



Additional Benefits

- Multiple access points to the second floor, warehouse area, and building exterior
- Entrances can be designated for public or private use
- Virtually unlimited parking and space for large truck maneuverability
- A truck lane through the warehouse portion of the building directly to office access points facilitates easy movement of office furniture/electronics into the building
- Warehouse space can be used for storage
- Staff can help with loading and unloading office supplies and arranging office layouts



Costs

- Landlord pays real estate taxes and common area repairs
- All tenant needs are negotiable, including rates
- Facility has its own well water, meaning no water utility costs for tenants
- No city income tax because the building is located just outside of city limits



Location

- Jackson is centrally located to major Michigan cities like Lansing, Detroit, Grand Rapids, and Kalamazoo
- Also centrally located to major out of state locations such as Chicago, Toledo, Fort Wayne, and Milwaukee, and even has easy access to Canada

- The building is just outside of Jackson City Limits
- 1/4 of a mile from two major roadways, I-94 and US 127
- 5 minutes from downtown Jackson without the hassle of heavy traffic
- Is serviced by public transportation such as the city busing system



General Building Summary

- Total of 764,000 sq ft
- 64,000 sq ft of office space on two floors
- Warehouse space is available immediately adjacent to office space
- Office and warehouse space is divisible and does not need to all be leased at once
- Entire building has the following services:

On-site security and wired alarm system
 Facilities manager, maintenance, and janitorial staff on-site
 Maintenance available 365 days a year
 City bus service



The Commercial Exchange



- Located in Jackson, MI
- Manages 9 commercial/ industrial properties in the area
- Total of 1.5 million square feet available

Falahee is the largest of the 9 and is a multipurpose building.

Office Areas

- Includes individual offices, suites, and open spaces available for customization
- Areas are capable of handling large electrical needs, such as those of a call center
- High speed internet and landline telephones available
- Includes multiple restrooms, a conference room, a large computer room, a walk-in vault, a cafeteria, and a commercial-grade kitchen with 4 walk in refrigerators/freezers



1300 Falahee Road

The Commercial Exchange

2301 E Michigan Ave
 Jackson, MI 49202

P: 517.782.9305
 F: 517.782.9306

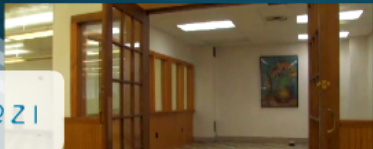
www.thecommercialexchange.com



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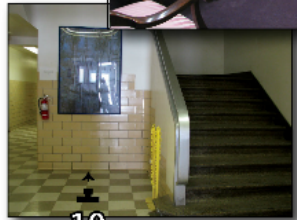




Office Areas

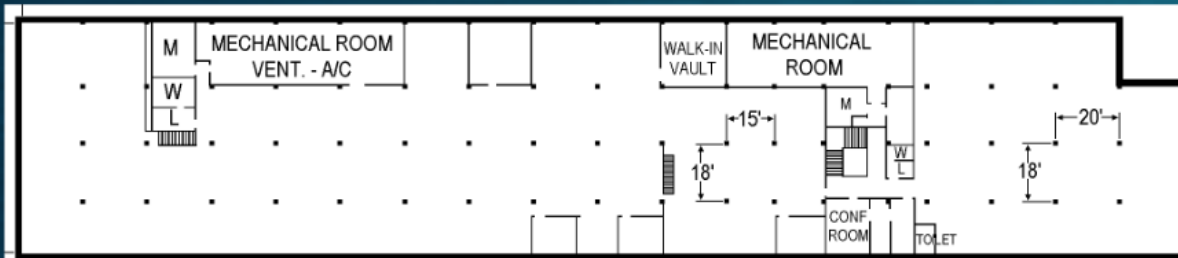
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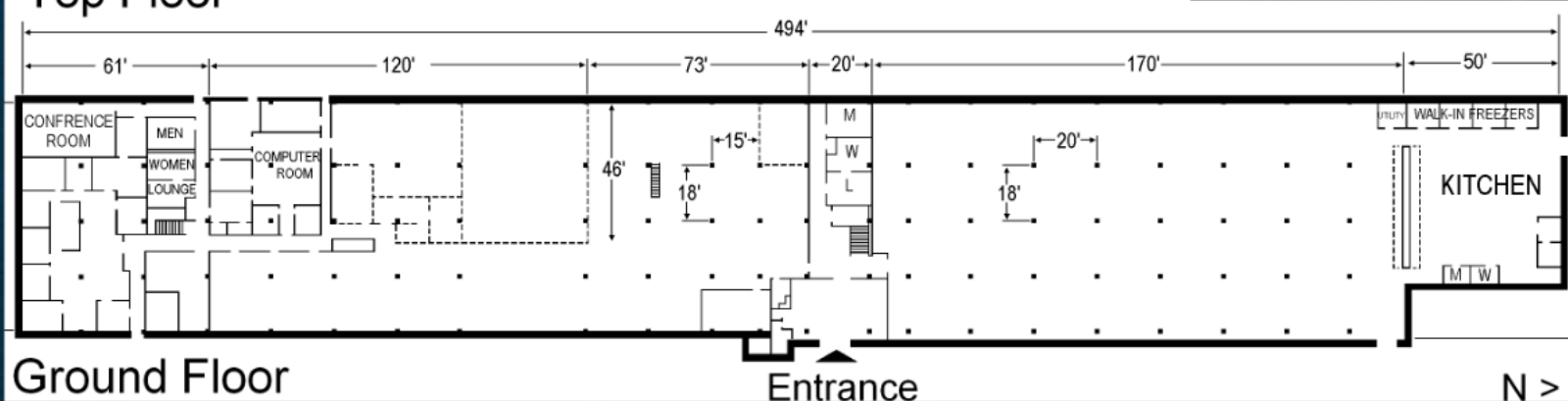


1300 FALAHEE
PHOTOS
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SHT 2 OF 5



Top Floor

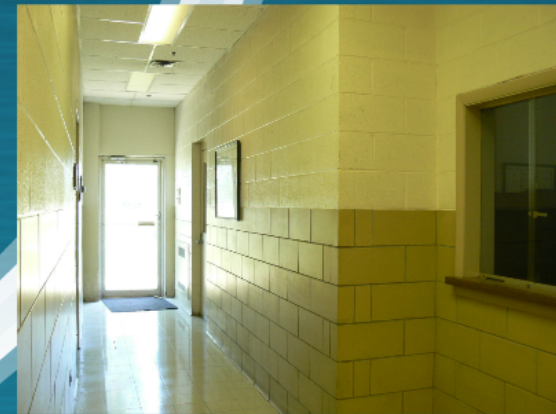


Ground Floor



Additional Benefits

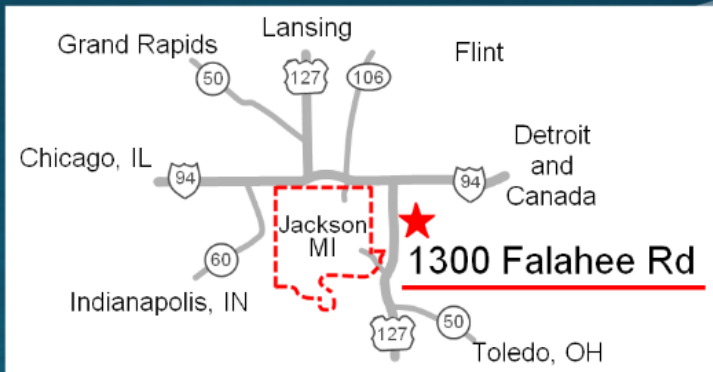
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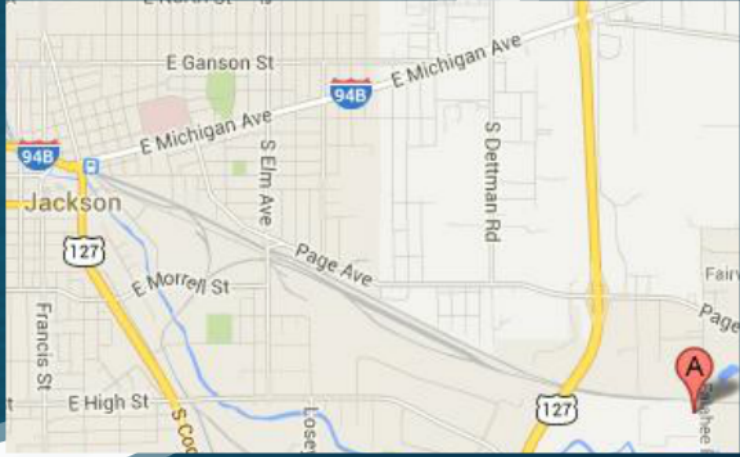




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