

AVAILABLE FOR SALE

1608-1610 CLARA ST.

JACKSON, MICHIGAN

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

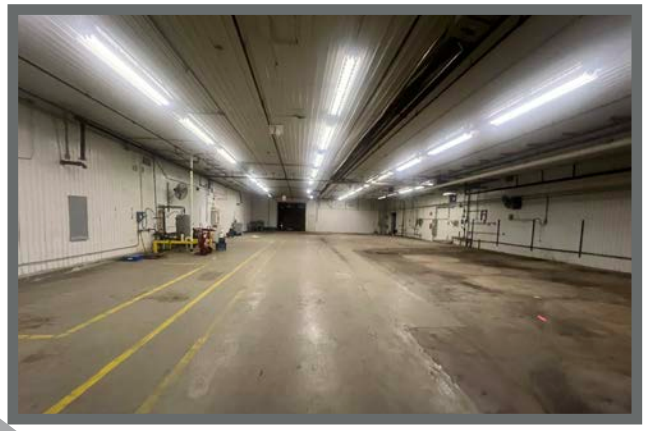
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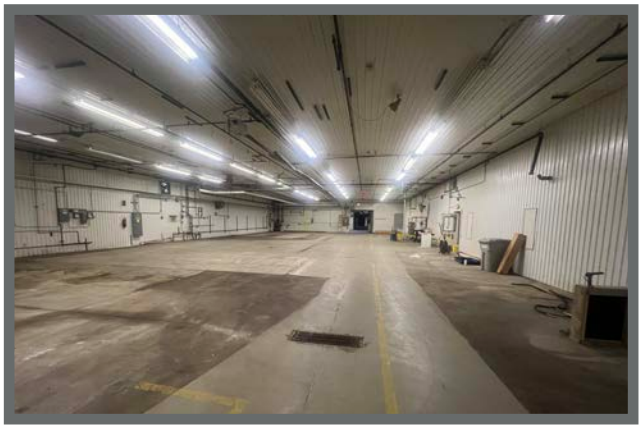
Building Size:	34,626 SF
Industrial Area:	±28,900 SF
Office Area:	±5,726 (includes lab & maintenance offices)
Year Built:	1983
Site Acres:	1.82 Acres
Zoning:	I-2: General industrial (City of Jackson)
Clear Height:	Varies from 12’ to 18’
Loading Docks:	4 doors in main building 2 doors in warehouse
Drive-In Doors:	4 Total: 2 (12’x12’), 1 (9’x12’) 1 (10’x10’)
Bay Size:	Clear span
Parking:	26 striped spaces, plus additional room in fenced yard to the south
Construction:	Mix of pre-engineered metal, masonary and dryvit
Roof:	Asphalt shingle
Lighting:	Fluorescent
Power:	800a/280v, 3 phase
Outside Storage:	Per code

HVAC:	Radiant tube heaters in manufacturing and storage areas
Air Conditioning:	Office only
Fire Protection:	Wet system
Security:	Yes
Restroom:	In offices and one restroom in the plant on the north side
Site Fencing:	Yes
Floor Drains:	No
Floor Thickness:	TBD
Parcel ID:	3-184000000
2025 Taxes:	$21,259.39 ($0.61/SF)
2025 SEV:	$424,200
Asking Price:	$575,000
Miscellaneous	• Multiple interconnected structures that form one plant with office and rear warehouse • potential multi-tenant conversion • located just off US-127 with close access to I94 and downtown Jackson • Contact broker to discuss seller’s conditions for property sales

PHOTOGRAPHS



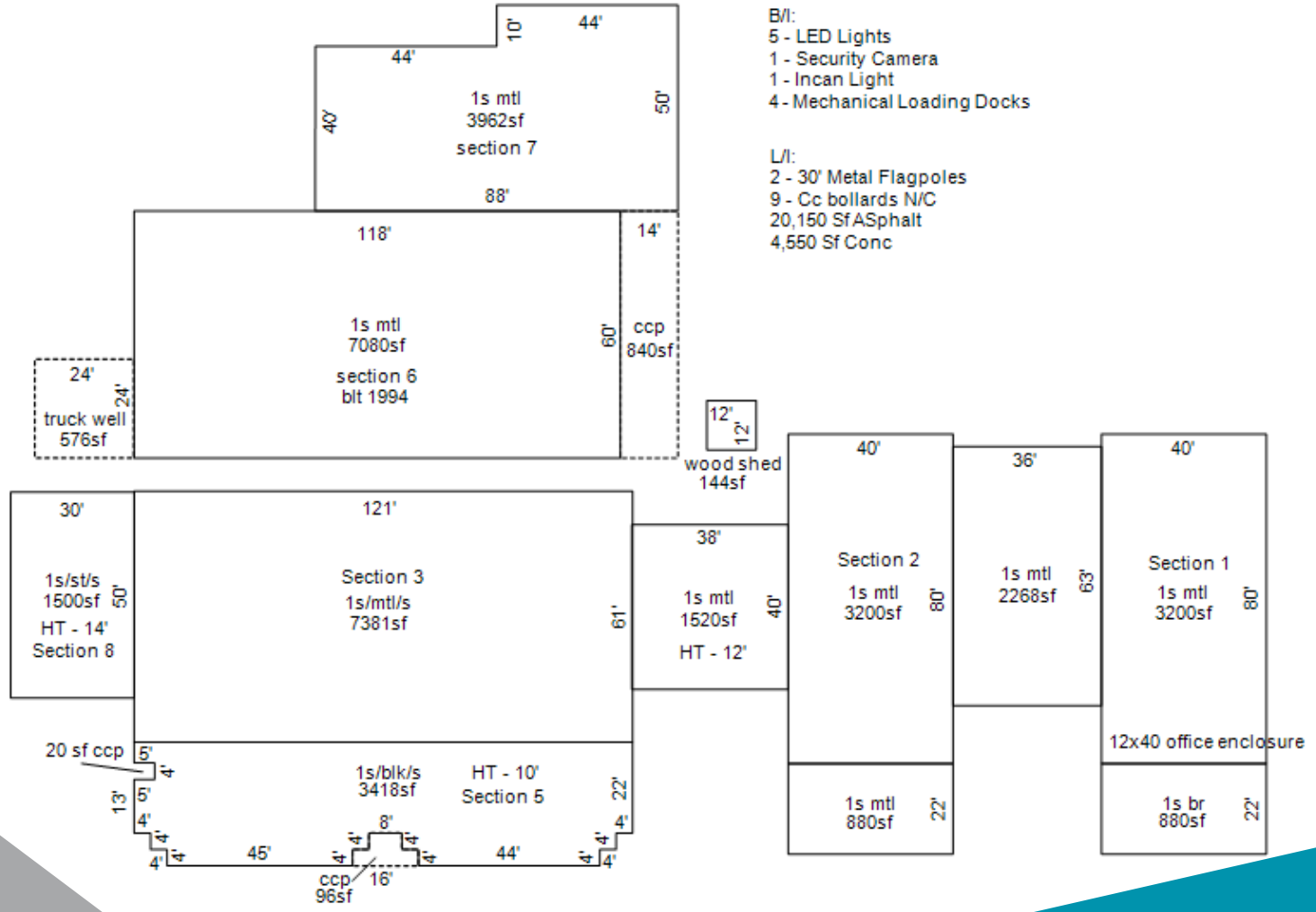








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FLOOR PLAN

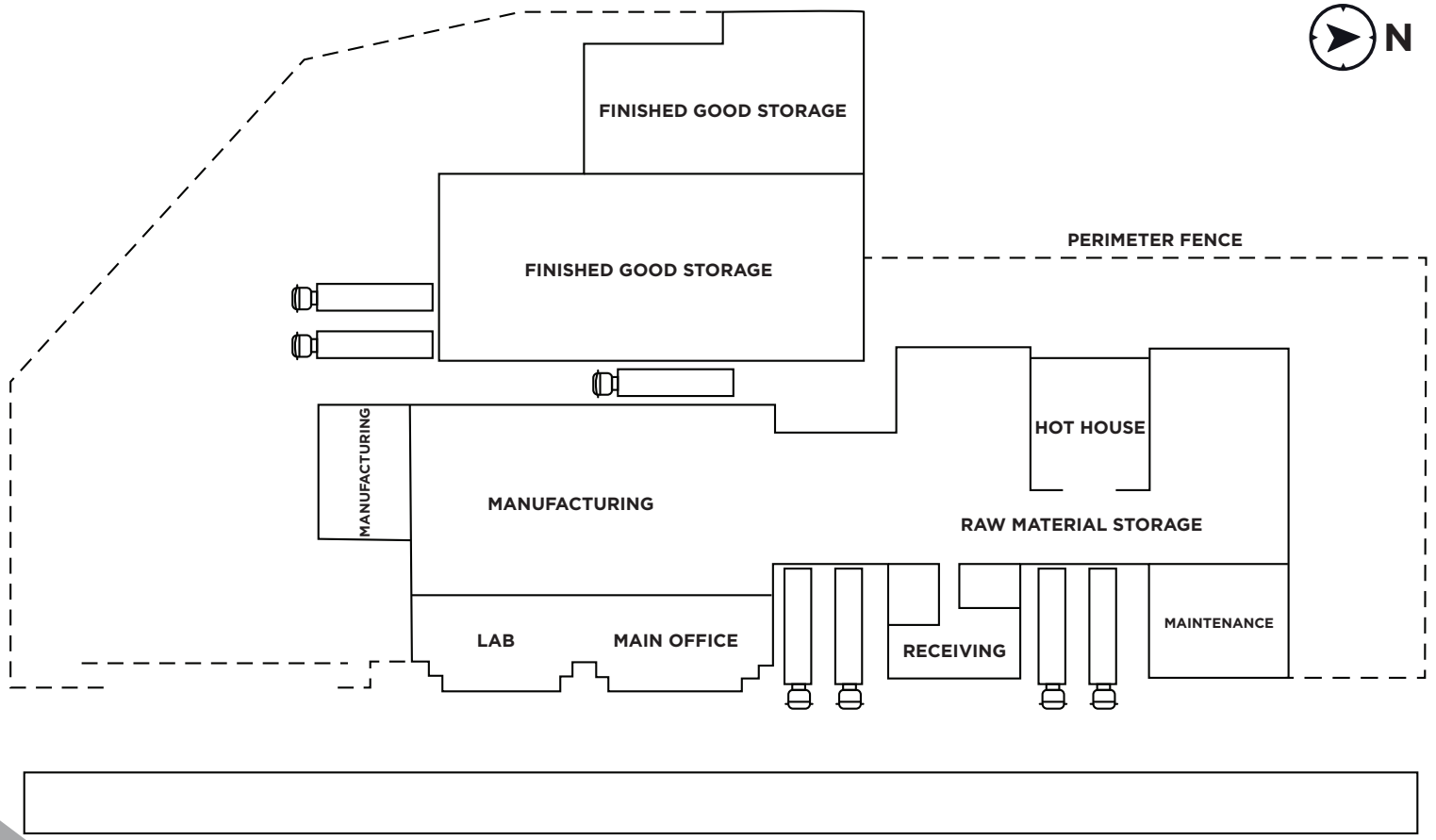


B/I:
5 - LED Lights
1 - Security Camera
1 - Incan Light
4 - Mechanical Loading Docks

L/I:
2 - 30' Metal Flagpoles
9 - Cc bollards N/C
20,150 Sf ASphalt
4,550 Sf Conc

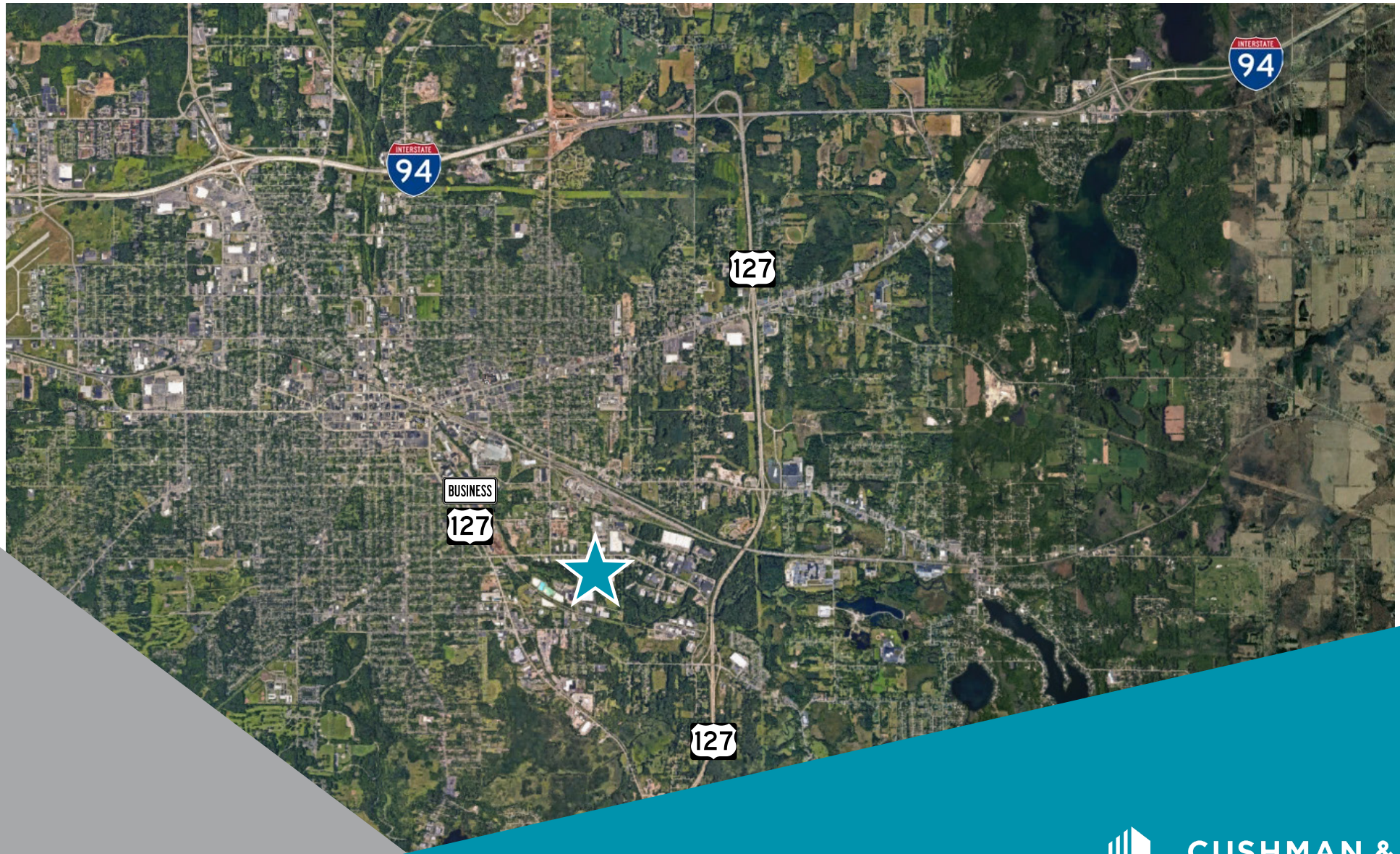
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1608-1610 CLARA
SITE PLAN



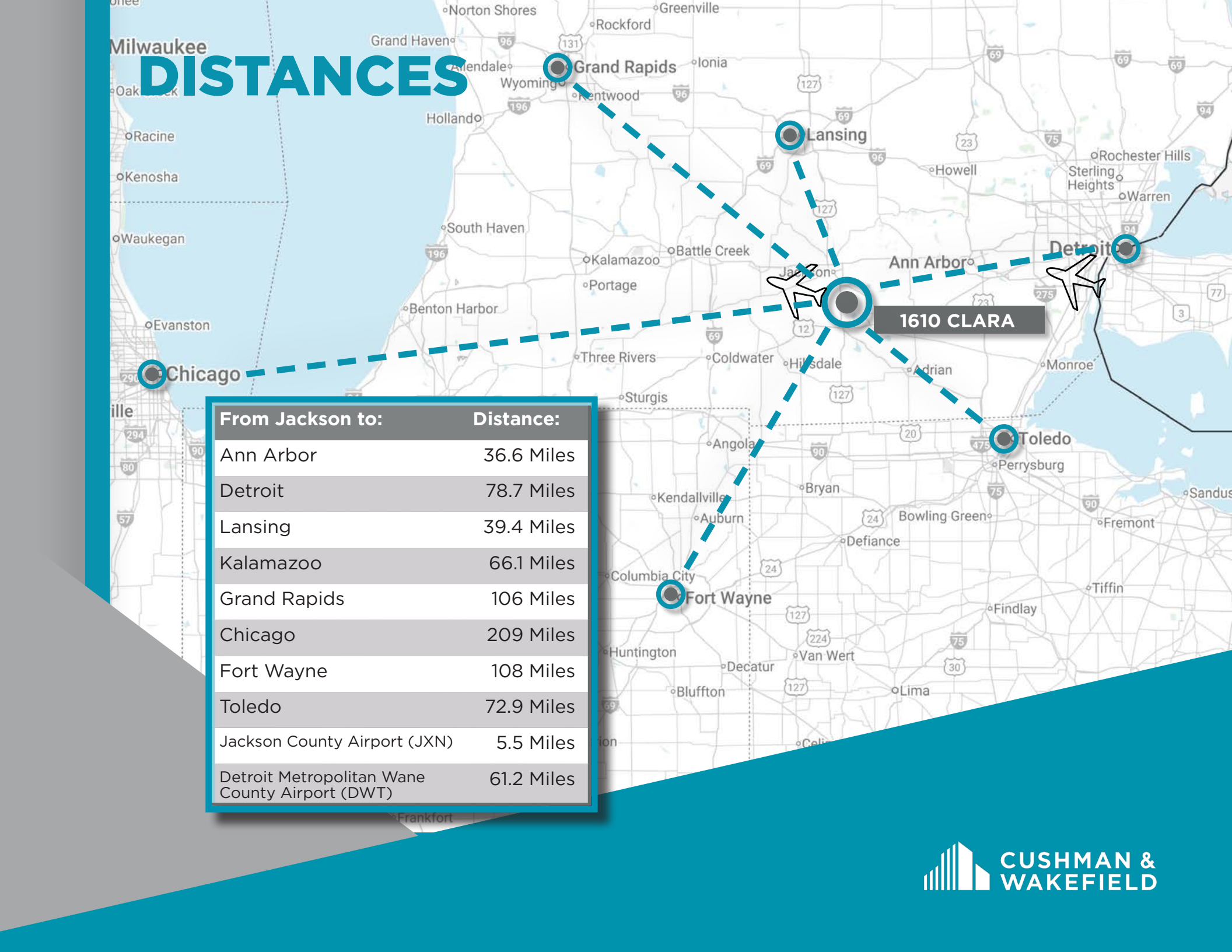
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1608-1610 CLARA
AREA MAP



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DISTANCES



From Jackson to:	Distance:
Ann Arbor	36.6 Miles
Detroit	78.7 Miles
Lansing	39.4 Miles
Kalamazoo	66.1 Miles
Grand Rapids	106 Miles
Chicago	209 Miles
Fort Wayne	108 Miles
Toledo	72.9 Miles
Jackson County Airport (JXN)	5.5 Miles
Detroit Metropolitan Wane County Airport (DWT)	61.2 Miles

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DEMOGRAPHICS

160,233
Population

69,430
Labor Force

5.9%
Unemployment Rate

$65,004
Median Household Income

$182,900
Median Home Value



JACKSON COUNTY

Jackson County is located in southern/mid Michigan. It is made up of 19 townships and 7 villages across 723 square miles. Its population is approximately 160,233.

The city of Jackson lies in the center of Jackson County. Comprised of 10.96 square miles with a population of approximately 30,920, it is 61.6 miles from Detroit Metropolitan Airport.



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