FOR SALE / LEASE

300 Woolley Drive

Marshall, Michigan

27,016 SF / 4.38 Acres



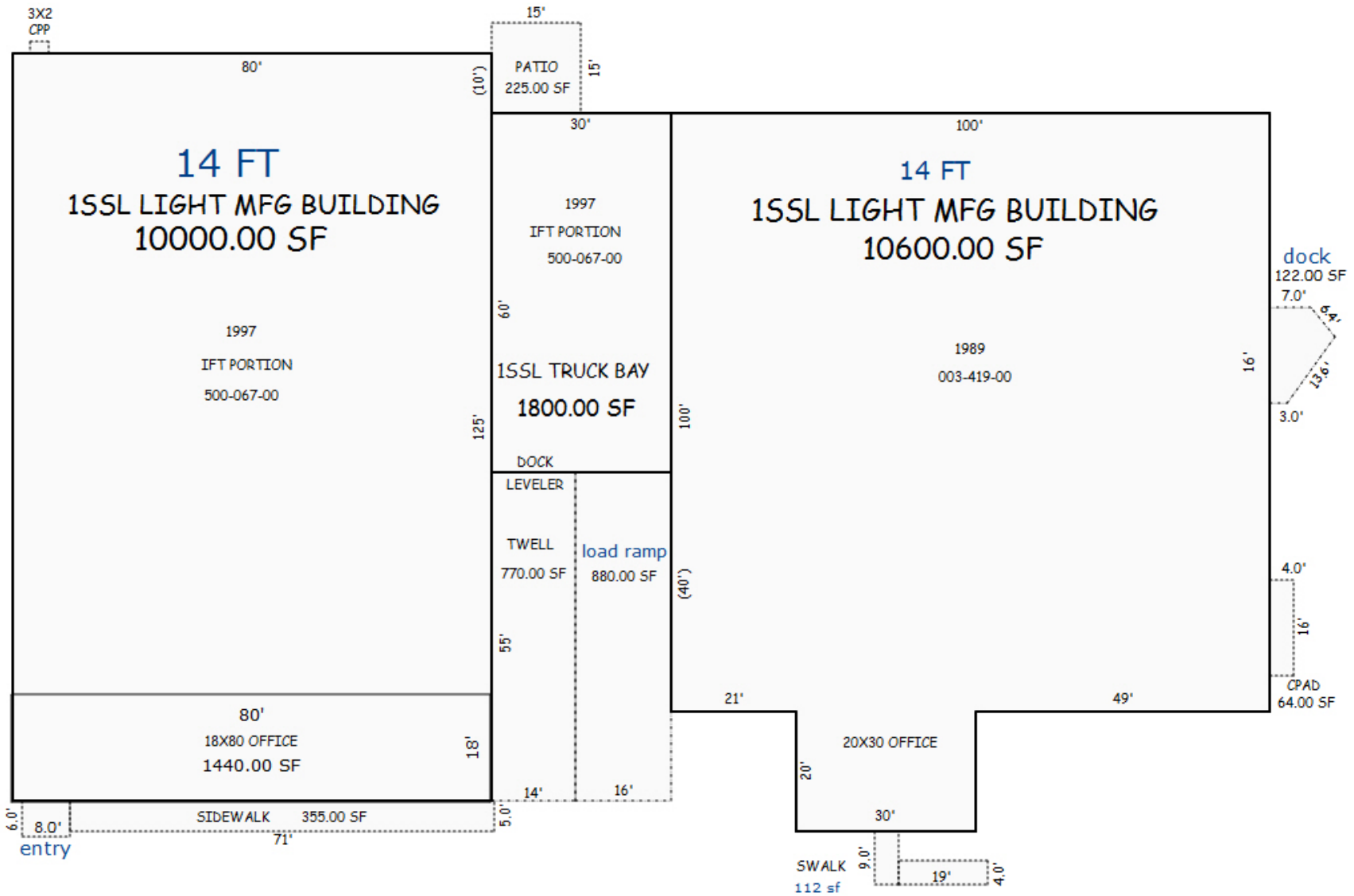
CUSHMAN & WAKEFIELD

PROPERTY FEATURES

Total RBA	27,016 SF
Industrial Area:	25,276 SF
Office Area:	1,740 SF
Site Area:	4.38 acres
Year Built:	1940
Clear Height:	11’5” – 12’10”
Loading:	(1) dock (9’ x 8’) with manual leveler
Drive-In Doors:	(1) 10’ x 10’ / (1) 22’ x 12’ / (1) 24’ x 12’ / (1) 12’ x 12’
Bay Size / Column Spacing:	25’ x 39’ west bay and 48’ x 25’ east bay
Construction:	Steel frame with metal sidewalls
Roof:	Standing seam metal
Lighting:	LED
HVAC:	Radiant tube, split units for some offices
Air Conditioning:	Central in office
Power:	225A / 480Y / 277 / 3-Phase / 4W
Electric / Natural Gas / Water / Sewer:	Electric, water, and sewer – City of Marshall Natural Gas - Consumers
Fire Protection:	None
Security System:	None

Restrooms:	(1) in office, (1) in plant
Breakroom:	Yes
Auto Parking:	19, plus non-designated areas throughout the site
Outside Storage:	Per code, outside storage is currently being utilized
Site Fencing:	Partial
Floor Drains:	No
Floor Thickness:	6”
Zoning:	I-1 Research & Manufacturing
Parcel ID:	53-003-419-00
Taxes:	2026 Summer: $22,778.25 2025 Winter: $7,827.33
2026 SEV:	$433,900.00
Asking Price:	$1,800,000
Lease Rate:	$5.75/SF NNN
NNNs:	CAM: $0.30/SF Taxes: $1.13/SF Insurance: $0.40/SF estimated
Miscellaneous:	• Over 6,000 SF of covered outdoor area • Currently used for manufacturing • Ample area for lay-down, trailer storage, or expansion • Numerous private offices in different section of the building with separate entrances • Highly desirable Marshall / Calhoun County location in Brooks Industrial Park

SITE PLAN


3X2
CPP
80'
(10')
15'
PATIO
225.00 SF
15'
30'
100'
14 FT
1SSL LIGHT MFG BUILDING
10000.00 SF
1997
IFT PORTION
500-067-00
1997
IFT PORTION
500-067-00
60'
1SSL TRUCK BAY
1800.00 SF
125'
DOCK
LEVELER
TWELL
770.00 SF
load ramp
880.00 SF
55'
14 FT
1SSL LIGHT MFG BUILDING
10600.00 SF
1989
003-419-00
100'
(40')
16'
dock
122.00 SF
7.0'
9.4'
13.6'
3.0'
4.0'
16'
CPAD
64.00 SF
80'
18X80 OFFICE
1440.00 SF
18'
21'
49'
20X30 OFFICE
20'
30'
14'
16'
6.0'
8.0'
SIDEWALK
355.00 SF
71'
5.0'
entry
SWALK
112 sf
9.0'
19'
4.0'

PHOTOS

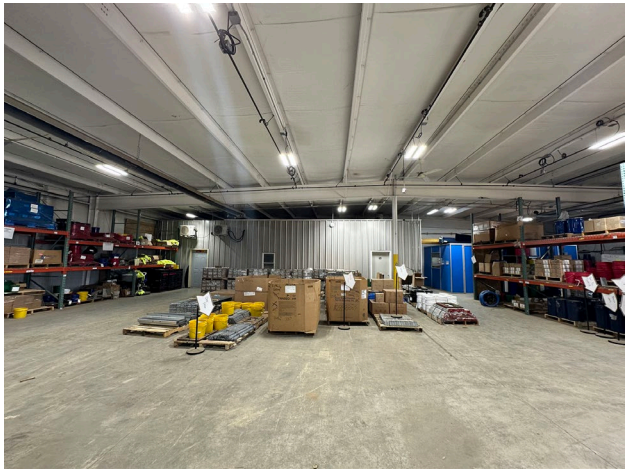


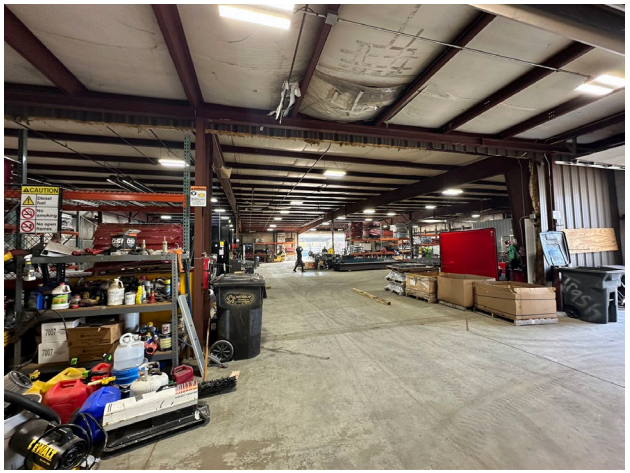


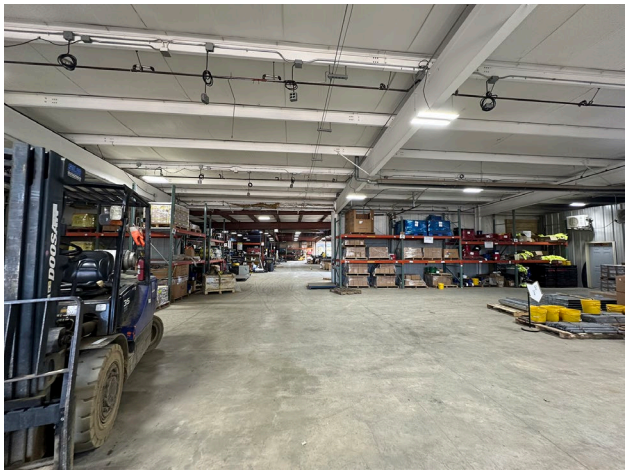










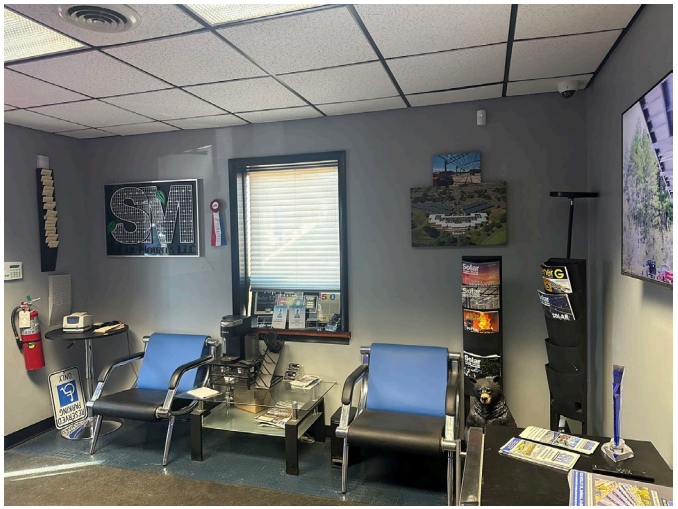




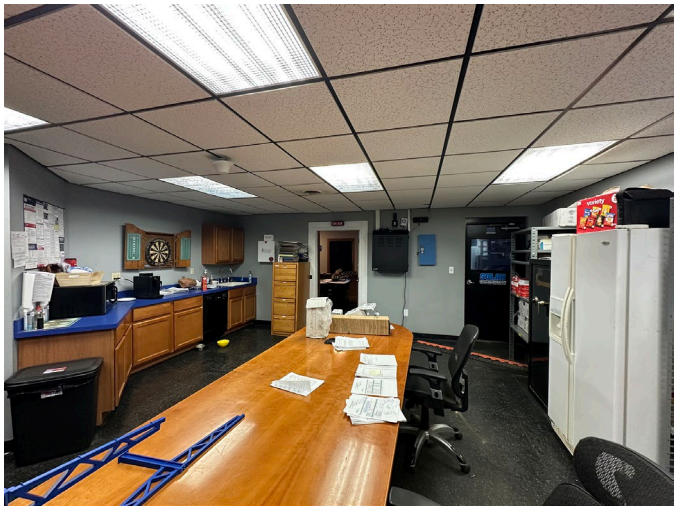
PHOTOS





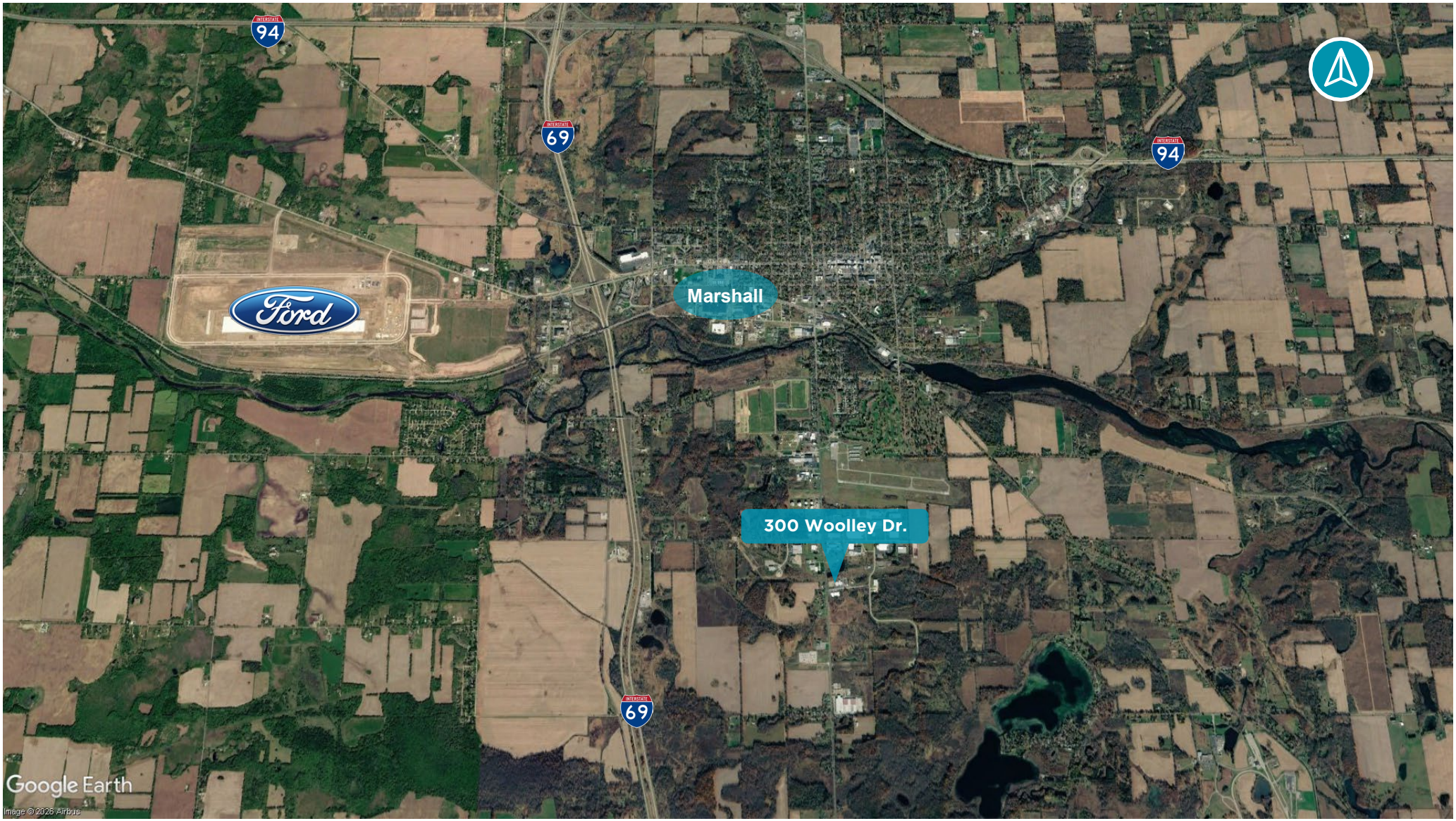








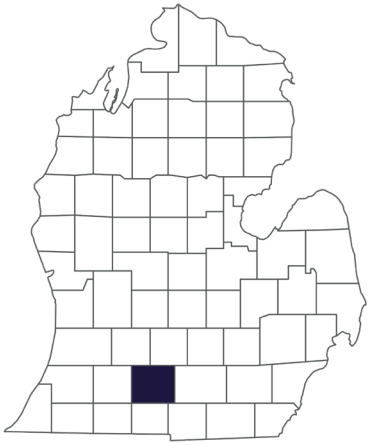
AERIAL


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300 Woolley Dr.
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Google Earth
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AERIAL


300 Woolley Dr.
S. Kalamazoo Rd. / 17 Mile Rd.
Woolley Dr.
Pratt Ave.
Google Earth
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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

CUSHMAN & WAKEFIELD

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