

FOR SALE

110 Division St

Manchester, Michigan



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PROPERTY FEATURES

Building Size:	15,111 SF
Industrial Area:	13,797 SF
Office Area:	1,314 SF
Room for Expansion:	Possible
Year Built:	1954, with subsequent expansions
Site Acres:	1.10
Zoning:	I-1 Limited Industrial
Clear Height:	See layout for height per section North Section: 18' South Section: 11' - 14'
Loading Docks:	1 (10' x 9') with levelers
Grade Doors:	2 (12' x 12') (10' x 10')
Bay Size:	Sections are clear space; see layout for dimensions
Parking:	Auto parking on both sides of building
Site Fencing:	Portion of outside storage is fenced in
Construction:	Masonry; vinyl siding and decorative stone across front of building
Roof:	EPDM, approx. 15 years old
Lighting:	LED
Power:	Main panel is rated for 600a with 5 200a disconnects; all buss bar is 240v with the ability to step up to 480v
Electric:	Consumers Energy
Natural Gas:	Consumers Energy
Water/Sewer:	Municipal

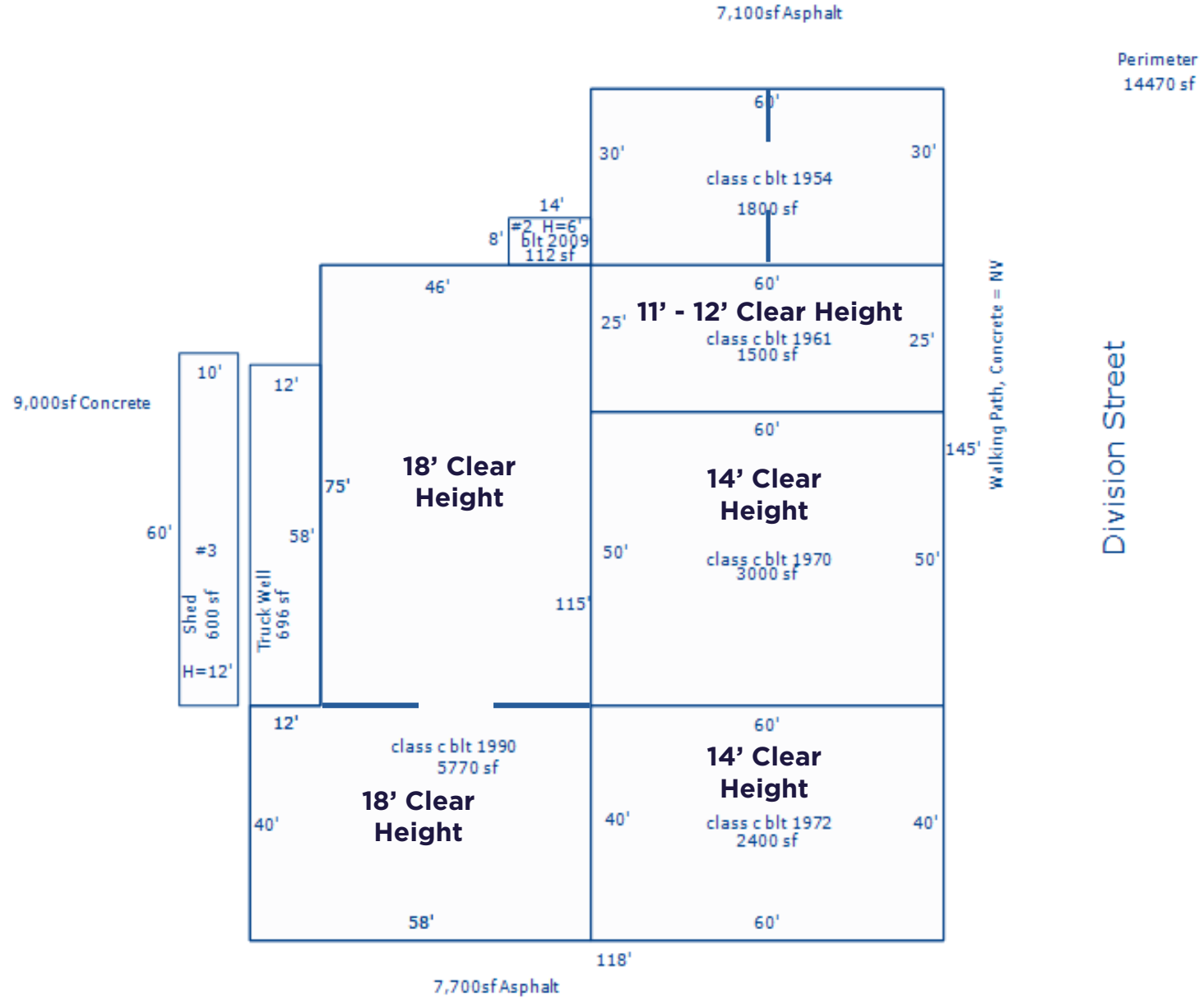
HVAC:	Industrial area HVAC is radiant tube. RTU for office and small section of plant
Fire Protection:	None
Security:	Yes
Restroom:	3 Total (1 Unisex in plant) (1 Womens & 1 Mens in office)
Breakroom:	Yes
Outside Storage:	Per code
Floor Drains:	No
Floor Thickness:	6" (assumed by owner)
Air Lines:	Yes
Compressed Air:	Yes, one compressor to stay; others are available to purchase
Crane:	1-ton jib crain to remain at property
Parcel ID:	16-16-01-345-001
2025 Taxes:	\$15,313.79 (\$1.01 PSF)
2024 SEV:	\$228,700
Asking Price:	\$995,000 (\$65/SF)
Miscellaneous	<ul style="list-style-type: none">• Standalone light industrial building in Washtenaw County• Perfect for machine shop or similar operator• Could be broken into multiple uses• Updated offices and breakroom• Dock and grade loading• Heavy power for its size



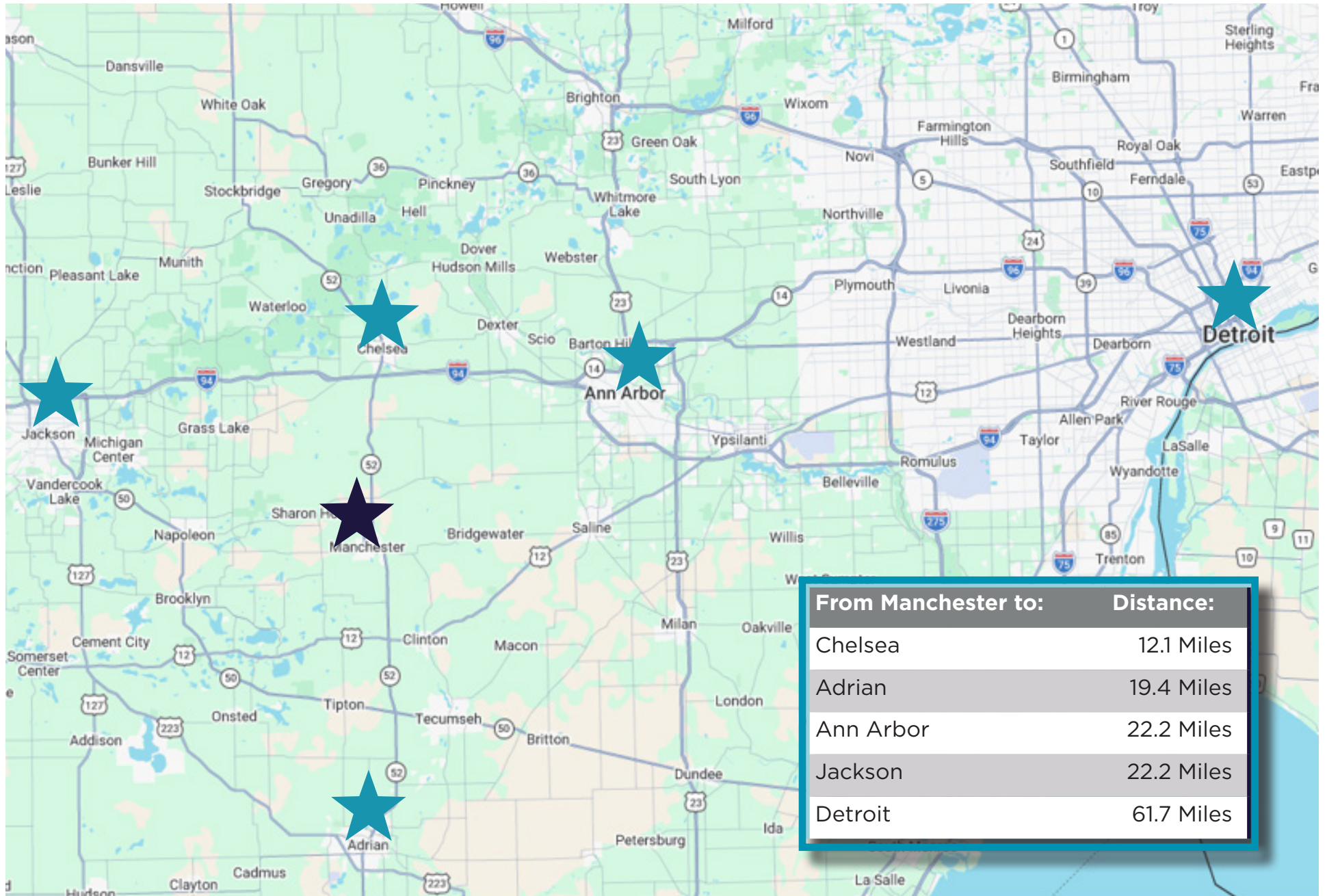




FLOOR PLAN



LOCATION



PARCEL VIEW



LOT AREA
1.10 ACRES
(52,272 SF)

CONTACT

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