

FOR SALE OR LEASE
35,531 SF



580 RACE STREET
COLDWATER, MICHIGAN

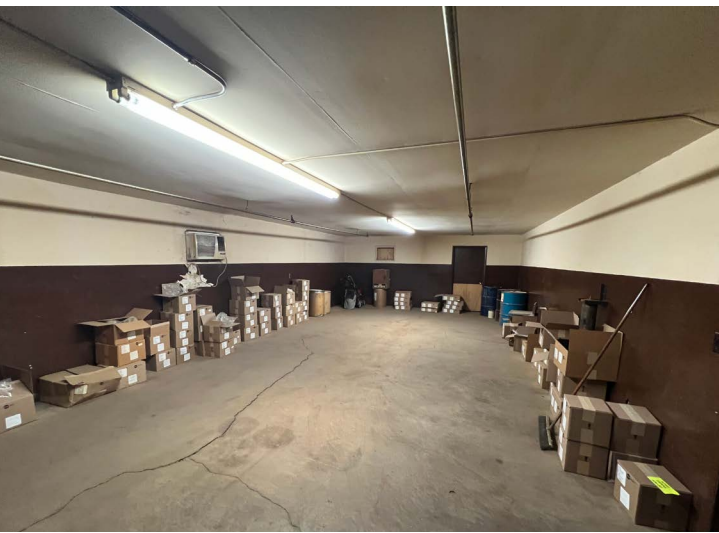
MANUFACTURING FACILITY WITH ROOM TO EXPAND

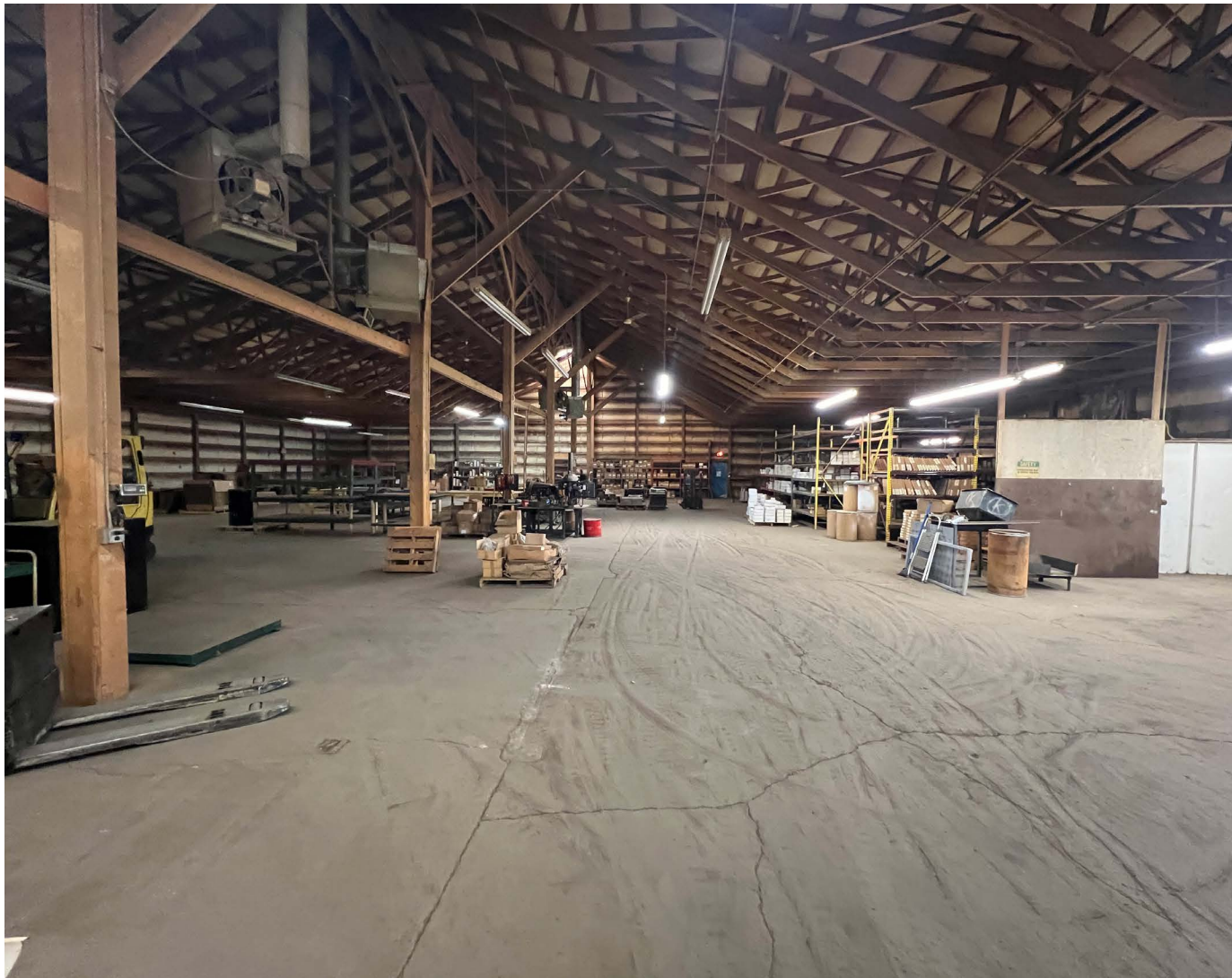
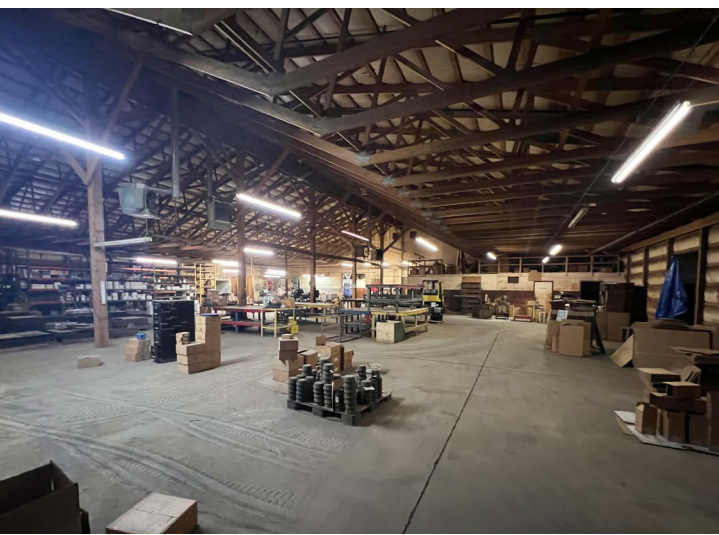


PROPERTY HIGHLIGHTS

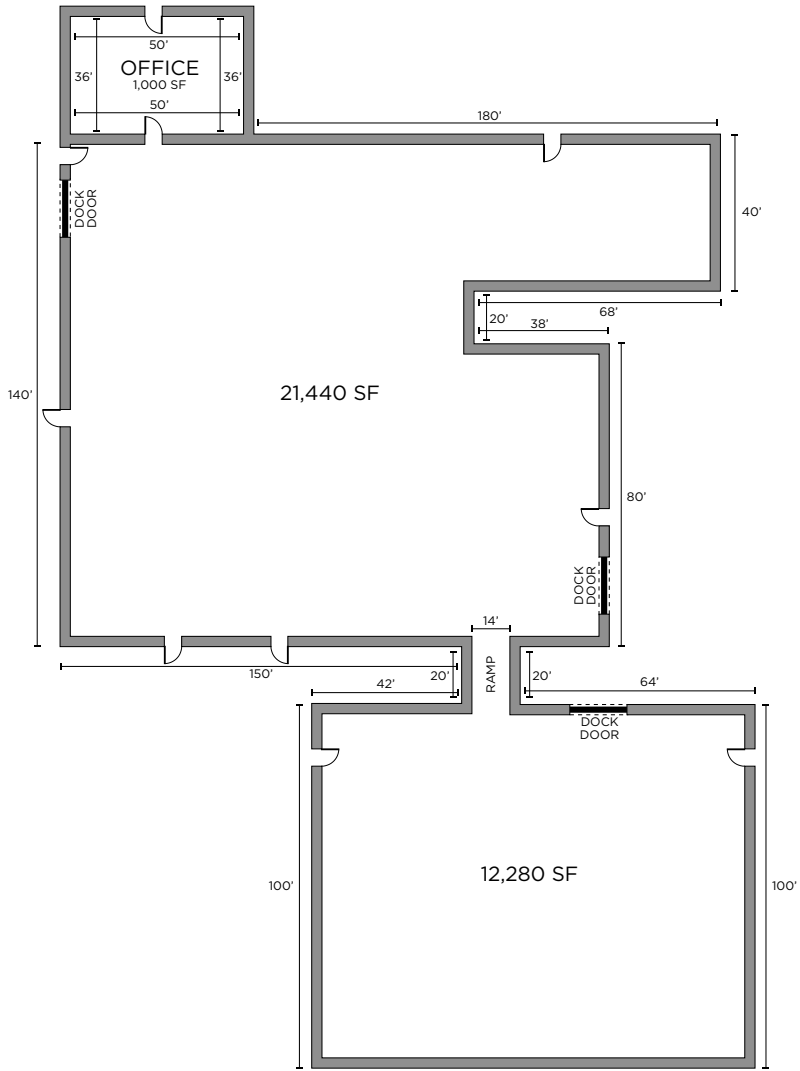
Total RBA:	35,521 SF
Industrial Area:	33,731 SF
Office Area:	1,800 SF + 276 SF Breakroom
Site Area:	5.21 Acres
Buildings:	Multiple connected structures
Year Built:	Various structures built 1971 to 2010
Clear Height:	Mold Shop: 12' Warehouse: 14', new section - 13' - 17' Main Plant: 14' (primary under truss) to 23' in smaller, center area.
Loading Docks:	3 - (10'x10') 2 Northern doors not usable due to condition of concrete. Bumpers equiped at south dock door.
Bay Size/Column Spacing:	Main Plant: 15'x50' New Section: 29'x14'
Construction:	Original Section: Wood frame with metal side walls. New Section: Pre-engineered steel with metal side walls.
Roof:	Original Section: Metal. New Section: Standing seam metal.
Lighting:	Fluorescent
Power:	Main switch gear: 2 cabinets rated for 1,200 AMP/120/240V/3 PH/4W each. New Section: Panel rated for 800 AMP/480 V/277/3 PH/4 W
Electric:	Coldwater Board of Public Utilities
Natural Gas:	Michigan Gas Utilities
Water/Sewer:	

HVAC:	Office: GFA. Older Section: Multiple suspended GFA New Section: Thermo-Cycler Office only
Air Conditioning:	
Fire Protection:	Ordinary Hazard - older sections only
Security:	TBD
Restroom	3 total. 2 in shop area. 1 in office area.
Breakroom:	Yes
Auto Parking:	In common. Not paved.
Outside Storage:	Per code
Site Fencing:	No.
Floor Drains:	No
Floor Thickness:	TBD - presumed 6"
Zoning:	Heavy Industrial
Parcel ID:	304-000-000-637-00
2025 Taxes:	\$14,675.36 (\$0.41/SF)
Equipment:	Compressors outside press room included. Blue compressor not included
Sale Price:	\$695,000 (\$19.57/SF)
Miscellaneous:	- Former manufacturing facility. 5+ acres provides room for expansion. - Potential to repurpose as multi-tenant. - Newer section is roughly 15-16 years old and in excellent condition.





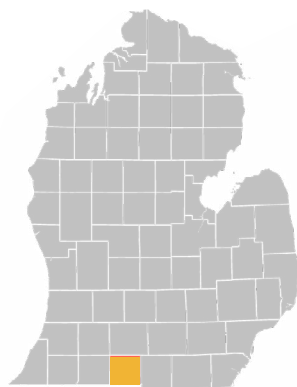




FLOOR PLAN
35,531 SF

A DRIVING WORKFORCE

Coldwater is a city in southern Michigan and the county seat of Branch County. It sits near the county's center and serves as its largest community. Branch County is located in south-central Michigan along the Indiana border.



44,914
POPULATION



\$61,958
AVG. INCOME



\$147,500
AVG. HOME VALUE



21,000
LABOR FORCE



4%
UNEMPLOYMENT

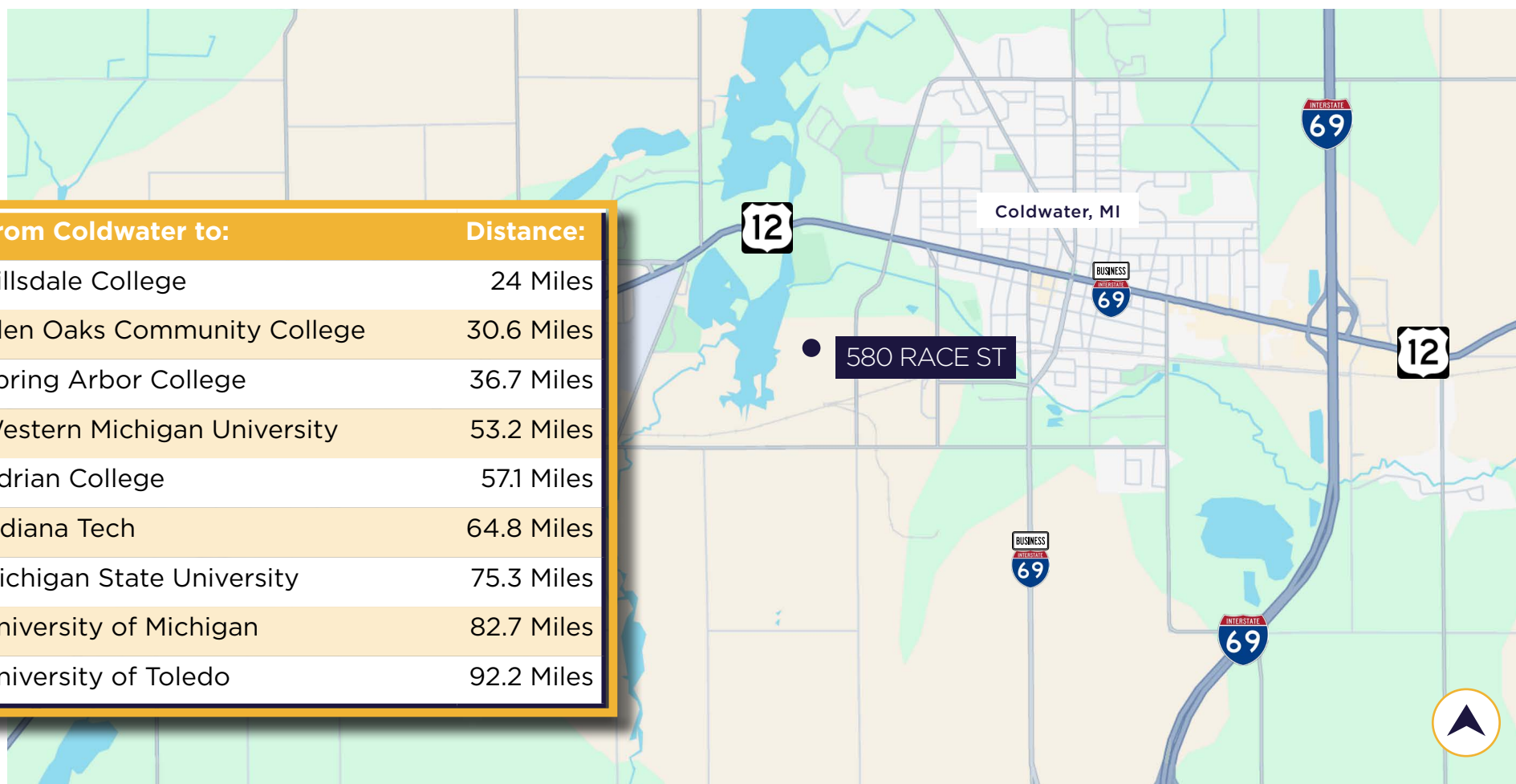


40.6
AVG. AGE

From Coldwater to:

Distance:

Hillsdale College	24 Miles
Glen Oaks Community College	30.6 Miles
Spring Arbor College	36.7 Miles
Western Michigan University	53.2 Miles
Adrian College	57.1 Miles
Indiana Tech	64.8 Miles
Michigan State University	75.3 Miles
University of Michigan	82.7 Miles
University of Toledo	92.2 Miles





79 MILES TO
**FORT WAYNE
INTERNATIONAL
AIRPORT (FWA)**



84 MILES TO
**EUGENE F. KRANZ
TOLEDO EXPRESS
AIRPORT (TOL)**



107 MILES
TO **DETROIT
METROPOLITAN
AIRPORT (DTW)**

GRAND RAPIDS

KALAMAZOO

CHICAGO

DETROIT

TOLEDO

**FORT
WAYNE**

3.3 MILES

INTERSTATE 69

52.6 MILES

KALAMAZOO

64 MILES

FORT WAYNE

96 MILES

TO TOLEDO

105 MILES

TO GRAND RAPIDS

137 MILES

DETROIT

165 MILES

CHICAGO



PARCEL MAP
5.21 ACRES



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