



## EXCLUSIVE PORTFOLIO LISTING

# MILL ST INDUSTRIAL PORTFOLIO

Springport, Michigan 49284

*Two Premier Industrial Opportunities in Jackson County*

**120 Mill St**

**Heavy Industrial**

**211 Mill St**

**Multi-Use Industrial**



## PORTFOLIO OVERVIEW

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Heart for Homes Real Estate Solutions is pleased to present two exceptional industrial properties located on Mill St in Springport, Michigan — offering a rare opportunity to acquire one or both facilities in a strategic Jackson County location. Whether your operation demands heavy crane infrastructure, high-capacity power, or versatile multi-use space, this portfolio delivers.

| SPECIFICATION          | 120 MILL ST                                | 211 MILL ST                               |
|------------------------|--------------------------------------------|-------------------------------------------|
| Property Type          | Heavy Industrial / Manufacturing           | Industrial / Manufacturing / Multi-Use    |
| Total Square Footage   | [Confirm with Agent]                       | 38,500 sq ft                              |
| Office Space           | —                                          | Approx. 2,000 sq ft                       |
| Dry Storage            | —                                          | Approx. 6,200 sq ft (forklift accessible) |
| Ceiling Height         | 37 ft (clear)                              | 42 ft (center)                            |
| Crane Capacity         | Two 15-ton overhead cranes (30 tons total) | —                                         |
| Loading Dock           | Built-in loading dock                      | —                                         |
| Electrical Service     | 800+ amps                                  | 2,000+ amps                               |
| Furnace Power Capacity | —                                          | Induction furnaces 0.75 MW & 1.5 MW       |
| Standby Generator      | 125 kW                                     | 75 kW                                     |
| Natural Gas            | New 4-inch gas line                        | New 4-inch gas line                       |
| County                 | Jackson County, MI                         | Jackson County, MI                        |

*Properties may be acquired individually or as a combined portfolio. Contact listing agents for pricing and availability.*



## 120 MILL ST — SPRINGPORT, MI 49284

### *Heavy Industrial Crane Facility*

120 Mill St is a heavy-industrial crane facility offering rare infrastructure that is both expensive and time-consuming to replicate. With soaring 37-foot clear ceiling heights, dual 15-ton overhead cranes, a built-in loading dock, and robust power and gas infrastructure, this property is purpose-built for demanding manufacturing, fabrication, or industrial operations.



**37 FT**

Clear Ceiling Height

**800+ Amps**

Electrical Service

**30 Tons**

Total Crane Capacity

**125 kW**

Standby Generator

### KEY HIGHLIGHTS

✓ 37-foot clear ceiling height ✓  
Two 15-ton overhead cranes ✓  
One crane with 25 ft to hook ✓  
Built-in loading dock ✓ 125 kW  
standby generator

✓ Brand-new 4-inch natural gas line ✓  
800+ amps of electrical power ✓ Extensive  
recent electrical upgrades ✓ Jackson  
County, Michigan location ✓ Move-in  
ready for heavy industrial users



## 211 MILL ST — SPRINGPORT, MI 49284

*Multi-Use Industrial | High-Power Infrastructure*

211 Mill St offers 38,500 square feet of versatile industrial space, including a dedicated office area, forklift-accessible dry storage, and a large open manufacturing floor. Backed by 2,000+ amps of electrical service — enough infrastructure to support up to 2.25 MW of furnace load — plus a 75 kW standby generator and a brand-new natural gas line, this facility is equipped for power-intensive industrial operations at scale.



**38,500 SF**

Total Square Footage

**2,000+ Amps**

Electrical Service

**42 FT**

Center Ceiling Height

**75 kW**

Standby Generator

### KEY HIGHLIGHTS

- |                                                 |                                                  |
|-------------------------------------------------|--------------------------------------------------|
| ✓ 38,500 total sq ft of versatile space         | ✓ Brand-new 4-inch natural gas line              |
| ✓ Approx. 2,000 sq ft of dedicated office space | ✓ 2,000+ amps of available electrical power      |
| ✓ 6,200 sq ft dry storage with forklift access  | ✓ Infrastructure supports 0.75 MW furnace load   |
| ✓ Large open industrial/manufacturing floor     | ✓ Additional capacity for 1.5 MW furnace load    |
| ✓ 75 kW standby generator                       | ✓ Springport, Michigan — Jackson County location |

*Furnace infrastructure reflects available electrical capacity only; furnaces are not currently functional.*



# A combined 27.1 acres



**LISTED EXCLUSIVELY BY**



**Tad French**

**[tad@heartforhomesmichigan.com](mailto:tad@heartforhomesmichigan.com)**

**Chris Spicer**

**[chris@heartforhomesmichigan.com](mailto:chris@heartforhomesmichigan.com)**

**517-798-1497**

**[www.heartforhomesmichigan.com](http://www.heartforhomesmichigan.com)**

Both properties are listed exclusively by the Heart for Homes Real Estate Solutions team.

Contact us today for pricing, tours, and additional information.

*The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only. Furnace infrastructure at 211 Mill St reflects available electrical capacity only; furnaces are not included in the listing.*