



## Industrial For Sale or Lease

**Property Name:**

**Location:** 832 E. Washington Street  
**City, State:** Ionia, MI  
**Cross Streets:** M-21/Washington  
**County:** Ionia  
**Zoning:** Commercial

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	14,820	<b>Available Shop Sq. Ft.:</b>	14,820
<b>Available Sq. Ft.:</b>	14,820	<b>Available Office Sq. Ft.:</b>	0
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

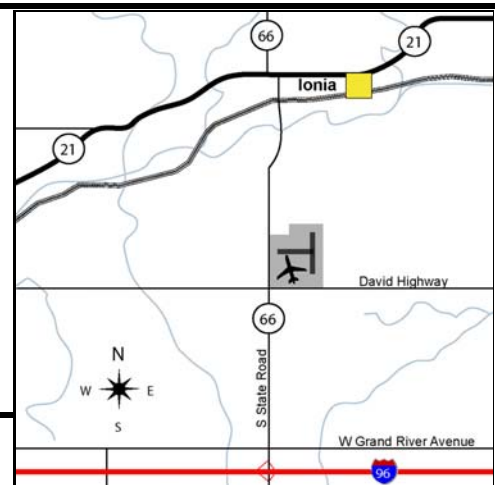
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1965 (Retrofit: 2001)
<b>Clear Height:</b>	10' - 18'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	4	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Block/Brick	<b>Lighting:</b>	N/A
<b>Structural System:</b>	Block	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	Central	<b>Restrooms:</b>	2
<b>Heating:</b>	F/A Gas	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	50, Ample
<b>Power (Amps/Volts):</b>	400 Amps, 480 Volts, 3 Phase	<b>Roof:</b>	comp. & rubber
		<b>Floors:</b>	Concrete
		<b>Floor Drains:</b>	No
		<b>Acres:</b>	4.080
		<b>Land Dimensions:</b>	Irregular

### PRICING INFORMATION

<b>Lease Rate:</b>	\$1.50	<b>Mthly Rate:</b>	\$1,852.50	<b>Deposit:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	12-36 Months	<b>TD:</b>	N/A
<b>Sale Price:</b>	\$195,000 (\$9.46/sqft)	<b>Taxes:</b>	\$9,770 ('12)	<b>Parcel #:</b>	060-200-000-230-00
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	NNN				

### COMMENTS

Multiple buildings, large yard for storage of material, etc. Great for contractors yard, building materials supplier, equipment dealer, etc.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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