

The Commercial Exchange, Inc.
1300 Falahee Rd. Building

2301 E Michigan Ave
 Jackson, MI 40202

317-782-9305
 www.thecommercialexchange.com

The Commercial Exchange: Who We Are



The Commercial Exchange specializes in leasing warehouse, manufacturing and office space in Jackson, MI. Commercial Exchange owns nine buildings, together totaling 1.5 million sq ft of space.

The Falahee Rd building is the largest of the nine and has space available for manufacturing, distribution & warehousing, record storage, as well as single offices and office suites.

1300 Falahee Road

This 760,000 sq ft industrial/commercial building currently has 350,000 sq ft of available warehouse/manufacturing space and 43,000 sq ft of office space. The facility has city sewer, well water, nine (9) internal substations, and receives its electrical service from Consumers Energy.

- General additional features include:
- Sprinklers and fire alarm system
 - 400 Three Phase Delta Power
 - 4500 Tonnage Chiller
 - 5-10' Clear Height
 - Full Kitchen
 - On-site Security
 - 10' Ceilings
 - Tenant with Fiber Optic Capable Lines
 - Easy Access to Major Roadways



Warehouse Space

The 350,000 sq ft currently available at 1300 Falahee Rd is a good fit for product storage and additional equipment storage, or manufacturing. Several areas within the 350,000 sq ft can be sectioned off as necessary. Included is 240,000 sq ft of space that has AIB certified floor toppings for part food products.

Rates in this building vary from \$3.00 to \$5.25/sqft depending on the size of the area and the lease term.



Office Space

The 43,000 sq ft of office space is available in total or can be leased by section, the perfect fit for a call center or basic office operations. Included is a commercial kitchen and commercial grade kitchen with four walk-in refrigerators/freezers. Office space also has convenient access to the warehouse portion of the building.



Additional Services

At The Commercial Exchange, we keep a dedicated staff that can help provide additional services for your needs. We operate eight hours a day five days a week. After-hours operations can be accommodated as needed.

Our staff can help you with:

- Fork Lift Service
- Shipping and Receiving
- Janitorial Services
- Material Handling
- Light Assembly
- Packaging
- Loading and Unloading

Additional Images: Warehouse



Additional Images: Office



Additional Images: Entrance and Kitchen



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1300 Falahee Road

This 764,000 sq ft Industrial/Commercial building currently has 350,000 sq ft of available warehouse/manufacturing space and 63,600 sq ft of office space. The facility has city sewer, well water, nine (9) internal substations, and receives its electrical service from Consumers Energy.

Some additional features are:

- Shipping and Receiving Decks
- 480 Three Phase Delta Power
- AT & T Carrier In Building
- 8-10' Cement Floors
- Sprinkler Protection
- On-site Security
- 16' Ceilings
- Tenant with Fiber Optic Capabilities
- Easy Access to Major Roadways



Warehouse Space

The 350,000 sq ft currently available at 1300 Falahee Rd. is a good fit for product storage and distribution, equipment storage, or manufacturing. Smaller areas within the 350,000 sq ft can be sectioned off as necessary. Included is 240,000 sq ft of space that has been AIB certified (was approved for pet food products).

Rates in this building vary from \$3.00 to \$3.25/sf/yr depending on the size of the area and the lease term.



Office Space

The 64,000 sq ft of office suite space is available in total or can be leased by section, the perfect fit for a call center or basic office operations. Included is a commercial banquet area and commercial grade kitchen with four walk-in refrigerators/freezers. Office space also has convenient access to the warehouse portion of the building.



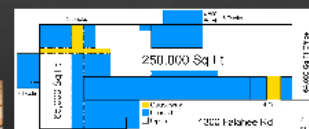
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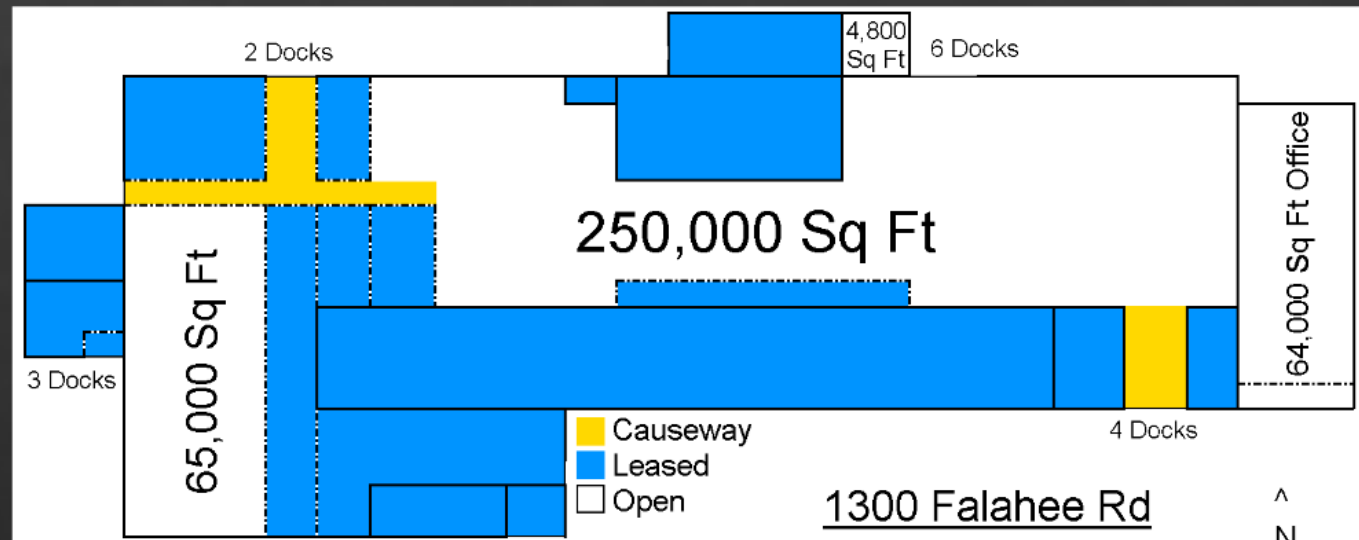
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