



For Sale  
604 N Spring St., St Johns, MI 48879

Newly Constructed Storage Facility  
With Free Standing Office Building



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# Property Overview

<b>Total Size</b>	5,000 SF Storage 600 SF Office
<b>Lot Size</b>	0.689 Acres
<b>Zoning</b>	I-2 Industrial Liberal Performance
<b>Municipality</b>	City of St. Johns
<b>Parcel #</b>	300-490-112-001-00
<b>SEV (2023)</b>	\$149,900
<b>Taxable Value (2023)</b>	\$149,900
<b>Current Annual Taxes</b>	\$2,555.23
<b>Frontage</b>	200' along Spring St.
<b>Utility Providers</b>	Office Water & Sewer - Municipal Warehouse Water - Municipal Gas & Electric - Consumers Energy
<b>Nearest Highways</b>	1.52 miles south of US-127/Old US-27 interchange (exit 99)

This property has been expertly constructed by the owner, a licensed contractor, with the highest quality materials and workmanship. Built in 2021, it is in impeccable condition and an ideal fit for an owner/user, investor, or both, looking for a turnkey facility.

Currently demised as six (6) bays, the main building could be open span as well. The office building is located immediately adjacent with a private entrance.

Some potential users include open storage of materials and goods, processing, production, cleaning, warehousing, and contract services.



**Sale Price** | \$595,000

604 Spring St. | For Sale

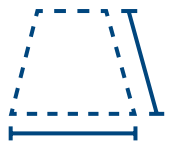
## Warehouse Features

- > Metal siding and roof
- > OSB construction: 1/2' inside/outside, sidewalls, ceiling, and roof
- > Closed cell foam insulation (2" attic and walls)
- > Bays of (13.5' x 50') = approximately 750 SF
- > 16' ceiling clearance
- > In floor heating system
- > (7) 12' grade level doors
- > Single phase; 220-volt electricity
- > 5"-8" concrete
- > 6" drains around building
- > 5" asphalt parking lot
- > Partially fenced yard (268' x 6' chain-link fence)

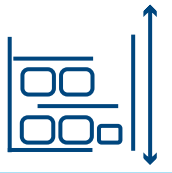


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## Office Features



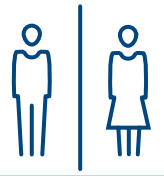
Open Concept



9' Ceilings



Luxury Vinyl  
Plank Flooring



New Restroom

# Site Profile





Accelerating success.

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BUSINESS 127

127

N Scott Rd.

St. Johns D.C.

Spad's Storage

MWC

W Walker Rd.

E Walker Rd.

Martin Brower/  
McDonald's  
Distribution Center

Sundance Buick GMC

BUSINESS 127

Travers Auto

N Lansing St.

N Clinton Ave.

Gateway North  
Elementary School

W Gibbs St.

E Gibbs St.

N Morton St.

N Lansing St.

N Scott Rd.



Apple Trucking Co.

Downtown  
St. Johns

BUSINESS 127