



## Industrial for Sale

**Property Name:**

**Location:** 3900 Dickman Road  
**City, State:** Springfield, MI  
**Cross Streets:** Corner of I-94 Business Loop and Dickman  
**County:** Calhoun  
**Zoning:** B-3, GE

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 11,152	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 11,152	<b>Available Shop Sq. Ft.:</b> 7,344	<b>Office Dim:</b> Irregular
	<b>Available Office Sq. Ft.:</b> 3,808	<b>Shop Dim:</b> Irregular

### PROPERTY INFORMATION

<b>Freestanding:</b> Yes	<b>Year Built:</b> 1999
<b>Clear Height:</b> 12' - 20'	<b>Sprinklers:</b> No
<b>Grade Level Door(s):</b> 1	<b>Signage:</b> Available
<b>Truckwells or Docks:</b> 0	<b>Exterior:</b> N/A
<b>Exterior Construction:</b> Concrete Block/Bric	<b>Roof:</b> Other
<b>Structural System:</b> Block/Frame/Wood	<b>Floors:</b> N/A
<b>Air-Conditioning:</b> Central	<b>Floor Drains:</b> No
<b>Heating:</b> Gas Space Htrs.	<b>Acreeage:</b> 36.820
<b>Availability:</b> Upon Close	<b>Land Dimensions:</b> Irregular
<b>Power (Amps/Volts):</b> 220 Volts	
<b>Rail:</b> No	
<b>Security:</b> No	
<b>Interior:</b> N/A	
<b>Lighting:</b> N/A	
<b>Bay Sizes:</b> N/A	
<b>Restrooms:</b> 2	
<b>Cranes:</b> No	
<b>Parking:</b> Ample	

### PRICING INFORMATION

<b>Sale Price:</b> \$580,000 (\$52.01/sqft)	<b>Deposit:</b> N/A	<b>TD:</b> N/A
<b>Taxes:</b> \$21,354 ('14)	<b>Options:</b> N/A	<b>Assessor #:</b> N/A
<b>Parcel #:</b> (3) parcels - see notes		

### COMMENTS

High profile building located at the intersection of I-94 Business Loop and Dickman Road. Building offers retail, office, and warehouse space. Property is almost 37 acres and has a small pond on it. Could be split and sold in several parcels. Near airport and Fort Custer Industrial Park.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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