

4440 HAGADORN RD

OKEMOS, MICHIGAN



2,174 SF - 28,592 SF // **AVAILABLE**



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Director

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STEVE KOZAK

Director

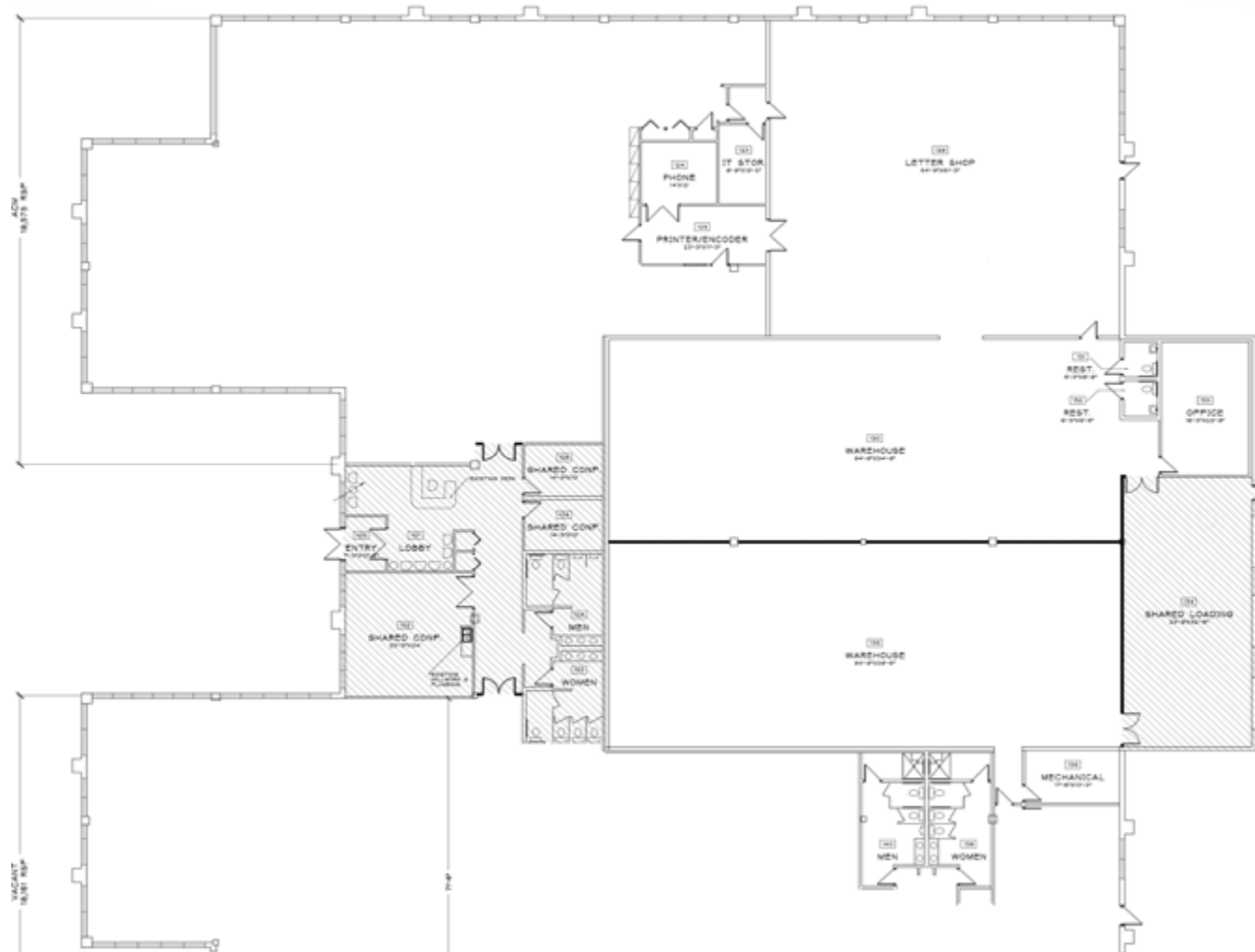
+1 248 358 6107

steve.kozak@cushwake.com

PROPERTY INFORMATION

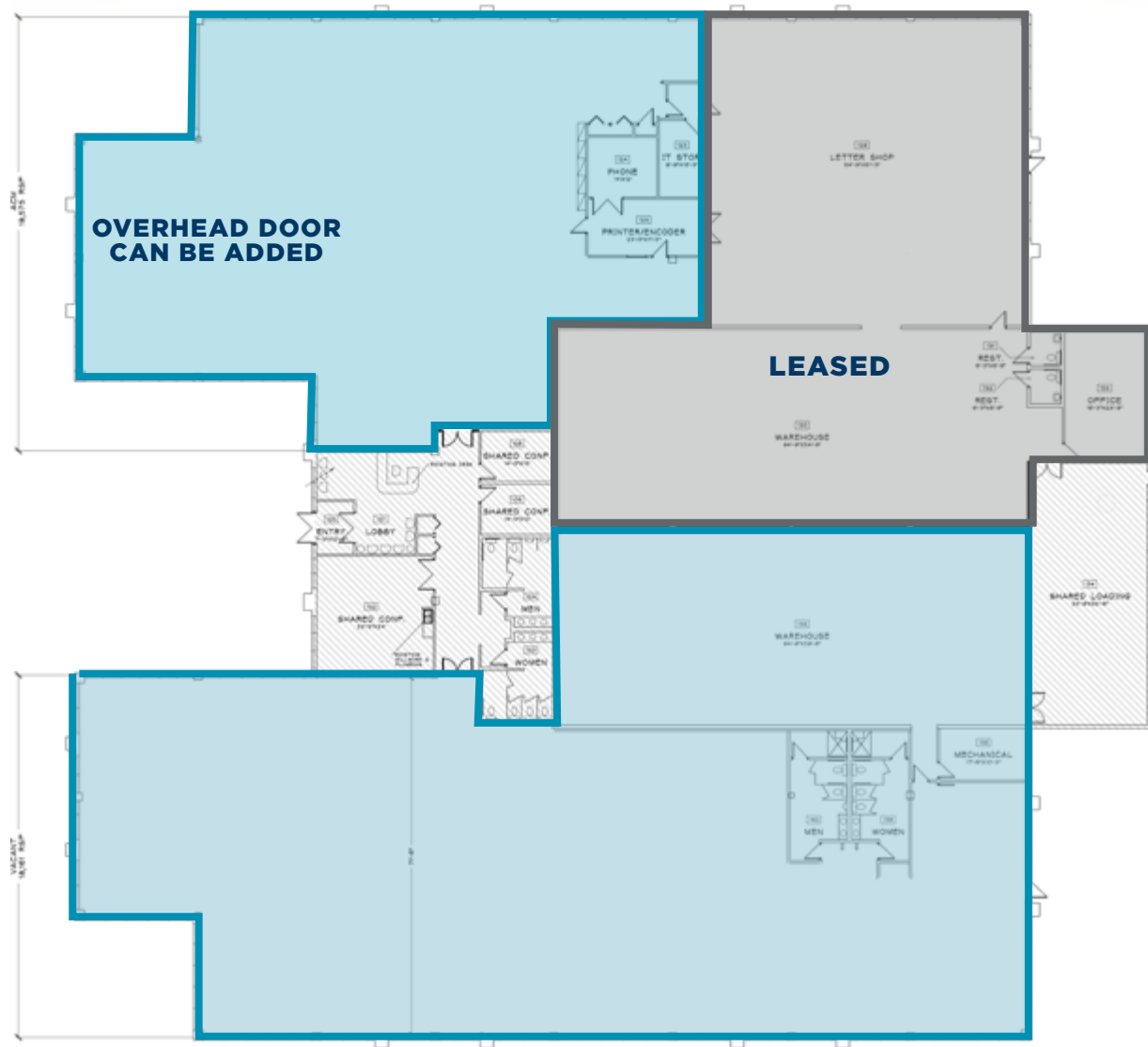
TOTAL SF	2,174 SF to 28,592 SF	FLOOR THICKNESS	6"
WAREHOUSE AREA	9,262 SF Warehouse is expandable	FLOOR DRAINS	No
ACREAGE	9.05 AC	FIRE SUPPRESSION	Warehouse (high bay area only)
YEAR BUILT	1996	INDUSTRIAL	Fluorescent
AUTO PARKING	156 surface spaces (4.10/100)	ELECTRIC	300amps/480v/3-phase
PARCEL ID	02-02-29-105-004	HVAC	100% HVAC
ZONING	RP - Research & Office Park	BREAK ROOM	Yes
CONSTRUCTION TYPE	Masonry	OPEX	
ROOF	Flat rubber membrane	CAM	\$1.34/SF
CEILING CLEARANCE	25' clear/30' deck 11' clear/14' deck	TAXES	\$1.37/SF
BAY SIZE / COLUMN SPACING	22'	INSURANCE	\$0.35/SF
DOCKS / WELLS	Two (2) docks with levelers & power opener (shared)	TOTAL	\$3.06/SF
GRADE DOORS	One (1) 12'x10'	REAL ESTATE TAXES	2022: \$53,821.70
		LEASE RATE	Contact broker

FLOOR PLAN



CONCEPTUAL FLOOR PLAN

2,174 - 10,431 SF
AVAILABLE



18,161 SF
AVAILABLE

PHOTOS

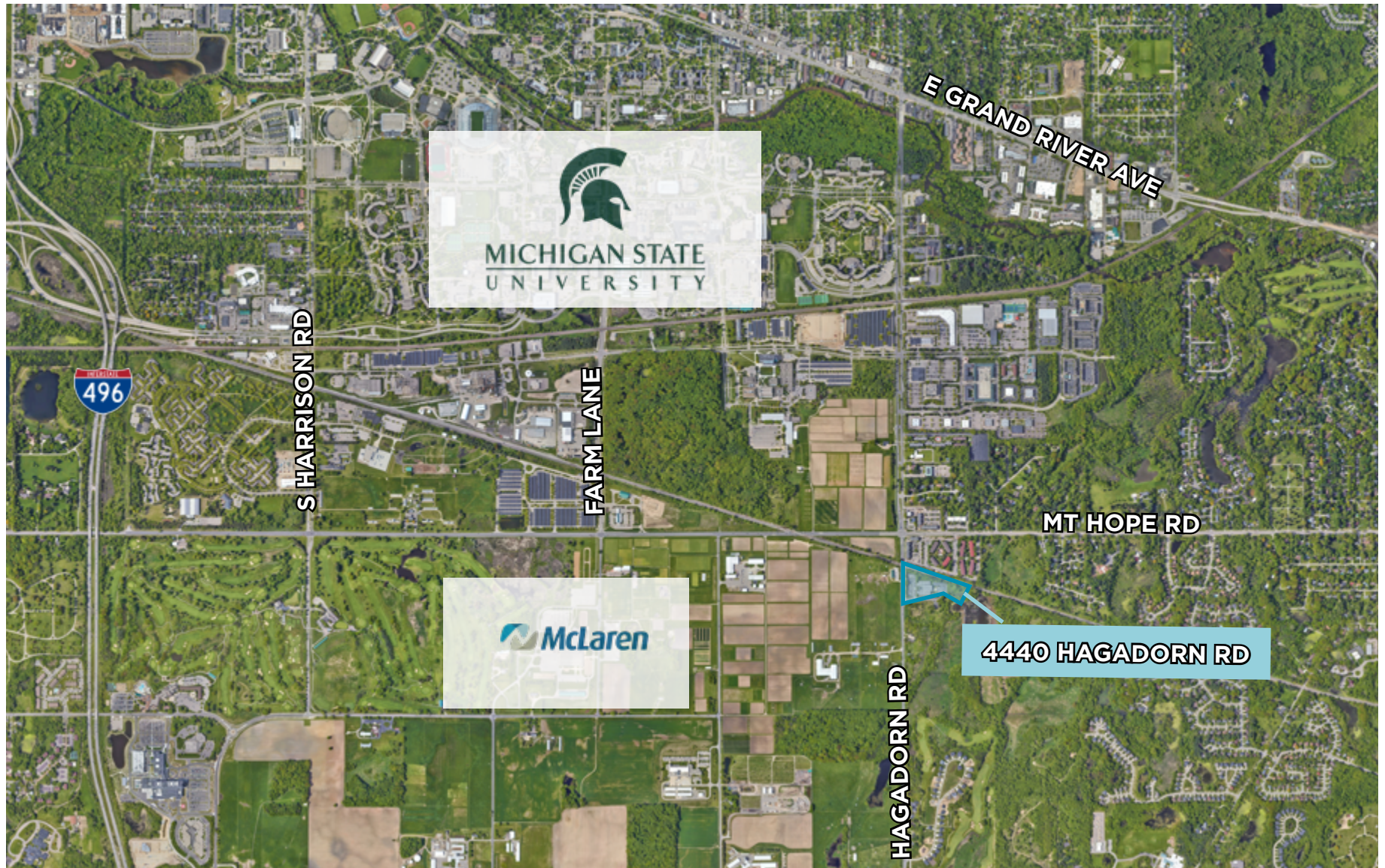


BUILDING AERIAL



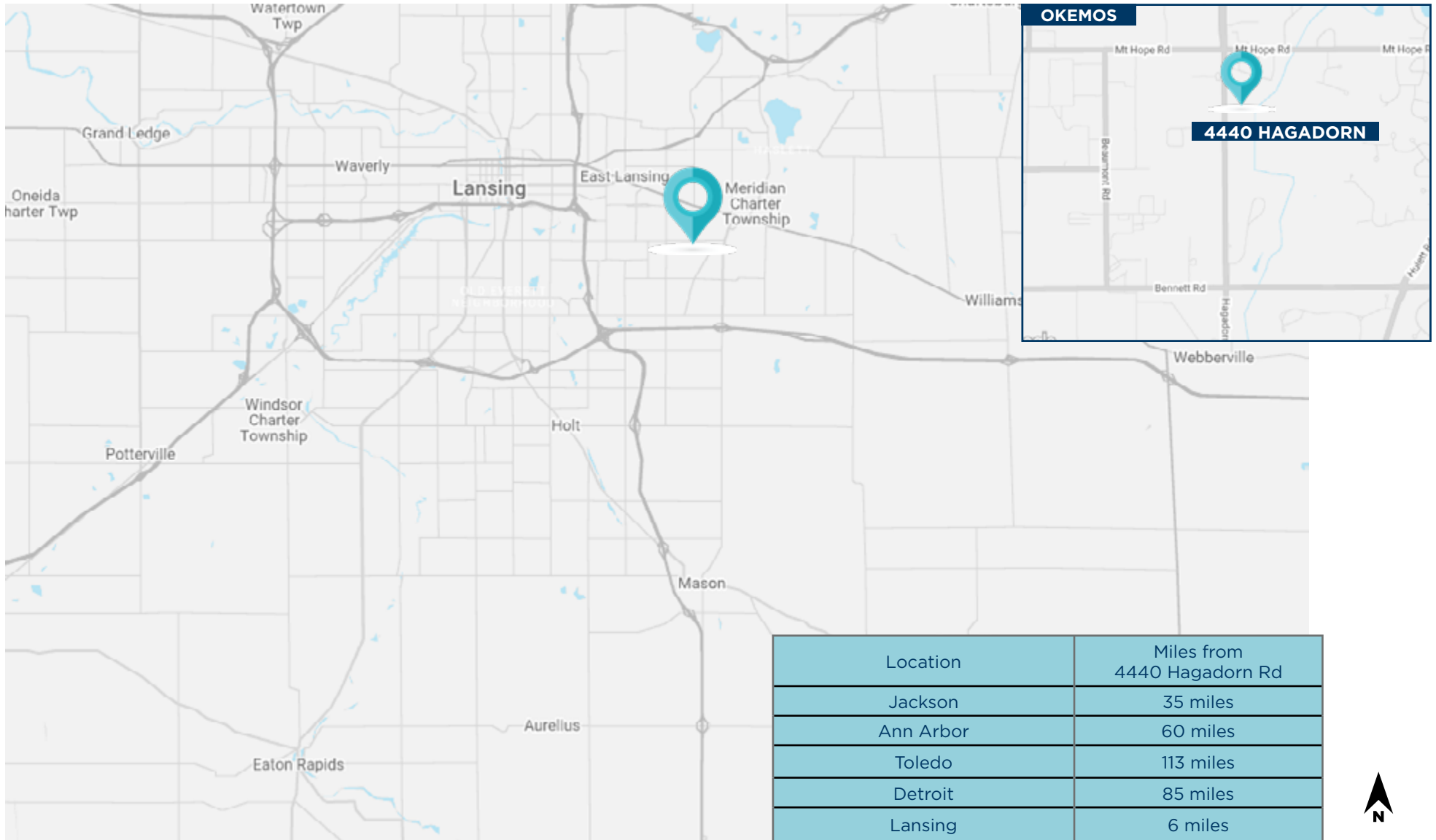
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LOCATION AERIAL



4440 HAGADORN | OKEMOS, MICHIGAN

LOCATION MAP



DEMOGRAPHICS OF INGHAM COUNTY

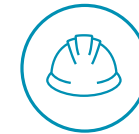


Universities, Community Colleges, & Trade Schools

Location	Miles from 4440 Hagadorn Rd
Hillsdale College	63 miles
University of Michigan	58 miles
Albion College	49 miles
Michigan State University	1 mile
Eastern Michigan University	66 miles
Western Michigan University	82 miles
Olivet College	38 miles
Siena Heights University	73 miles
Jackson College	45 miles



Population
284,034



Workforce
150,094



Unemployment Rate
4.6%



Average Starting Wage
\$21.00/HR



Median Home Value
\$183,897



Median Household Income
\$58,226