



Industrial For Sale or Lease

Property Name:

Location: 87 Taylor Street
City, State: Quincy, MI
Cross Streets: West St.
County: Branch
Zoning: Industrial

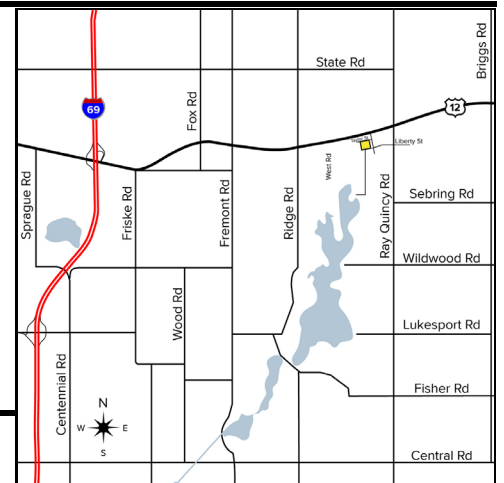
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	42,000	Available Shop Sq. Ft.:	40,000	Office Dim:	N/A
Available Sq. Ft.:	42,000	Available Office Sq. Ft.:	2,000	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1957
Clear Height:	14' - 16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 10 x 12	Security:	No	Signage:	N/A
Truckwells or Docks:	3	Interior:	Yes	Exterior:	No
Exterior Construction:	N/A	Lighting:	N/A	Roof:	N/A
Structural System:	N/A	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	N/A	Floor Drains:	No
Heating:	N/A	Cranes:	No	Acreage:	3.500
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 480 Volts, 3-Phase				

PRICING INFORMATION		Mthly Rate:	N/A	Deposit:	N/A
Lease Rate:	\$11.00	Lease Term:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$389.80 (2023)	Parcel #:	081-501-000-0994-99
Sale Price:	\$3,150,000 (\$75.00/sqft)	Options:	N/A	Assessor #:	N/A
Imprv Allow:	N/A				
Tenant Responsibility:	N/A				

COMMENTS

Property qualifies as a recreational marijuana facility, specifically cultivation and processing. Property is eligible for unlimited / stackable Class C cultivation licenses. Buyer responsible for all due diligence pertaining to the cannabis licensing process. More power available at site. New roof on building in 2021.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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