

SALE / LEASE

215 Fast Ice Drive
Midland, Michigan 48642

44,100 SF | 11.64 Acres

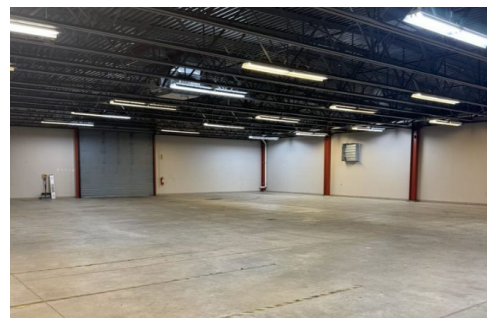
LCMR/Limited Commercial Industrial



PROPERTY OVERVIEW

Owner-User/Investment Opportunity

PROPERTY SUMMARY	
Address	215 Fast Ice Drive, Midland, MI 48642
Parcel ID	14-24-40-600
Building SF	44,100 SF
Year Built	2009
Acres	11.64 ac
Generator	600kw Full Building Generator
HVAC	Full building
Zoning	LCMR/Limited Commercial Industrial
Parking	147 spaces
Use	Flex/Office/Warehouse
Office/Lab Size	36,750 SF
Warehouse Size	7,350 SF
Grade Level Doors	4 (2-14x12, 2-10x12)
Ceiling Height	16' deck throughout
Lease Expiration	11/30/2026
Annual NOI	\$617,400
Office features:	Reception area, kitchen, conference rooms, supply/storage rooms, outdoor breakroom with canopy, men's/women's locker rooms, skylights
Previous use:	Pharmaceutical compounding laboratory, distribution, & office operations



FLOORPLAN



BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS



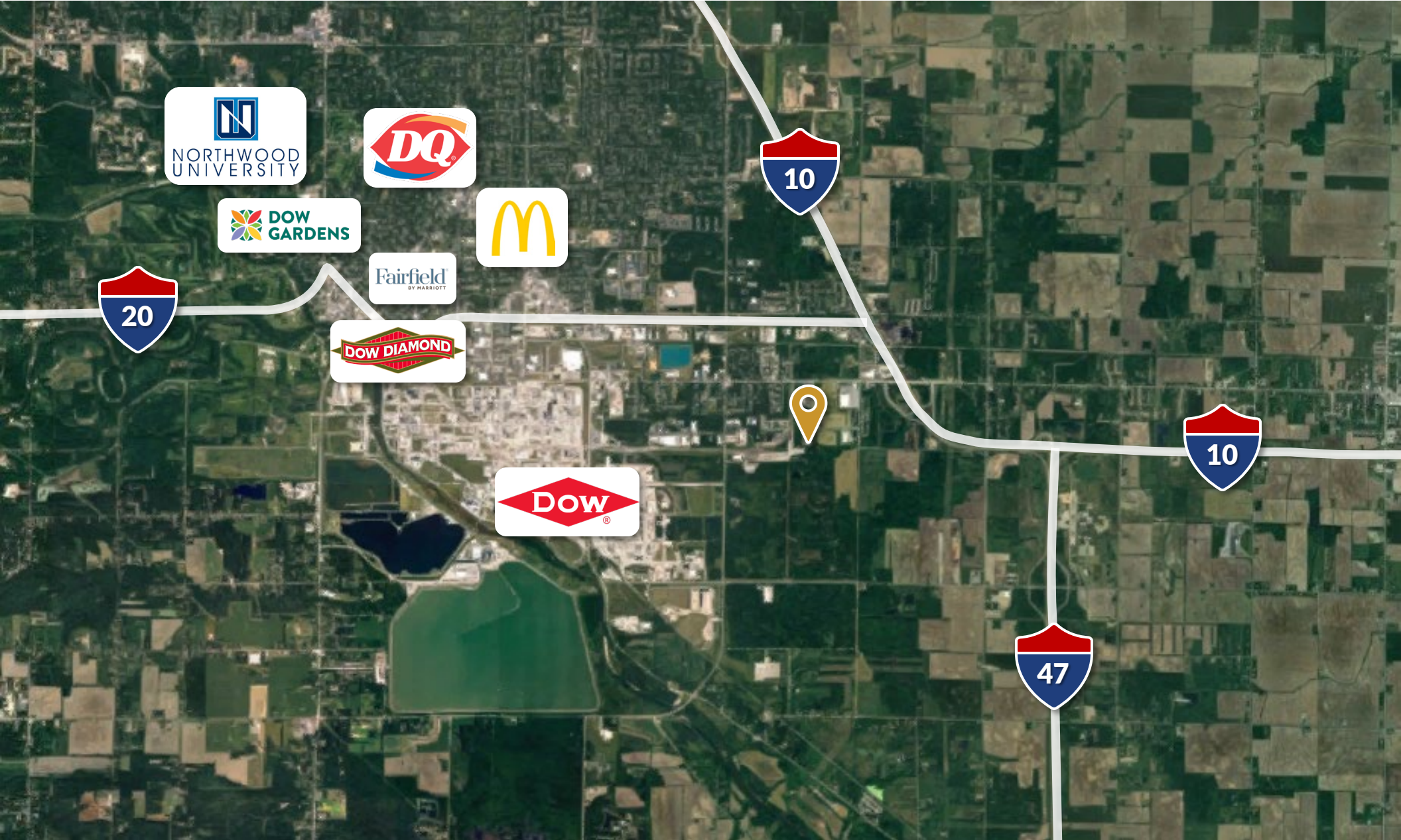
SITE OVERVIEW

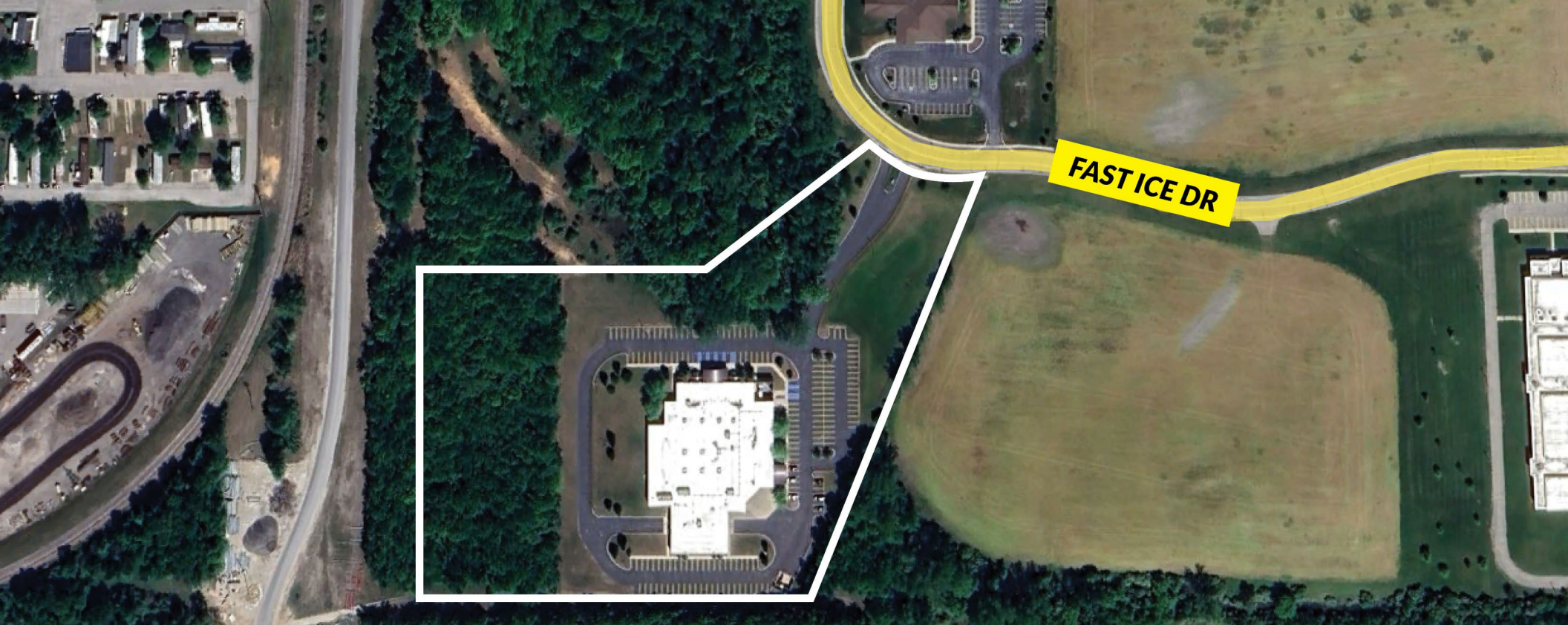


BAYCITY RD



AREA OVERVIEW





FOR MORE INFORMATION CONTACT:

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215 FAST ICE DRIVE | MIDLAND, MICHIGAN 48642

