



800 North Clark
Albion, Michigan 49224
LIGHT INDUSTRIAL FACILITY 77,000 SF AVAILABLE



Property Information

Total RBA	77,000 SF
Industrial Area	68,013 SF
Office Area	8,987 SF
Total Site Acres	6.19 Acres
Year Built/ Renovated	1920 with subsequent additions
Construction	Masonry with steel panel. Warehouse is steel frame with metal sidewalls
Roof	Flat/Membrane and standing seam metal over warehouse and other areas
Clear Height	Warehouse: 22'-24' Press Room: 20' Manufacturing floor: 15' Assembly area: 10'
Bay Size/ Column Spacing	Most sections are clear span. One row of columns in the center of warehouse. Drawing with dimensions on file.
Grade Level Doors	6 Total: 1 (14'9" x 12'), 1 (12' x 12'), 1 (10' x 12'), 1 (12' x 8'), 2 (10' x 9')
Docks & Equipment	5 Total: 2 (10' x 10'), 1 (10' x 16'), 2 (8' x 8')
Crane	2-Ton Bridge crane in Press Room Numerous jib cranes
HVAC/ Air Conditioning	Heat only. Mix of suspended unit heaters, radiant tube in warehouse. RTUs for office area. Boiler is functional, but not in service.
Air Lines	Yes
Compressed Air	Yes – 1 Atlas Copco compressor
Lighting	Fluorescent
Power	Electrical Chart

Restrooms	Office – 4 Plant – 3 (2 men's, 1 women's)
Auto Parking	31,000 SF 48 striped spaces and ample non-striped in rear
Floor/ Floor Drains	Yes
# of Buildings	1
Electric/ Gas	Consumers Energy
Water/ Sewer	City of Albion
Security	Yes
Outside Storage	Per code
Site Fencing	No
Rail Served	No
Zoning	Light Industrial
Parcel ID	19-364-039-00 & 19-364-036-00
Fire Protection	Yes – Ordinary Hazard
Break Room	Yes
Room for Expansion	Unlikely
Asking Price	\$995,000 (\$12.92/SF)
Property Tax Information	Parcel Numbers 19-364-036-00 & 19-364-039-00 2024 Total Taxes: \$32,842 (\$0.43/SF)
Miscellaneous Items	<ul style="list-style-type: none"> • Mid-sized manufacturing facility in desirable Calhoun County • Could work for multiple tenant/business units • Crane in press room • Multiple dock and grade doors



Property Aerial

800 North Clark
Albion, Michigan



Office Entrance



Office Area



Break Room



Conference Room



Lobby



Receiving



Pole Building



Rear



Compressor



Plant



Plant



Assembly



Warehouse



Warehouse



Warehouse



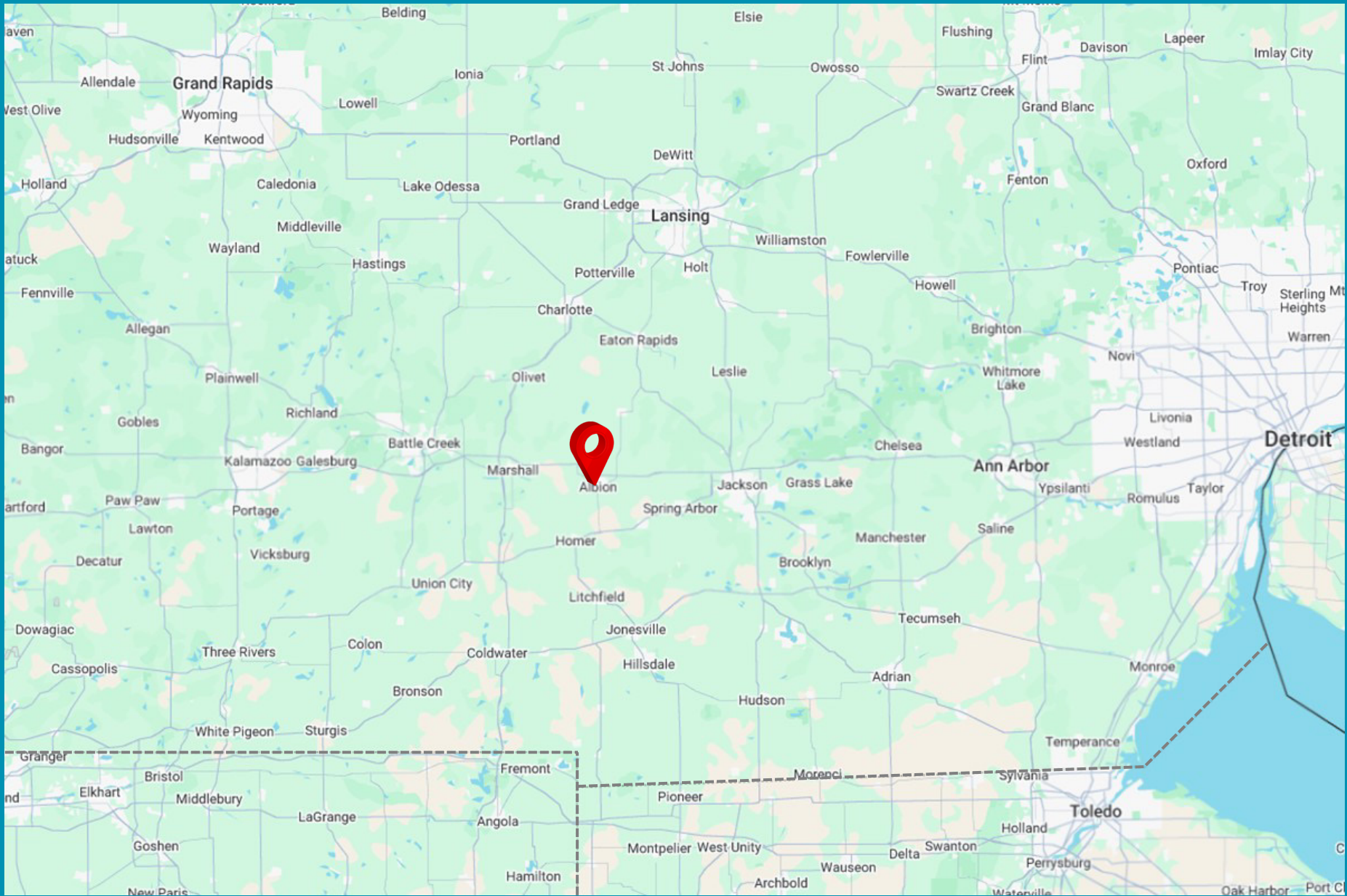
Press Room



Press Room



Press Room Rear



Location Map

- Lansing, MI 54.1 Miles
- Grand Rapids, MI 88.0 Miles
- Ann Arbor, MI 53.3 Miles
- Detroit, MI 95.5 Miles
- Battle Creek, MI 28.4 Miles
- Kalamazoo, MI 53.1 Miles
- Toledo, OH 95.7 Miles
- Ohio Border 42.5 Miles
- Indiana Border 44 Miles

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CALHOUN COUNTY



POPULATION

134,310



LABOR FORCE

64,402



UNEMPLOYMENT RATE

6.3%



MEDIAN HOUSEHOLD INCOME

\$59,424



MEDIAN HOME VALUE

\$185,044

ABOUT CALHOUN COUNTY

Calhoun County is located in southern/Mid-Michigan. It is made up of 19 townships and 5 villages across 718 square miles. Its population is approximately 134,310.

Albion is a city that lies on the eastern boundary of Calhoun County. Comprised of 4.51 square miles with a population of approximately 7,700, it is 77.9 miles from Detroit Metropolitan Airport



Location Demographics

LOCAL UNIVERSITIES

Albion College	0.9 Miles
Spring Arbor University	12.5 Miles
University of Olivet	24.2 Miles
Hillsdale College	25.3 Miles
Jackson Community College	27.8 Miles
Michigan State University	42.5 Miles
Western Michigan University	51.1 Miles
Adrian College	56.7 Miles
University of Michigan	60 Miles
Eastern Michigan University	63.2 Miles
Kalamazoo College	66 Miles

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