

FOR LEASE

1250 COMMERCE DRIVE
FARWELL, MICHIGAN



PROPERTY FEATURES

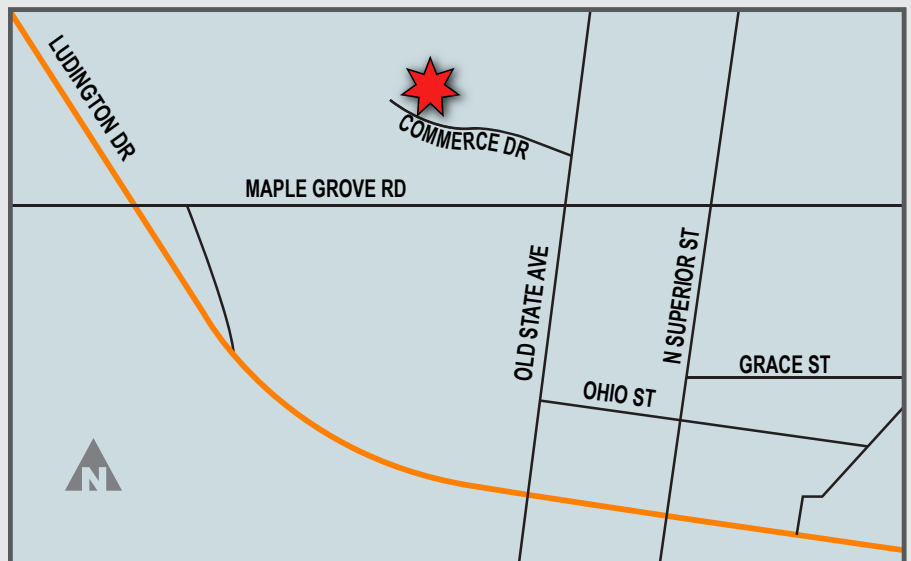
- Like New Industrial Building
- Farwell Enterprise Park
- Suite "A" – 28,600 SF
- Suite "C" – 55,200 SF
- Truck Docks
- 22' to 31' Ceilings
- Grade Level Truck Doors
- Near Downtown Farwell, MI

FOR DETAILS CONTACT

John Dinsmore

john.dinsmore@lee-associates.com

(810) 923-9106



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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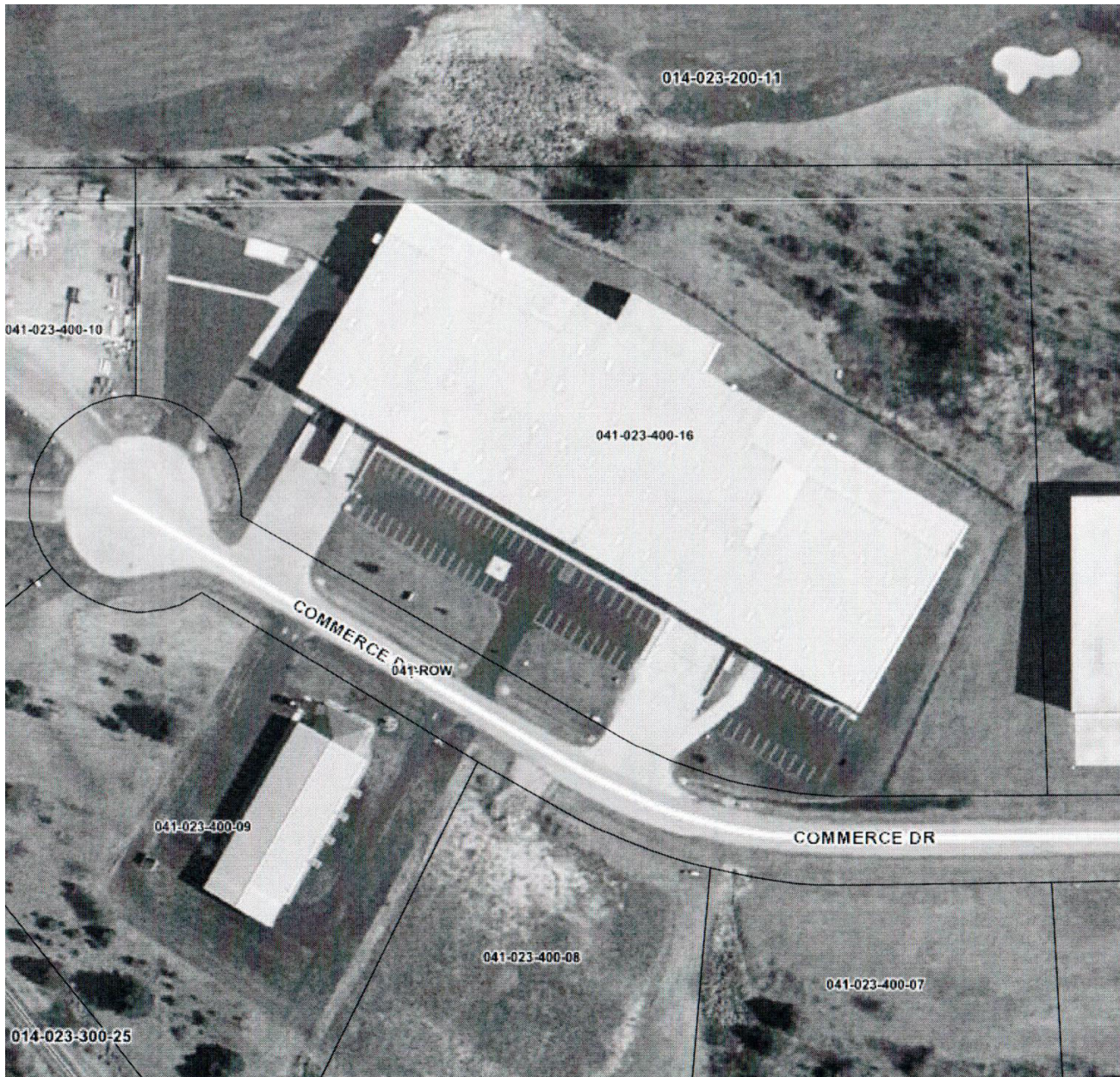
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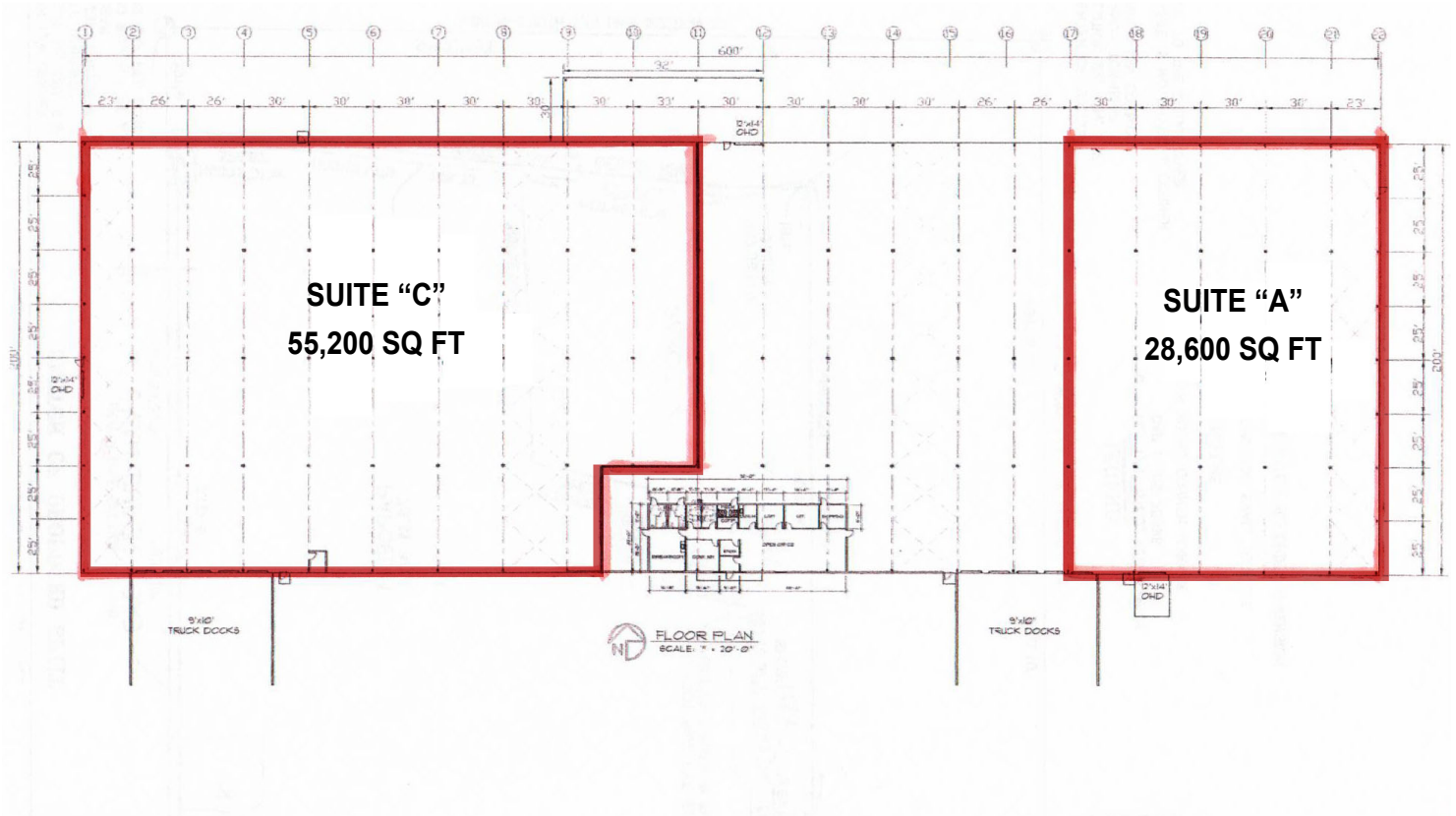
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COMMERCIAL REAL ESTATE SERVICES



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1250 Commerce Drive, Suite A Farwell, MI 48622



Property Type: Industrial
Available SF: 28,600
Land Size (Acres): 9.19
Market: Mid Michigan
Business Park: Farwell Business Park

Availability Details

Building SF:	124,000	Transaction Type:	Lease
Available SF:	28,600	Asking Lease Rate:	\$6.50 Per SF NNN
Industrial SF:	28,600		
Office SF:	May be negotiable		

Comments

Availability Comments: Two units available For Lease... 28,600 +/- sq. ft. (one truck dock) and 55,200 +/- sq. ft. (5 truck docks). No offices at this time (Negotiable). One 12' X 14' Grade Level Truck door in each available space (total. Gas Fired Radiant Heat. LED lighting. This is a "Like New" building... very clean! Existing tenant in middle of building occupying shop and two story office is not vacating.

Building & Construction Details

Feature	Property	Space	Feature	Property	Space
Building Class:	A-		Construction Type:	Metal	
# Floors:	2		Exterior Type:		
# Units			Building/Construction Quality:		
# of Buildings:	1		Physical Condition:		
Primary Use:	Warehouse		Building/Construction Appeal:		
Secondary Use:	Manufacturing		Roof Type:	Metal	
Center Type:			Roof Age:	2007	
Construction Status:	Existing		Skylight:		
Year Built:	2007		Deck:		
Date Built:			Floor Type:	Reinforced Concrete	
Year Refurbished:			Floor Thickness (inches):	6"	
Current Occupancy %			Heat:	Radiant (Gas)	
Multi-Tenant:	Yes		AC:		
Corporate HQ:	No		Lighting:	LED	
Spec/BTS:			Sprinkler:	Fire Suppression	
Spec SF:			Security:		
Flex:	No		Restroom:	TBD	
Condominium:	No		Shower:		
Space Build Out:			Lobby:		
Building Dimensions (LxW):	600x200		Signage:		
Typical Floorplate SF (Min):			# Passenger Elevators:		
Typical Floorplate SF (Max):			# Freight Elevators:		
Core Factor:			LEED Certification:		
Load Factor:			Handicapped Accessible (ADA):		
Floor Area Ratio:					

Elevator Comments:

Clearance, Dock & Door

	Property	Space		Property	Space
Ceiling Height:	22'0" - 31'0"		# GL/DID:	3	1
Bay/Column Size(WxD):	50' X 23' / 26' X 30'		GL/DID Dim.(HxW):	12x414	12x14
Column Spacing:			# DH/Truck-Level Doors:	10	1
# Int. Docks:			Truckwell Size:		9x10
# Int. Levelers:			Trailer Spots:		
# Ext. Docks:			Truck Turning Radius:		
# Ext. Levelers:			# Rail Doors:		
Cross-docked:	No		Total Doors:	13	2

Property Loading & Door Comments:

Space Loading & Door Comments:

Parking

	Property	Space		Property	Space
# Spaces:	68		Monthly Rate:		
Parking Ratio:			# Uncovered Spaces:		
# Covered Spaces:			Monthly Rate (\$):		

Parking Comments:

Site					
Property		Space		Property	
Land Size (Acres):	9.19			Permitted FAR:	
Land SF:	400,316			Development Capacity:	
Land Usable Acres:				Yard Type:	
Land Usable SF:				Yard SF:	
Max Contiguous SF:				Zoning:	INDUSTRIAL
Max Contiguous Acres:				Site Condition/Quality:	
Lot Dimensions (LxW):				Topography:	
Floodplain:				Site Shape:	
Density:				Access:	
Permitted SF:				Visibility:	
Buildable SF:				Frontage:	
Additional Site/Parcel Information Comments: Parcel Identification Number: 041-023-400-16					
Frontage Traffic Count Comments:					

Utilities					
Property		Space		Property	
Gas:	Natural			Phase:	3
Water:	City			Power Supplier:	Consumers Energy
Sewer:	City			Phone:	
Power:				Cable:	
Amps:	200			Broadband:	
Volts:	600			Broadband Supplier:	
Utilities Comments:					

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	John Dinsmore	810.923.9106	john.dinsmore@lee-associates.com

1250 Commerce Drive, Suite C Farwell, MI 48622



Property Type: Industrial
Available SF: 55,200
Land Size (Acres): 9.19
Market: Mid Michigan
Business Park: Farwell Business Park

Availability Details

Building SF:	124,000	Transaction Type:	Lease
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Industrial SF:	55,200		
Office SF:	May be negotiable		

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# Units			Building/Construction Quality:		
# of Buildings:	1		Physical Condition:		
Primary Use:	Warehouse		Building/Construction Appeal:		
Secondary Use:	Manufacturing		Roof Type:	Metal	
Center Type:			Roof Age:	2007	
Construction Status:	Existing		Skylight:		
Year Built:	2007		Deck:		
Date Built:			Floor Type:	Reinforced Concrete	
Year Refurbished:			Floor Thickness (inches):	6"	
Current Occupancy %			Heat:	Radiant (Gas)	
Multi-Tenant:	Yes		AC:		
Corporate HQ:	No		Lighting:	LED	
Spec/BTS:			Sprinkler:	Fire Suppression	
Spec SF:			Security:		
Flex:	No		Restroom:	TBD	
Condominium:	No		Shower:		
Space Build Out:			Lobby:		
Building Dimensions (LxW):	600x200		Signage:		
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# Ext. Docks:			Truck Turning Radius:		
# Ext. Levelers:			# Rail Doors:		
Cross-docked:	No		Total Doors:	13	6
Property Loading & Door Comments:					
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Buildable SF:			Frontage:		
Additional Site/Parcel Information Comments: Parcel Identification Number: 041-023-400-16					
Frontage Traffic Count Comments:					

Utilities					
	Property	Space		Property	Space
Gas:	DTE Energy - Natural		Phase:	3	
Water:	City		Power Supplier:	Consumers Energy	
Sewer:	City		Phone:		
Power:			Cable:		
Amps:	200		Broadband:		
Volts:	600		Broadband Supplier:		
Utilities Comments:					

Contacts for this Availability				
Role	Company	Name	Phone	Email
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