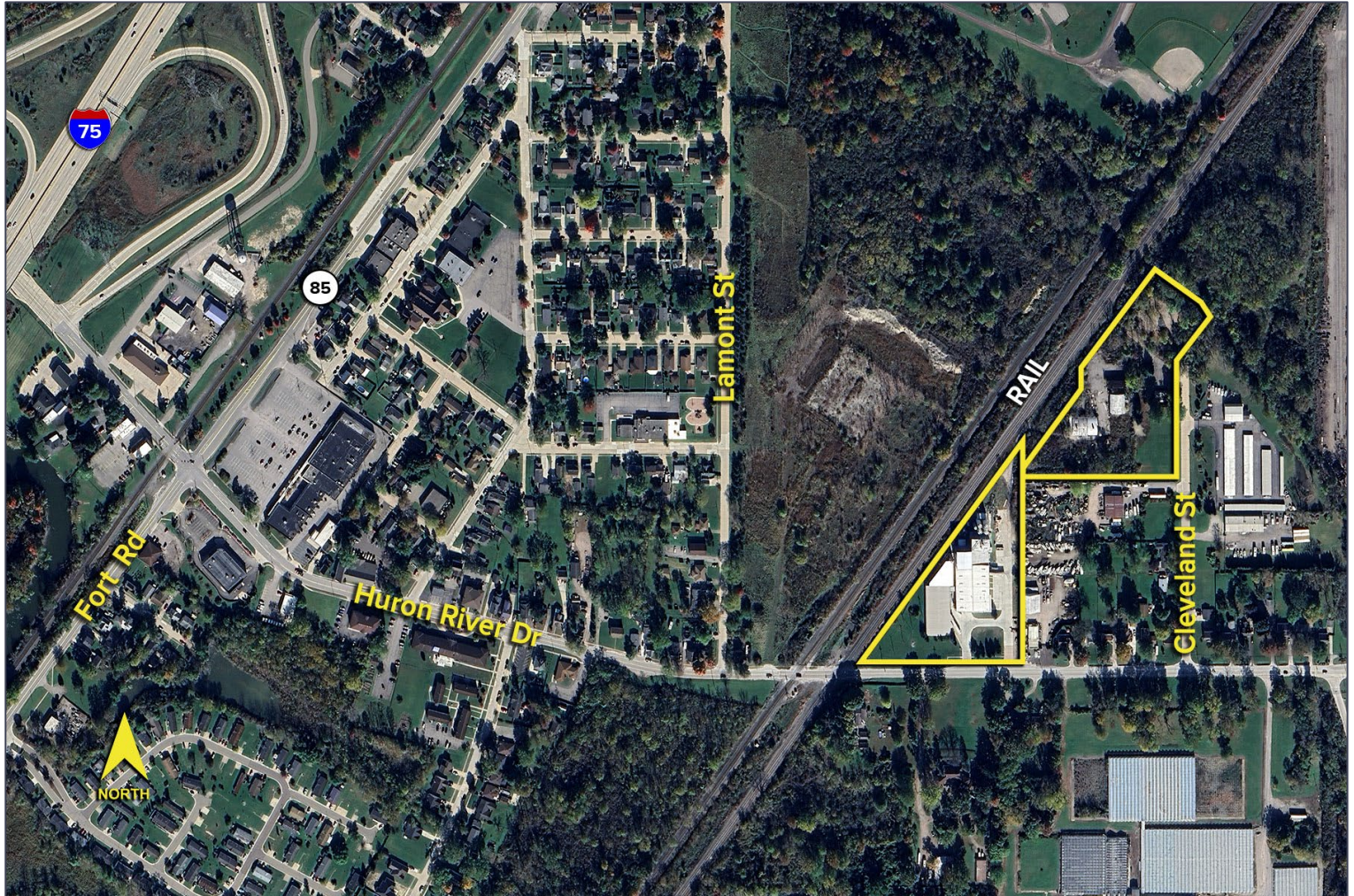


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Aerial



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