FOR SALE or LEASE

1505 Adams

Marshall, Michigan



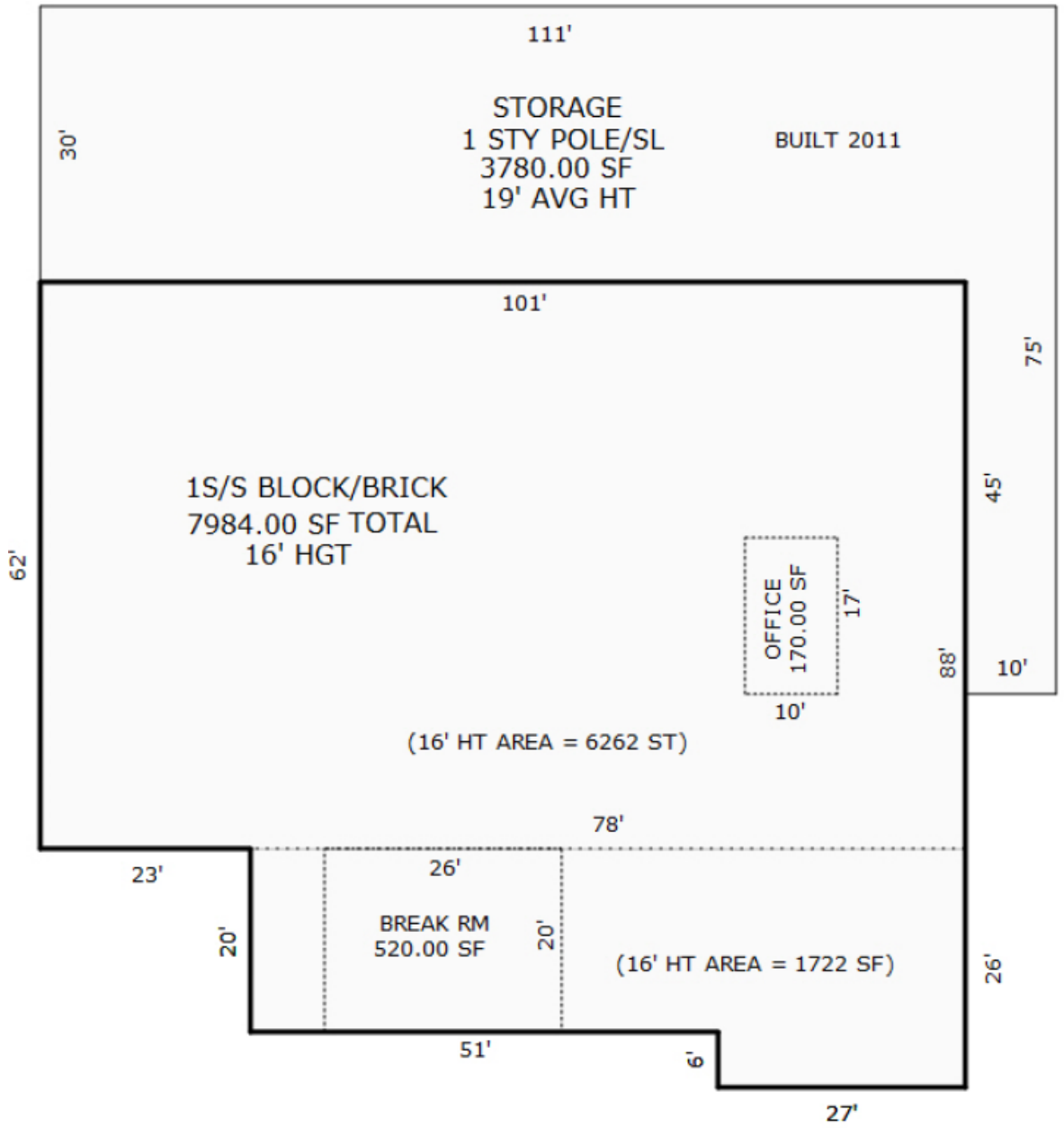
CUSHMAN & WAKEFIELD

PROPERTY FEATURES

Total RBA	11,764 SF
Industrial Area:	11,594 SF
Office Area:	Small 11’ x 12’ office on plant floor and break room
Site Area	2.83 acres
Year Built	1974
Clear Height:	Main shop: 14’ Tool rooms: 10’ Wood frame area: 17’
Loading:	No loading docks
Drive-In Doors:	(1) 12’ x 12’ (1) 10’ x 14’ (1) 8’ x 8’
Bay Size / Column Spacing:	Clear spam
Construction:	Masonry, steel sidewalls on rear section
Roof:	Standing seam metal
Lighting:	High pressure sodium
HVAC:	GFA suspended unit heaters and radiant tube in wood frame area
Air Conditioning:	TBD
Power:	Main panel rated for 600a/480v/480y/3P/4w
Electric / Natural Gas / Water / Sewer:	City of Marshall water, sewer, and electricity Gas: Consumers Energy
Fire Protection:	None
Security:	TBD

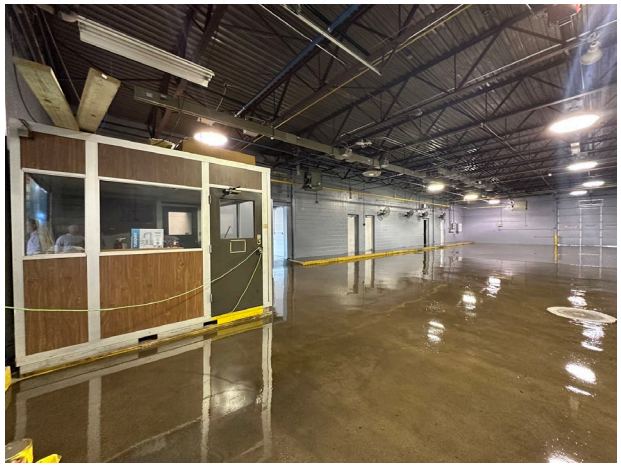
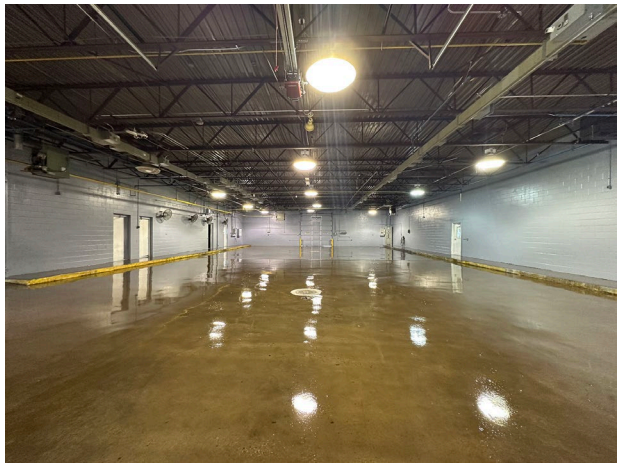
Restrooms:	(1) Mens / (1) Womens
Breakroom:	Yes
Auto Parking:	22 striped spaces
Outside Storage:	Per code
Site Fencing:	Yes
Floor Drains:	Yes
Floor Thickness:	6” estimated
Zoning:	I-1, Research and Manufacturing
Parcel ID:	53-003-456-01
Asking Price:	$895,000
Lease Rate:	$5.75/SF NNN
NNN Charges:	Taxes: $0.74/SF CAM: $0.30/SF Insurance: $0.40/SF
Miscellaneous:	• Smaller standalone building on its own parcel • Stand-alone building under renovation • Heavy power for its size • Grade loading • Room to expand

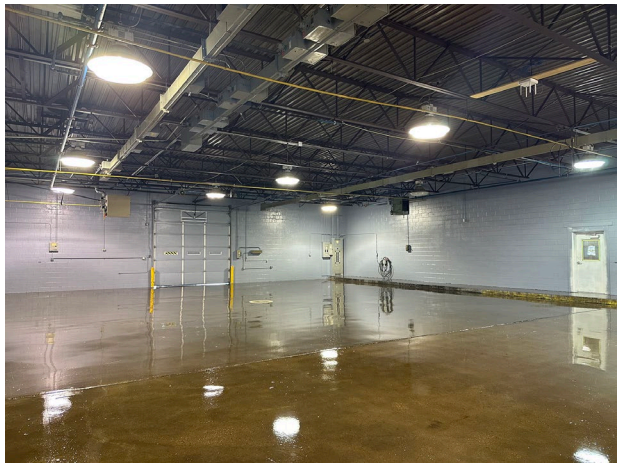
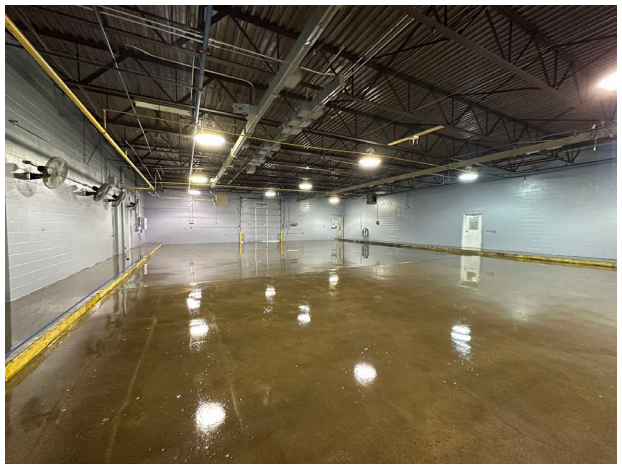
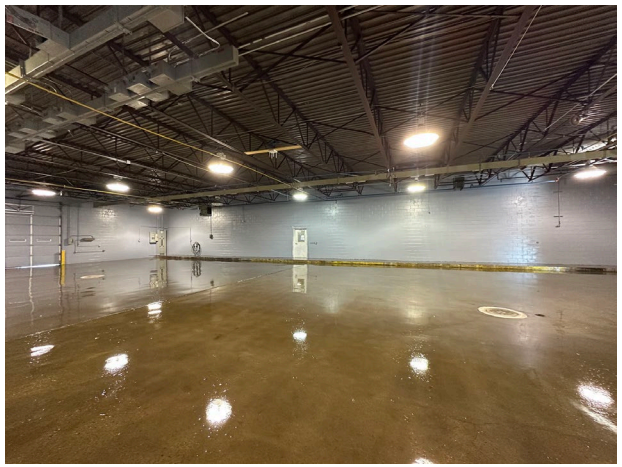
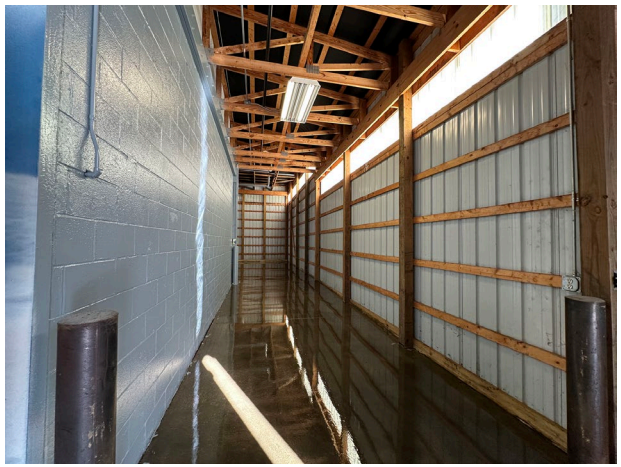
SITE PLAN


111'
STORAGE
1 STY POLE/SL
3780.00 SF
19' AVG HT
BUILT 2011
30'
101'
75'
1S/S BLOCK/BRICK
7984.00 SF TOTAL
16' HGT
45'
62'
OFFICE
170.00 SF
17'
88'
10'
10'
(16' HT AREA = 6262 ST)
78'
23'
26'
BREAK RM
520.00 SF
20'
20'
(16' HT AREA = 1722 SF)
26'
51'
6'
27'

PHOTOGRAPHS



AERIAL


69
94
94
Ford
Marshall
1505 Adams
69
Google Earth
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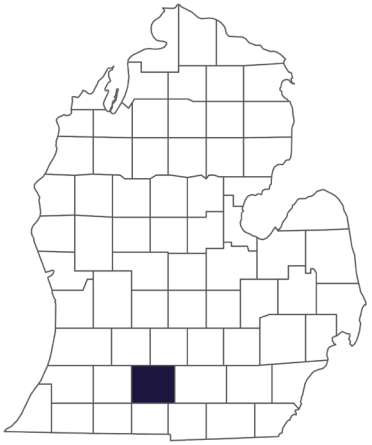
AERIAL


1507 S Kalamazoo
Also Available
See Listing Broker for Details
1505 Adams
S. Kalamazoo Rd / 17 Mile Rd.
Adams
George Brown Dr.
E. Oliver Dr.
Google Earth
Image © 2026 Airbus

DEMOGRAPHICS



Calhoun County

Calhoun County is located in south-central Michigan. It spans approximately 706 square miles and has a population of about 134,000.

Battle Creek is the largest city in Calhoun County, while Marshall serves as the county seat. Battle Creek covers roughly 43 square miles and is located about 25 miles from Kalamazoo/Battle Creek International Airport.

133,785
Population

79,335
Labor Force

5.1%
Unemployment Rate

$64,177
Median Household Income

$162,800
Median Home Value

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