

PROPERTY FOR SALE

650 Hathaway St
East China, MI 48054



PROPERTY SUMMARY

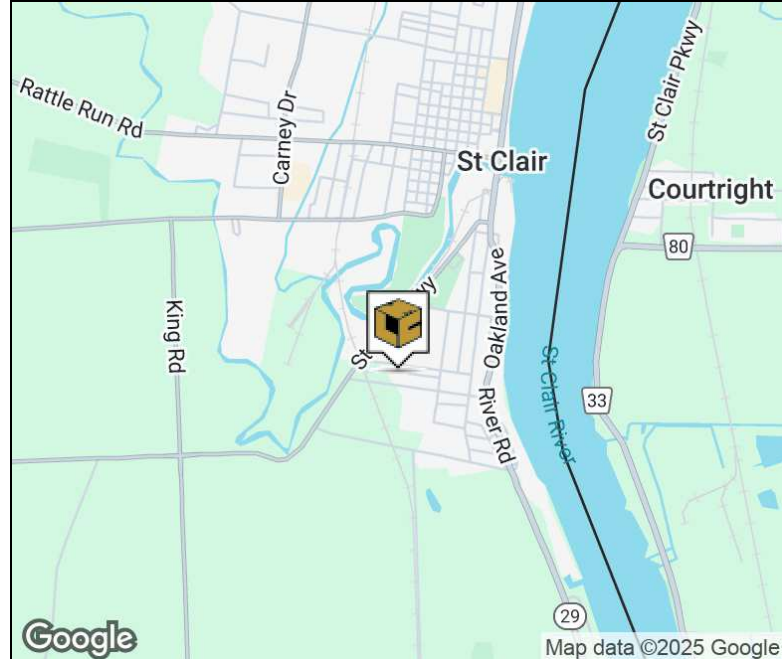


Property Description

Great opportunity for industrial and manufacturing investors who are looking for a well-maintained facility and lucrative investment.

Property Highlights

- Net Leased Investment
- Over 9% CAP Rate at Asking Price
- Long-Standing Tenant Since 1989 with Tenured Skilled Work Force
- Do Not Approach Tenant | Must Schedule Showing Through Broker



FOR MORE INFORMATION:

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CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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650 Hathaway St

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L. MASON CAPITANI
CORFAC INTERNATIONAL

INDUSTRIAL PROPERTY DETAILS

Sale Price	\$1,850,000
Price/SF	\$45.51/SF

Building Information

Building Size	40,650 SF
Available SF	40,650 SF
Factory SF	36,179 SF
Office Space	4,471 SF
Year Built	1989
Year Last Renovated	2020
Tenancy	Single
Number of Grade Level Doors	5
Overhead Door Size	12'x12'
Number of Truckwells	1
Fire Suppression	Yes
Ceiling Height	15 ft
Minimum Ceiling Height	15 ft
Power Description	480V 800 Amps
Number of Parking Spaces	36
Heating	Radiant
A/C	Office Only
Restrooms	6
Lighting	LED

Location Information

Street Address	650 Hathaway St
City, State, Zip	East China, MI 48054
County	St. Clair
Side of Street	North
Nearest Highway	I-94

Property Information

Property Type	Industrial
Zoning	I-1
Property Subtype	Manufacturing
Lot Size	2.99 Acres
APN #	74180520013100
Lot Frontage	306 ft
Lot Depth	426 ft
Site Description	Located N of Hathaway Street, SE of Saint Clair Hwy.

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ADDITIONAL INFORMATION

- **40,650 SF Single Tenant NNN Investment**
- **Over 9% CAP Rate at Asking Price**
- **NOI: \$168,697.50 with 3% annual increases**
- **Recent lease extension commenced July 29, 2024 and continues through December 31, 2027**
- **Landlord Responsibilities: roof, parking lot & structure**
- **KKSP Precision Machining, LLC (formally K & K Screw Products) has been operating in the building since 1999**
 - Established in 1968, KKSP Precision Machining <https://kksp.com> has been producing screw machine parts to their customers' exact specifications for more than fifty years. With over 425 screw machines and locations in Wisconsin, Michigan, Illinois, Connecticut and Mexico, KKSP is the largest machine shop of their kind in North America.

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ADDITIONAL PHOTOS



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