3000 BLAKE ROAD

JACKSON, MICHIGAN 49201

CUSHMAN & WAKEFIELD | ERA REAL ESTATE REARDON REALTY

EXECUTIVE OVERVIEW

The property at 3000 Blake Road in Jackson, Michigan presents a compelling opportunity to acquire a 41,776 square foot corporate headquarters–style facility situated on a sizeable 25.50-acre site. Originally constructed in 1960, the building is well-positioned to support a variety of uses, including office, medical, and laboratory operations, with 280V 3-phase electrical service providing the infrastructure required for more specialized users.

Zoned O-1 Office District, the site allows for a broad range of permitted and conditional uses, enhancing flexibility for both owner-users and investors. The current layout offers the ability to transition to a multi-tenant configuration, creating optionality for income generation or phased occupancy. Additional functional features, including an 8' x 8' dock with leveler and a backup generator, further support operational continuity and adaptability.

The asset is distinguished by its expansive land component, offering meaningful upside through future expansion, redevelopment, or repositioning. Its strategic location provides convenient highway access to both Ann Arbor and Lansing while delivering strong visibility along the I-94 corridor—an attractive combination for organizations seeking accessibility and brand exposure.

The property combines immediate usability with long-term development potential, making it a strong fit for investors, developers, or owner-users looking to capitalize on scale, flexibility, and regional connectivity.

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PROPERTY OVERVIEW

OFFERING SUMMARY

Address	3000 Blake Road, Jackson, MI 49201
Property Type	Corporate Headquarters / Medical / Lab
Total Building Size	41,776
Demisable To	9,000
Lot Size	25.50
Year Built	1960
Electric	Panel allows for 280v 3phase
Zoning	O-1 Office District Office, medical, school, lab with a wide range of conditional uses
Misc	• 8' x 8' dock with leveler • Backup generator • Current layout gives way for multi-tenant building
Asking Rate	$14.00/SF NNN
Asking Price	$4,100,000 ($98.00/SF)

VIRTUAL TOUR

KEY INVESTMENT CONSIDERATIONS

SALE LEASEBACK

Seller is willing to leaseback up to 25% of the building following a sale

EXPANDABLE ~25 ACRE SITE

Enables future expansion, redevelopment, or multi tenant strategies

DEVELOPMENT OPPORTUNITY

Potential for strategic rezoning and redevelopment

STRATEGIC POSITIONING

Highway access to Ann Arbor and Lansing

POTENTIAL VISIBILITY

Unique visibility along I-94

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PARCEL OUTLINE

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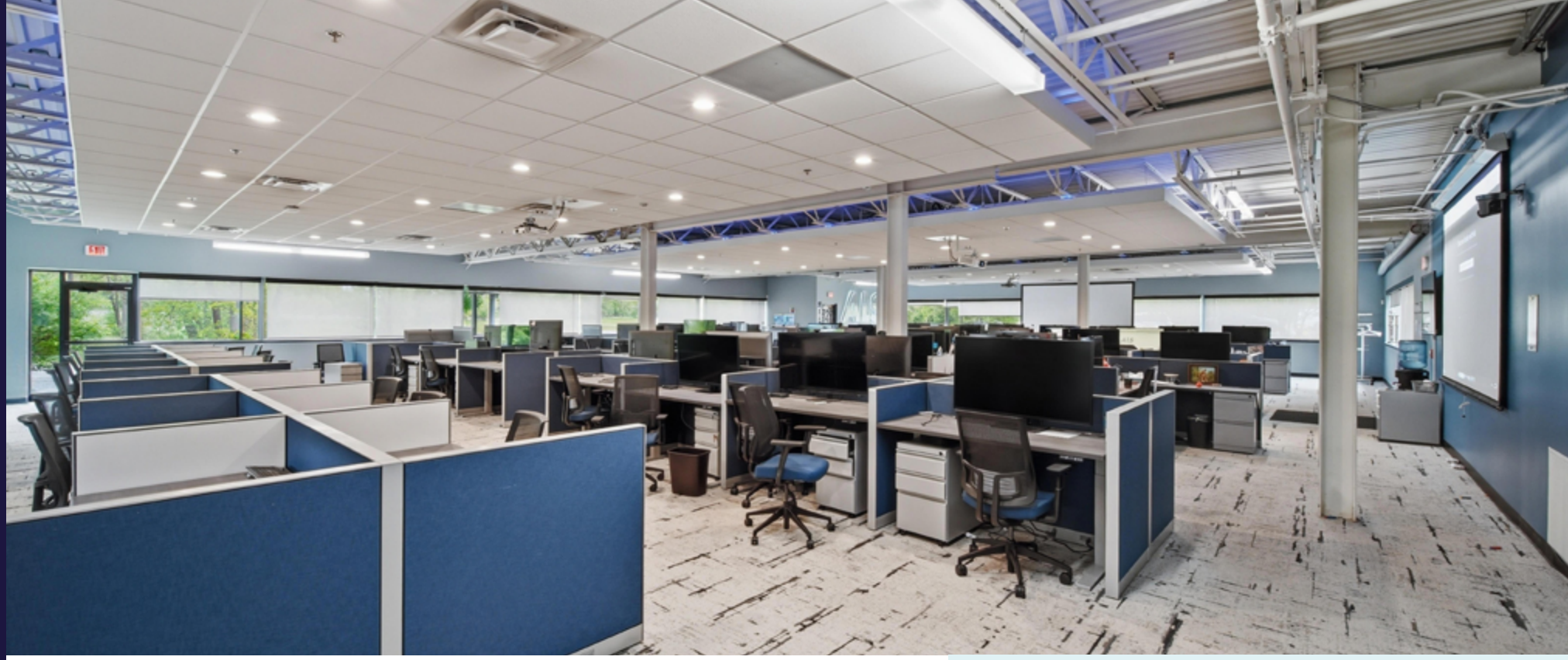
PARCEL OUTLINE

CITY	DISTANCE
Detroit	76 Miles
Ann Arbor	34.5 Miles
Lansing	39.4 Miles
Grand Rapids	105 Miles



LOCATION HIGHLIGHTS

I-94 exposure with frontage on N Dettman and Blake Road.

Proximity to the City of Jackson, restaurants, banking, retail, fitness, and essential services.

Within 7 miles from Jackson County Airport, and 58 miles to DTW.

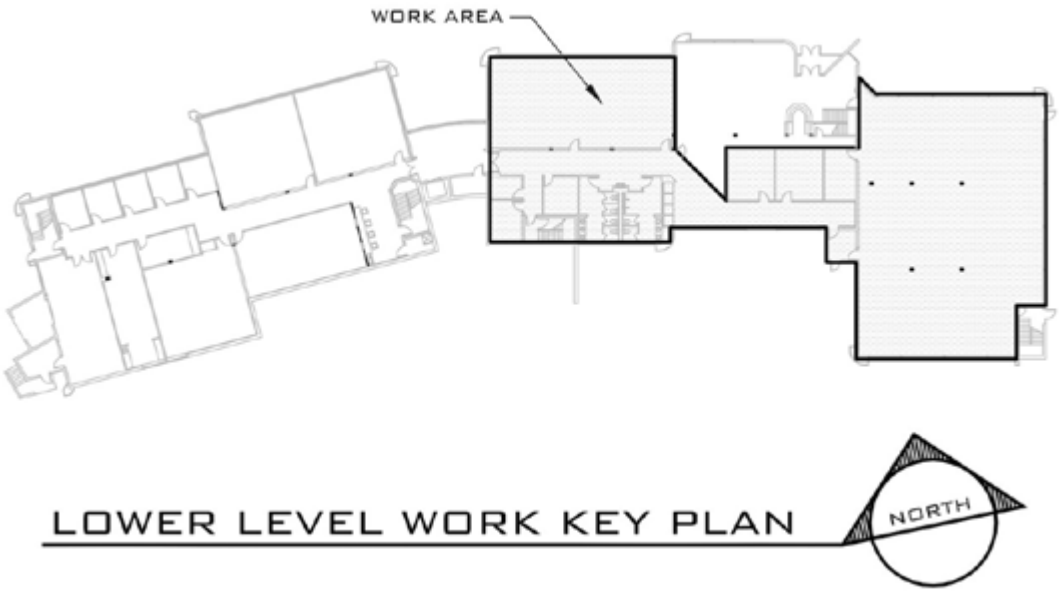
SITE & PARCEL INFORMATION

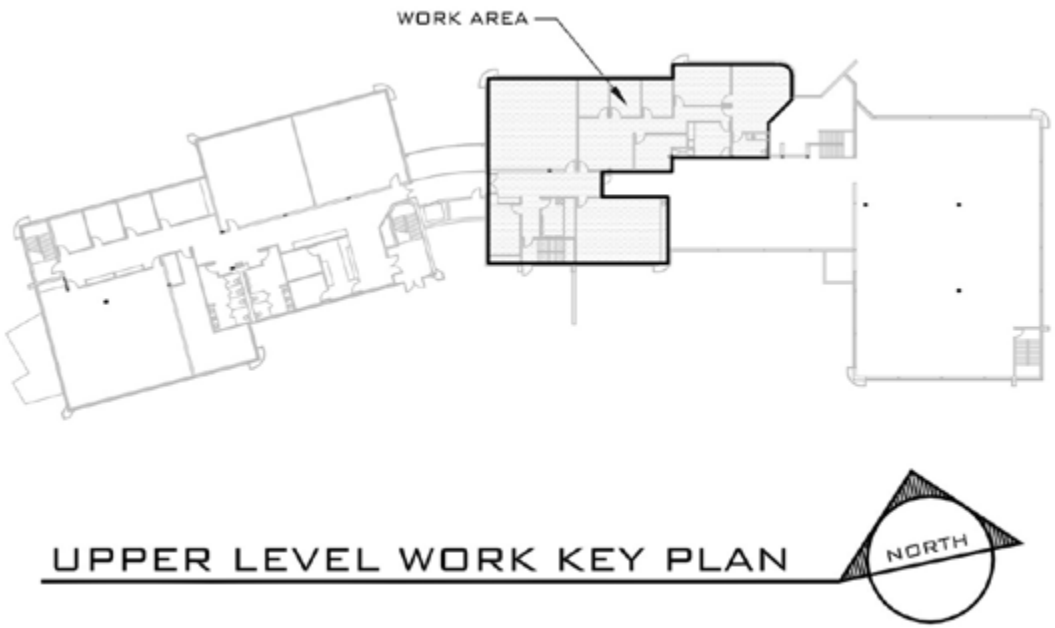
PARCEL ID
000-08-25-226-001-00

LEGAL DESCRIPTION
BEG AT NE COR OF SEC 25 TH S
1 DEG 20’08’’W 488.2 FT TO A PT
FOR PL OF BEG OF THIS DESCN TH
CONTINUING S 1 DEG 20’08’’W

LAND USE
Community commercial district; see Jackson, MI Zoning Ordinance at library.municode.com.

FLOOR PLANS


WORK AREA
LOWER LEVEL WORK KEY PLAN
NORTH


WORK AREA
UPPER LEVEL WORK KEY PLAN
NORTH

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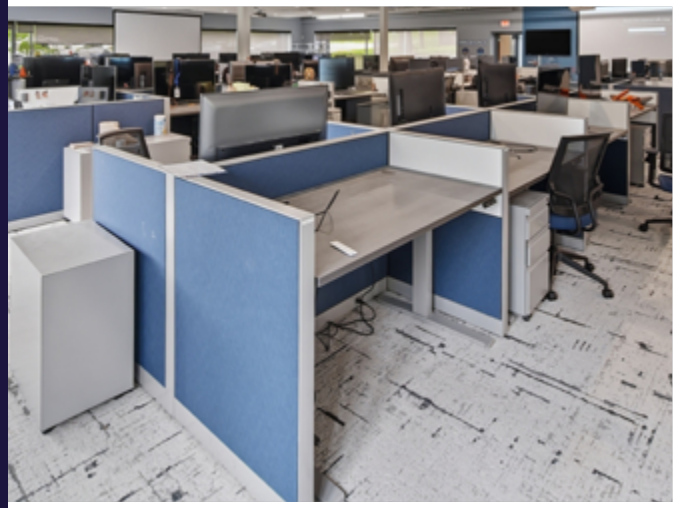

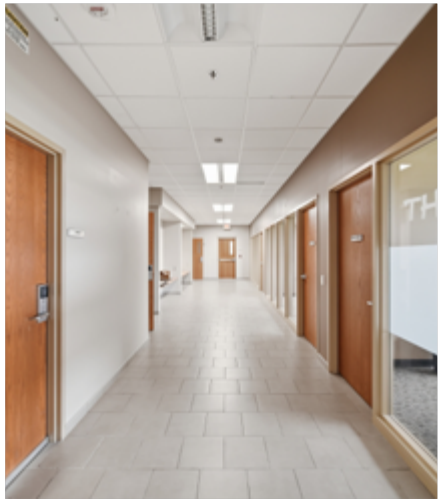

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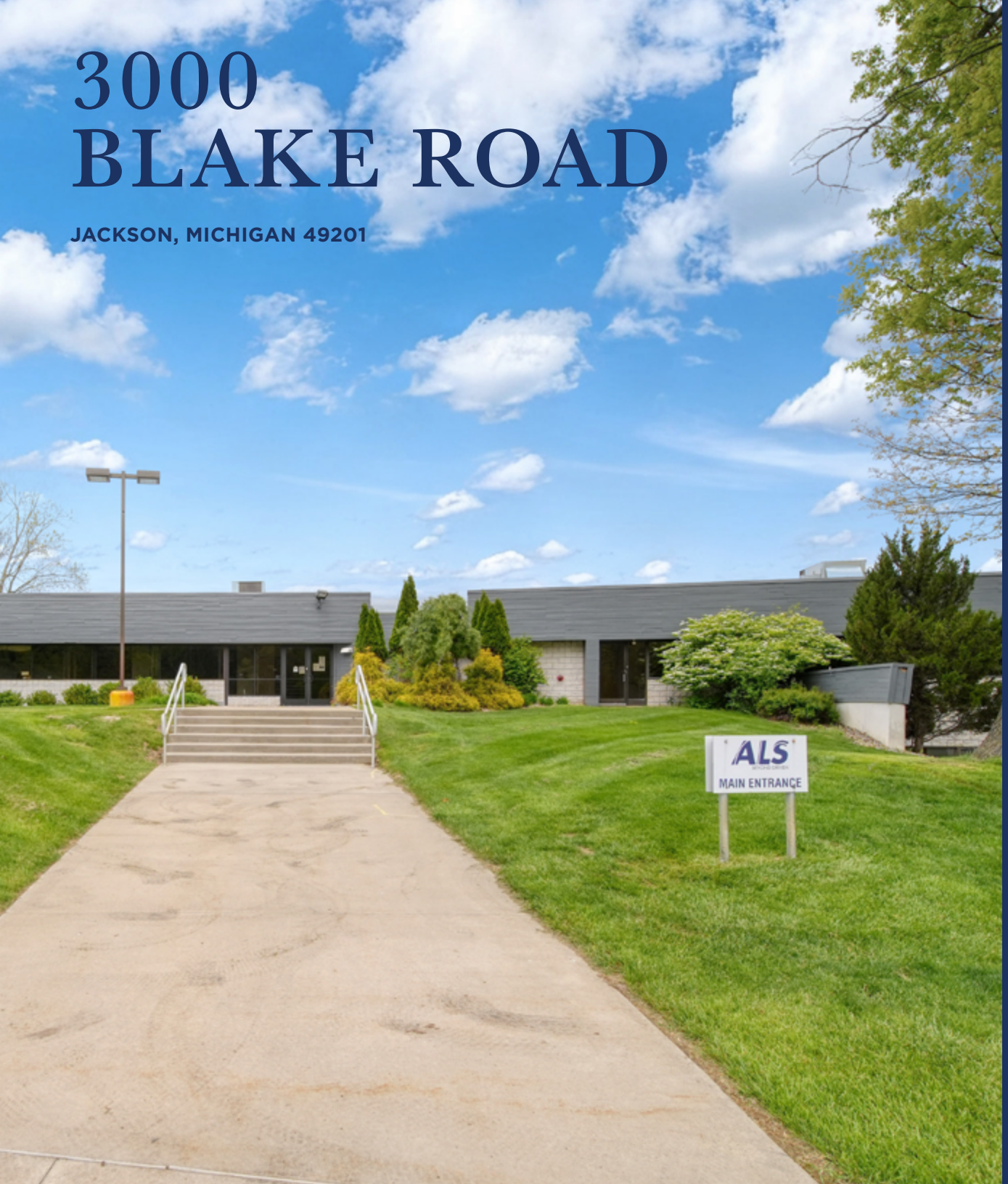

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