

5,120 SF
INDUSTRIAL



FOR SALE / LEASE



3735 Commerce

Jackson, Michigan 49203

Property Description

Check out this great site for your business located in Jackson, MI near Highway 127 and less than 4 miles from I-94. This is an ideal site for a manufacturing and distribution business. The property has access to the utilities you need including onsite 3 phase power and water and sewer are available for hookup at the street. Any business that has a fleet or needs outside storage will appreciate the additional acreage and the secluded location this property provides. Property was also approved for cannabis cultivation and includes a full set of architectural drawings.

Property Highlights

- Great Location for Distribution
- 3 Phase Power On Site
- Sewer and Water Available
- Green Zone for Cultivation and Processing!
- Room to Grow with 2.1 Acres
- Seller Financing Available
- Taxes \$6,595

OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$4,750 per Month NNN
Lot Size:	2.162 Acres
Building Size:	5,120 SF

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Harry Barash

Vice President | 248.231.9000
barash@farbman.com

Mike Lumetta

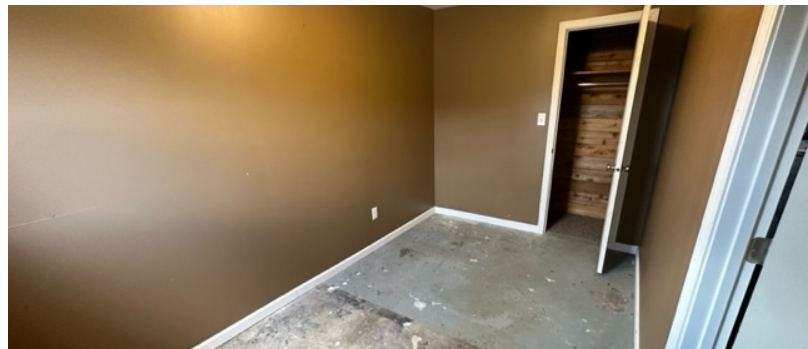
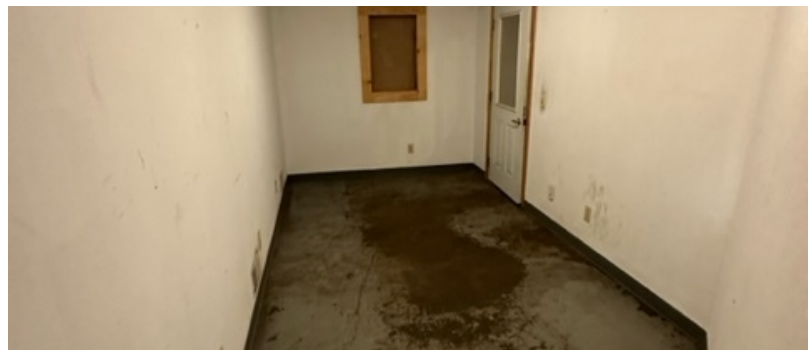
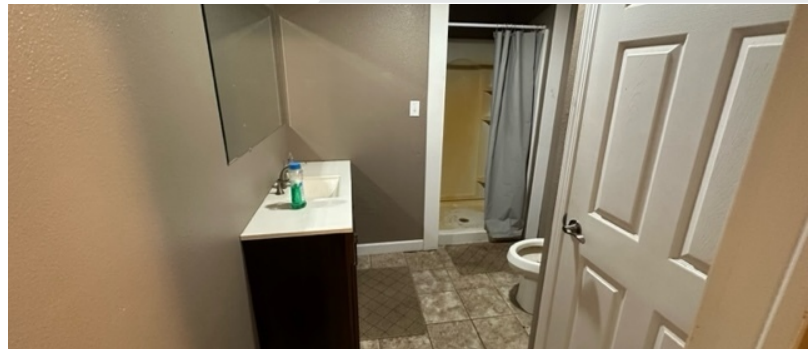
Sales Associate | 586.817.0830
lumetta@farbman.com | MI #6501385386

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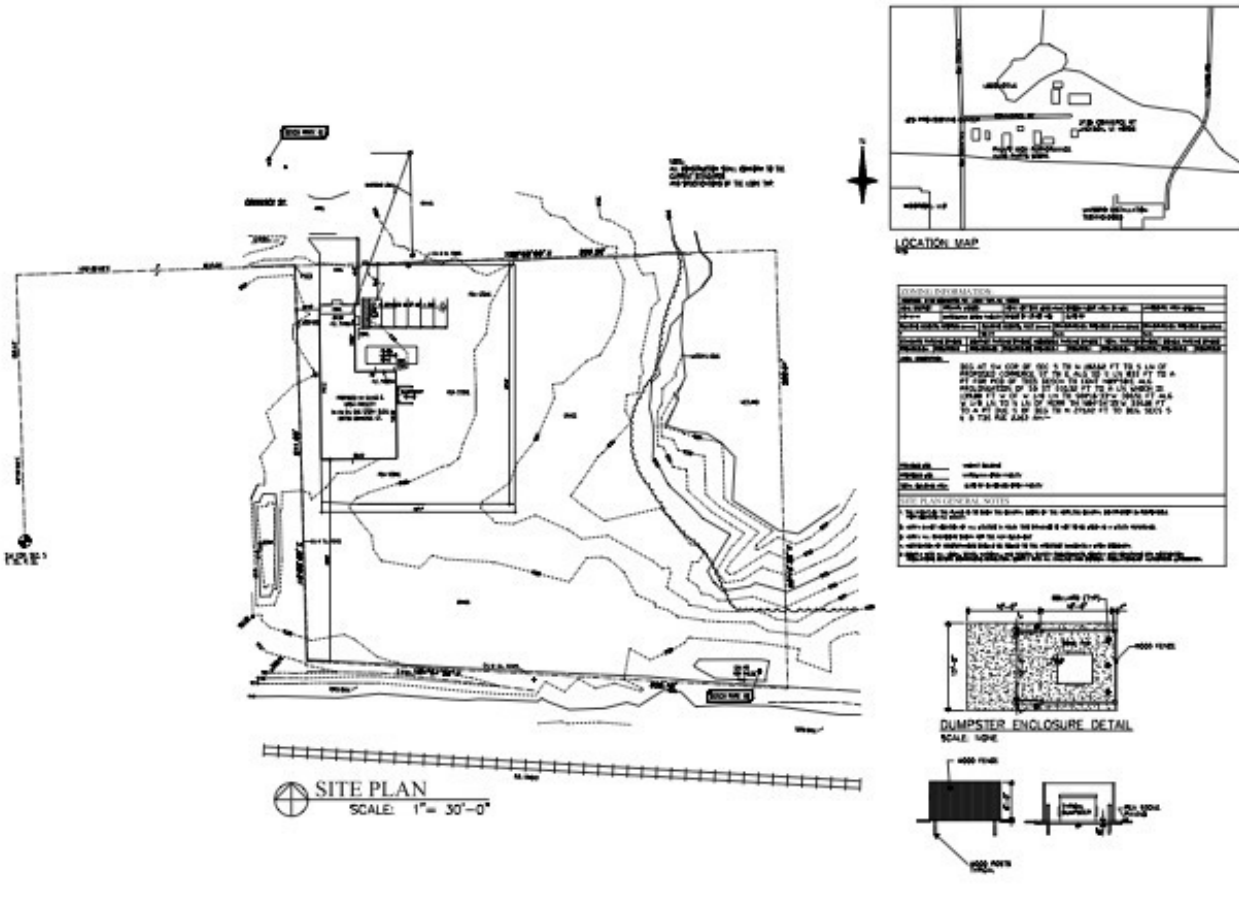
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CPD Certified Professional Design, L.L.C.
 1200 PLYMOUTH RD. SUITE 100
 ANN ARBOR MI 48106-1000
 WWW.MICHIGANDESIGNERS.COM

A & M CONSULTANTS
 835 Mason St.
 Ste. B 290
 DEARBORN, MI 48124
 PH: 313.30.5622-0022
 FAX: 313.31.2662-0026

PROJECT:
RENOVATION
 2725 Commerce St.
 Dearborn, MI 48124

CLIENT:
W & G Holistic, LLC
 5515 Victoria Dr.
 Westland, MI 48182

DATE:
 08/14/2018

NOTES:
 Do not scale drawings. Use electronic dimensions only. Verify existing conditions in field.

SHEET NO.:
 SITE PLAN

SCALE:
 1" = 30'-0"

PROJECT NUMBER:
 21-109

SHEET NUMBER:
 AS100

SEAL:

5,120 SF INDUSTRIAL

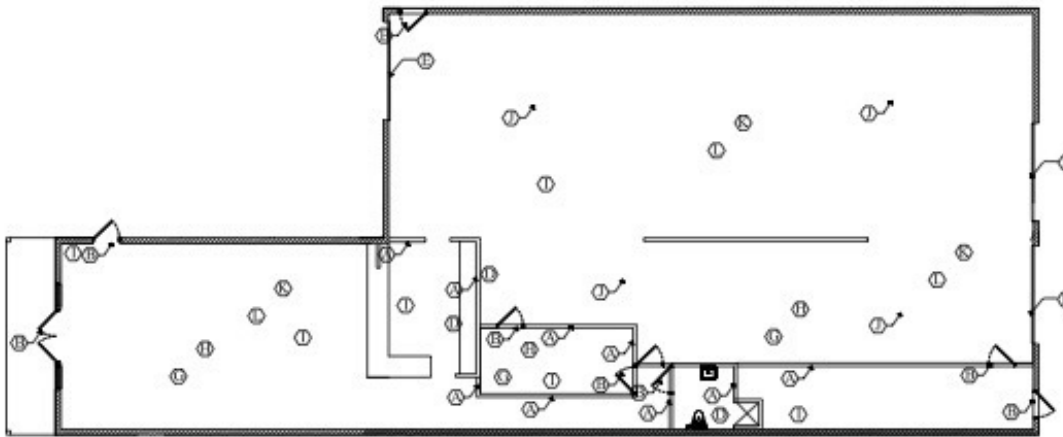


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LEGEND	
	DEM. DOOR
	DEM. WALL
	DEM. WALL

DEMOLITION GENERAL NOTES	
1. REFER TO ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR RELATED AND/OR ADDITIONAL DEMOLITION WORK. THE EXTENT OF THE STRUCTURAL DEMOLITION IS NOT INDICATED ON THIS PLAN.	4. ALL EXISTING SURFACES APPEARED/DAMAGED BY DEMOLITION ARE TO BE PATCHED, REPAIRED OR REPLACED AND FINISHED TO MATCH EXISTING EXISTING CONSTRUCTION, MATERIALS AND FINISHES AS NOTED.
2. THE OWNER HAS FIRST SALVAGEABLE RIGHTS TO ALL FLOOR AND EQUIPMENT THAT ARE BEING DEMOLISHED. THE DEMOLITION CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH ITEMS THEY WANT TO KEEP PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK. THESE SALVAGEABLE ITEMS ARE TO BE REMOVED IN GOOD CONDITION AND TURNED OVER TO THE OWNER.	7. DEMOLITION TO BE AS INDICATED ON PLAN. INDICATE ALL UNEXPECTED ELECTRICAL, PIPING AND PLUMBING COMPONENTS IN AREAS TO BE DEMOLISHED.
3. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL SHORING, TEMPORARY SUPPORTS AND BRACING REQUIRED FOR THE SAME. DEMOLITION AND ERECTION OF STRUCTURAL COMPONENTS, ALL BRACING, SHORING AND TEMPORARY SUPPORTS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST COMPLY WITH ALL APPLICABLE SAFETY CODES, RULES, REGULATIONS AND ORDINANCES - REFER TO STRUCTURAL DRAWINGS.	8. CONTRACTOR IS TO VERIFY ALL NEW CONCRETE PRIOR TO DEMOLITION.
4. CARE IS TO BE GIVEN TO ALL EXISTING UTILITIES, FURNISHING AND MATERIALS TO PREVENT DAMAGE DURING ALL STAGES OF DEMOLITION AND NEW CONSTRUCTION.	10. ALL BUILDING MATERIALS BEING DEMOLISHED ARE TO BE DISPOSED BY THE CONTRACTOR. UNLESS NOTED OTHERWISE AND INCLUDING THINGS THAT SALVAGED BY THE OWNER.
5. PROVIDE FOR ALL SIGNS REMOVAL AND NECESSARY CLEAN UP.	11. REFER TO NEW CONSTRUCTION DRAWINGS FOR TYPE OF INFILL AT DEMOLITION POINTS. ALL MASONRY INFILL TO BE TOOK-UP AND MASONRY EXISTING EXTERIOR AND INTERIOR, UNLESS NOTED OTHERWISE.
	12. ALL UNSEEN OR DAMAGED FLOOR OR WALL SURFACES DUE TO OR CAUSED BY DEMOLITION TO BE PATCHED AND FINISHED TO MATCH AN EVEN SURFACE FOR NEW CONSTRUCTION OF UNIFORM FINISH.

DEMOLITION KEYED NOTES:	
(A)	REMOVE WALL. WALL APPEARS TO BE NON-STRUCTURAL COMPONENT TO THE BUILDING, BUT VERIFY PRIOR TO REMOVAL.
(B)	REMOVE DOOR, FRAME AND HARDWARE.
(C)	REMOVE DOOR, SLIDE DOOR HARDWARE TO BE REMOVED.
(D)	REMOVE PLUMBING FIXTURE AND CAP LINES.
(E)	REMOVE AND RETAIN EXISTING ROLL UP DOOR FOR FUTURE USE.
(F)	REMOVE OVERHEAD HEATING UNIT, UNLESS SECTION OF GAS PIPING AND CAP GAS LINE.
(G)	REMOVE ANY REMAINING FLOORING OR TILE/ CARPET IN THIS AREA.
(H)	REMOVE ELECTRICAL FIXTURES IN THIS AREA THAT ARE UNUSED OR BEING REPLACED.
(I)	CUT IN FLOOR FOR NEW FLOOR DRAIN, TRENCH DRAIN, OR UNDER-SLAB ELECTRICAL. THE FULL EXTENT OF THE SLAB CUT IS TO BE FIELD VERIFIED. PROVIDE RAMP BACK DETAIL IF NOT PROVIDED IN STRUCTURAL DRAWINGS. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
(J)	REMOVE OTHER ROOF EQUIPMENTS THAT ARE NOT GOING TO BE USED FOR THIS PROJECT. TEMPORARILY PATCH ROOF.
(K)	FIELD ROOF TOP UNITS AND DUCTS TO REMAIN IN PROVIDING COVER AREA.



EXISTING & DEMO FLOOR PLAN
SCALE: 3/16"=1'-0"

CPD CONSULTANTS (International) Group, L.L.C.
10000 W. CENTRAL EXPRESSWAY
SUITE 1000
DENVER, CO 80231
TEL: 303.751.1000
WWW.CPDGROUP.COM

A & B CONSULTANTS
835 Mason St.
Ste. B 290
DEARBORN, MI 48124
PH: 313.342.0082
FAX: 313.342.0084

PROJECT:
RENOVATION
3735 Constance St.
Livest WTP, SR. 49000

CLIENT:
W & G Holistic, Inc.
3513 Victoria Dr.
West Manchester, OH 43082

Issued:
08/20/2024
08/20/2024

NOTE:
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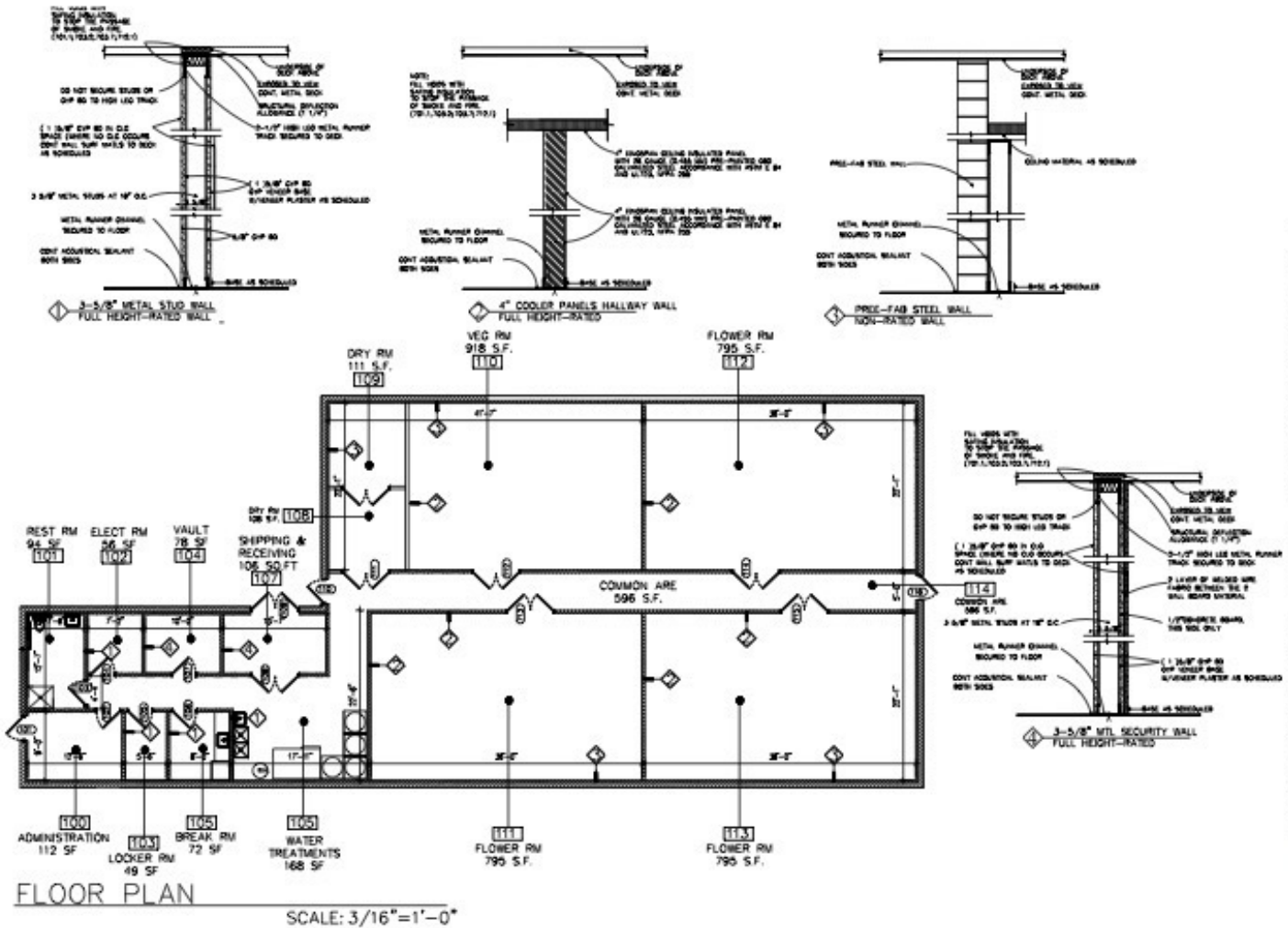
SHEET TITLE:
DEMO PLAN
SCALE:
3/16" = 1'-0"
PROJECT NUMBER:
21-100
SHEET NUMBER:
A100
SCALE:



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 FARMERSVILLE, NC 27834
 PHONE: 703-228-7400
 EMAIL: INFO@CPDPROPTEC.COM

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 835 Mason St.
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 DEARBORN,
 MI 48124
 PH: 313.252.0022
 FAX: 313.252.0028

PROJECT:
 RENOVATION
 3735 Commerce St.
 East TWP, MI 49803

CLIENT:
 W & G Holistic, LLC
 5510 Victoria Dr.
 West Branch, MI 49882

DATE:
 08/11/2021
 08/11/2021

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 computer-aided design only.
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SHEET TITLE:
 FLOOR PLAN

SCALE:
 3/16" = 1'-0"

PROJECT NUMBER:
 21-109

SHEET NUMBER:
 A101

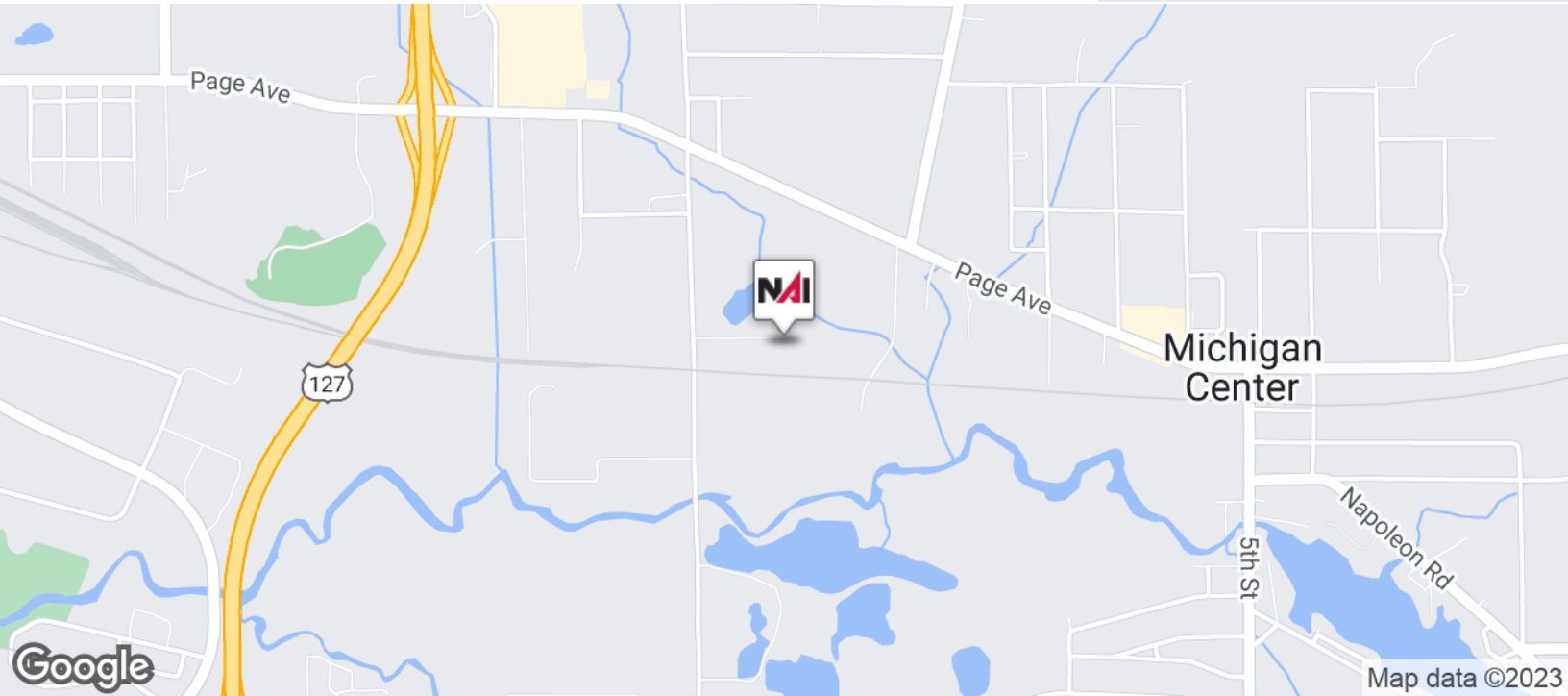
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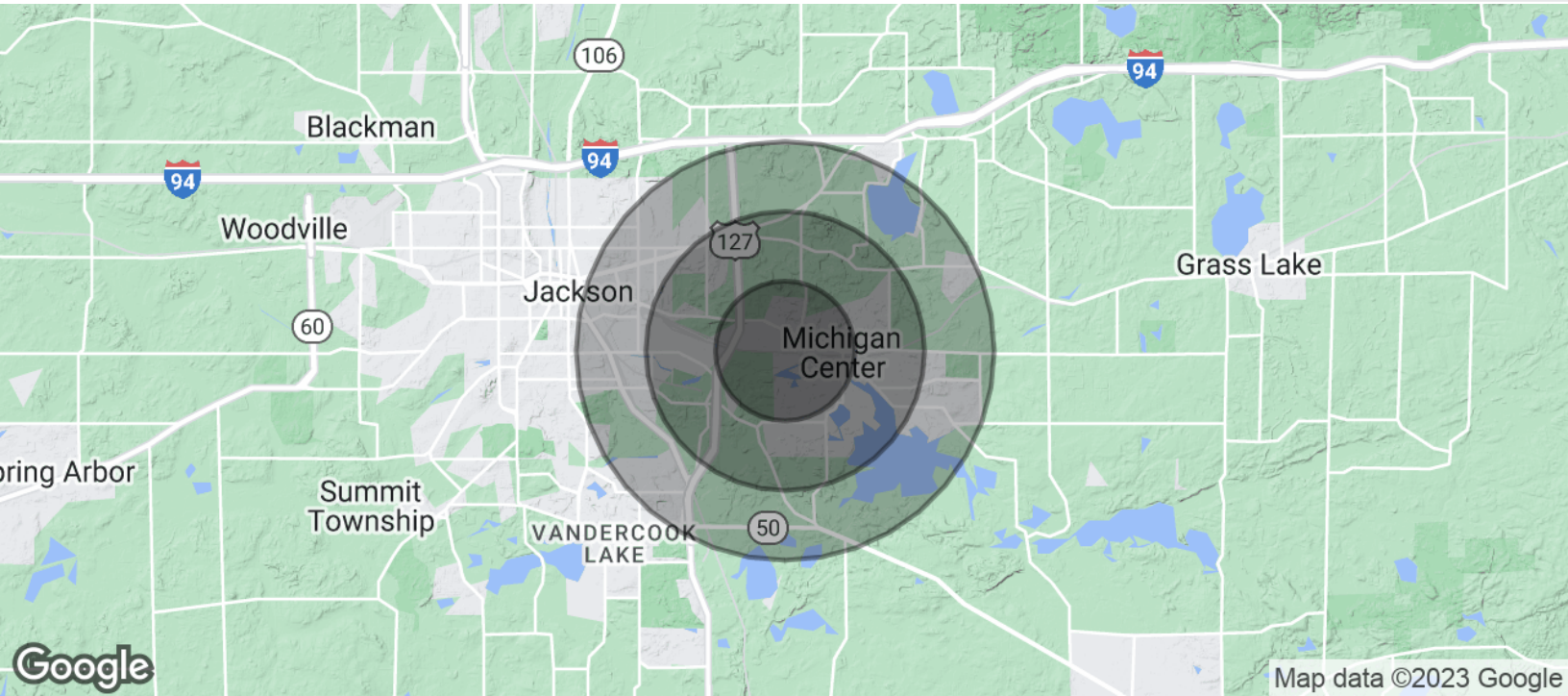
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,063	8,745	20,688
Average Age	42.4	41.7	38.5
Average Age (Male)	47.0	43.0	39.2
Average Age (Female)	42.5	41.3	39.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	989	4,123	9,506
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$89,442	\$67,331	\$56,896
Average House Value	\$127,791	\$132,697	\$105,067

* Demographic data derived from 2020 ACS - US Census



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