



BINSWANGER

6711 MONROE STREET, BUILDING V, SYLVANIA, OH 43560
419-882-1961 • FAX: 419-882-1963 • E-MAIL: INFO@BINSWANGER.COM



MARSHALL, MI

112,570 Square Feet
Situated on 9.7 Acres

For Additional Information Contact:

Rob Gemerchak, SIOR/CCIM

Office: (419) 824-6591

Mobile: (419) 467-1500

E-mail: rgemerchak@binswanger.com

For Additional Property Information:

www.binswanger.com/marshall

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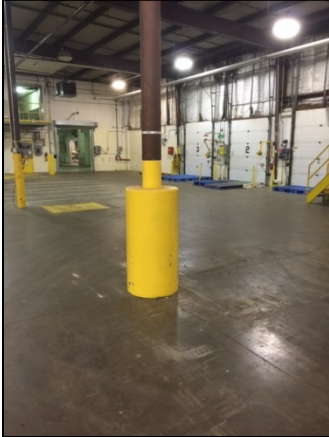
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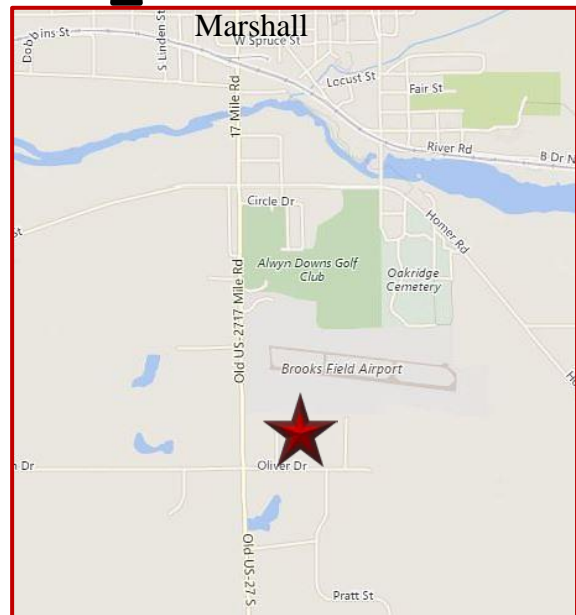
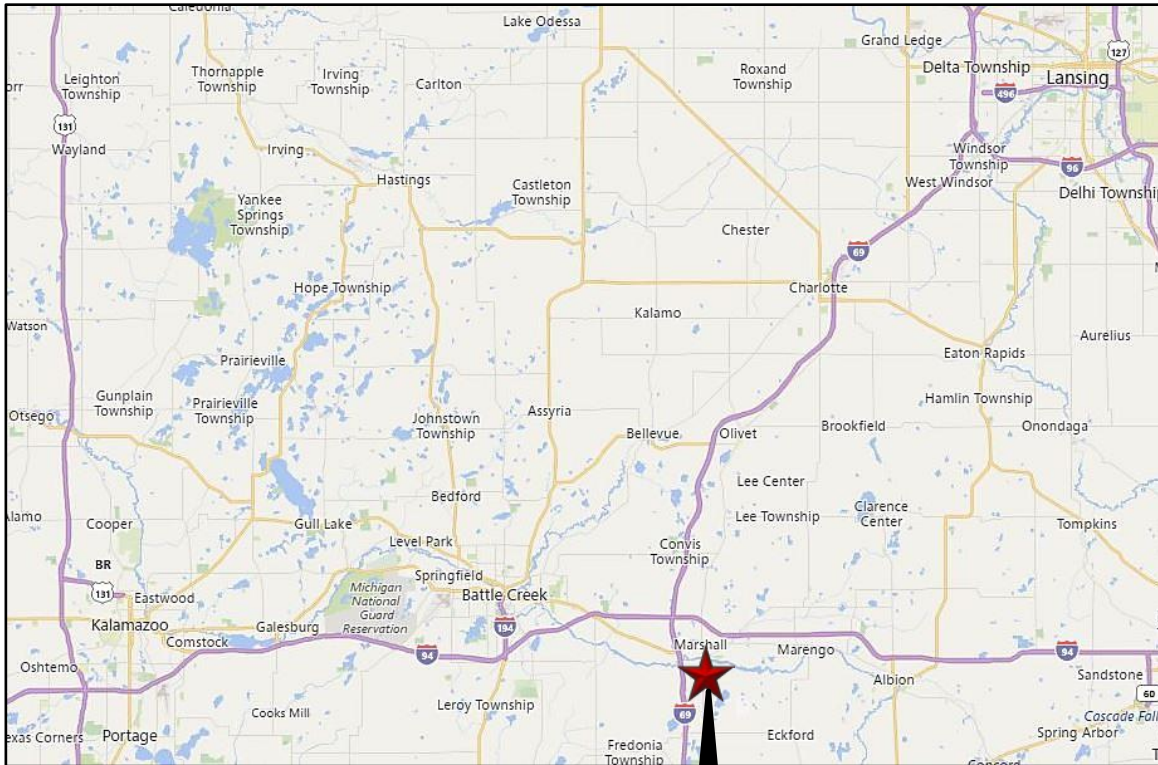
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**FORMER CAMPBELL'S
Food Production Facility
210 Oliver Drive
Marshall, MI 49068**

SIZE:	112,570 Sq. Ft.
GROUND:	Approximately 9.7 acres
PRIMARY SECTIONS::	Main Plant 103,770 Sq. Ft. Office: 6,400 Sq. Ft. (on 2 floors) Maintenance: 2,400 Sq. Ft. (separate building)
CONSTRUCTION:	Floor: 6" reinforced concrete Walls: Insulated metal with block base Columns: Steel
DATE OF CONSTRUCTION:	Original: 1972 Additions: 1986, 1989, 2004
CONDITION OF PROPERTY:	Excellent
PLANS AVAILABLE:	Yes
CEILING HEIGHTS:	13' – 21'
TOILET FACILITIES:	Office: Men's & Women's Plant: Men's & Women's locker rooms with showers
LIGHTING:	Metal halide and fluorescent
ROOF:	Membrane over metal deck
POWER:	Provided by the City of Marshall; three panels; 3-phase; 480-volt; 5400-amp service
GAS:	Provided by Consumer's Energy: 4" line
WATER:	Provided by City of Marshall: 12" main with (3) 8" laterals; 3.50 mgd/1.25 mgd actual
SEWER:	(2) 8" sewer lines with grease traps; 3.00 mgd/1.50 mgd actual
PROCESS SANITATION:	Production floors are drained; 190°F hot water wash system

REFRIGERATION:	R-507 Freon system <ul style="list-style-type: none">• 0°F - 35°F ingredient and finished product storage• <50°F cooling room
STEAM:	(3) Cleaver-Brooks boilers <ul style="list-style-type: none">• (2) 400 hp• (1) 600 hp
QUALITY CONTROL:	Test kitchen and lab; 93°F & 103°F incubation rooms
COMPRESSED AIR:	Air lines throughout
SPRINKLER:	Wet system throughout
OFFICE FACILITIES:	Air-conditioned, 6,400 sq. ft. total on two floors; includes multiple offices, conference room, lunch room, and restrooms
TRUCK LOADING FACILITIES:	9 truck docks: <ul style="list-style-type: none">• Shipping: 3 on south (covered; levelers)• Receiving: 4 on east (locks and levelers)• Compactor: 2 2 Overhead doors
PARKING:	185 spots on paved lot with gate access
FENCING:	Perimeter is fenced
ZONING:	I-1 Industrial
TAXES:	\$92,000± (annual)
LOCATION DESCRIPTION:	Industrial Park, corner lot; close proximity to I-94
MAINTENANCE BUILDING:	40' x 60' stand-alone building with heat and 3 grade level overhead doors
MISCELLANEOUS:	<ul style="list-style-type: none">• Former Campbell's thermal food processing facility• Facility had full compliance (U.S.D.A, F.D.A., S.Q.F.)• Property is very clean and has been maintained in excellent condition• Equipment list available





FLOOR PLAN

