

INDUSTRIAL BUILDING FOR LEASE

7200 Linn St. | Eau Claire, MI 49111



Well-Maintained Industrial Building with Low Operational Costs

Building Size:	12,500 SF
Land:	2.82 Acre
Zoning:	Agricultural/Residential
Lighting:	LED Lighting
Clearance:	22' - 24'
OH Doors:	2 Grade Level Overhead Doors
Lease Rate:	\$4.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

Details:

This well-maintained 12,500 SF industrial building sits on 2.82 acres with excellent visibility just off M-62 and E. Main in Eau Claire, Michigan. Conveniently located near US-31, I-94, and the Indiana state line, the property offers exceptional accessibility for distribution. The facility features durable 6" concrete floors, 20' clear ceiling height, LED lighting, and two grade-level overhead doors (14' x 14 and 10' x 10'). Utilities include natural gas, 220 electric service (with 3-phase available at the street), a 4" well, air compressor, air conditioned office, and restroom. The roof was upgraded with a new membrane 10 years ago and includes skylights with operable panels and two roof drains. Low operating costs!

Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Michigan.



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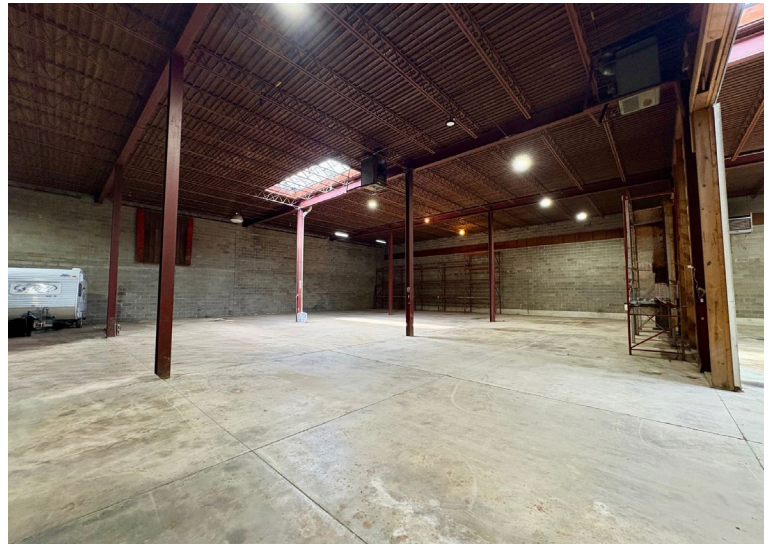
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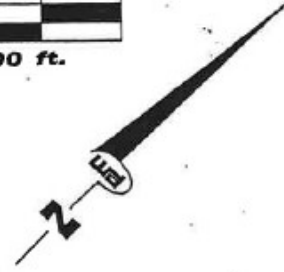
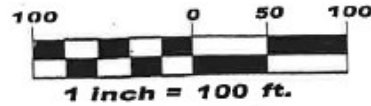
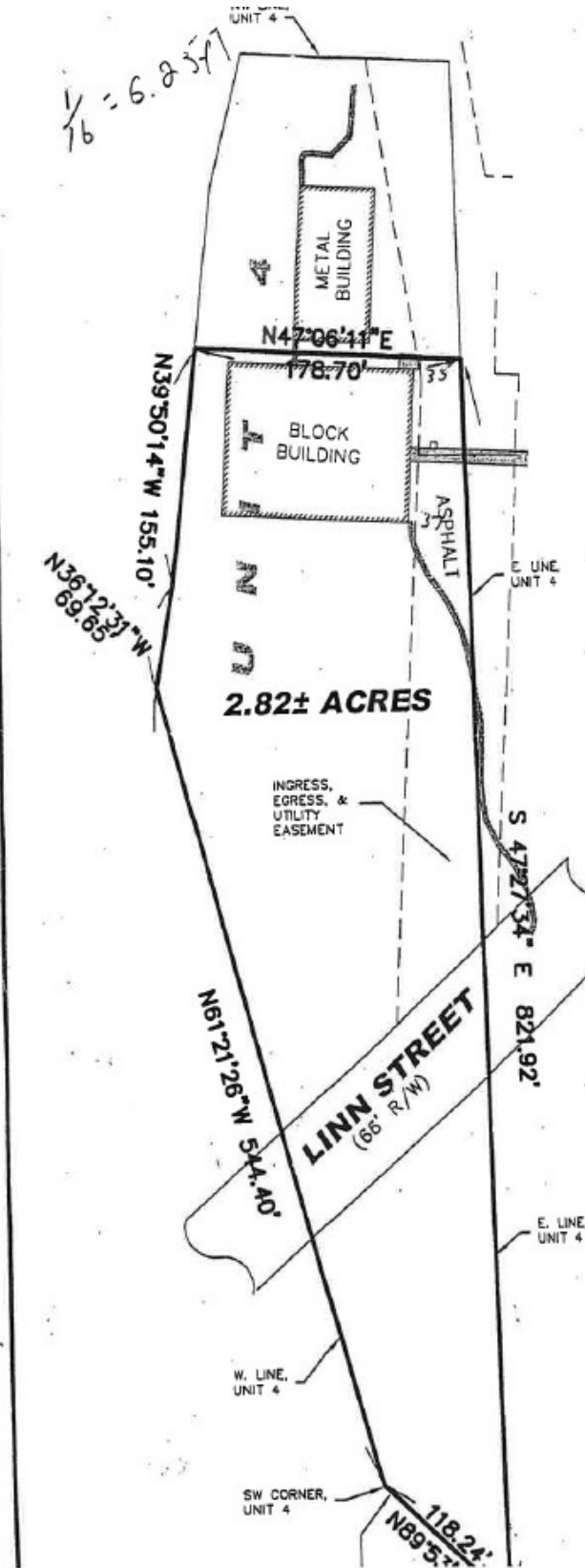
Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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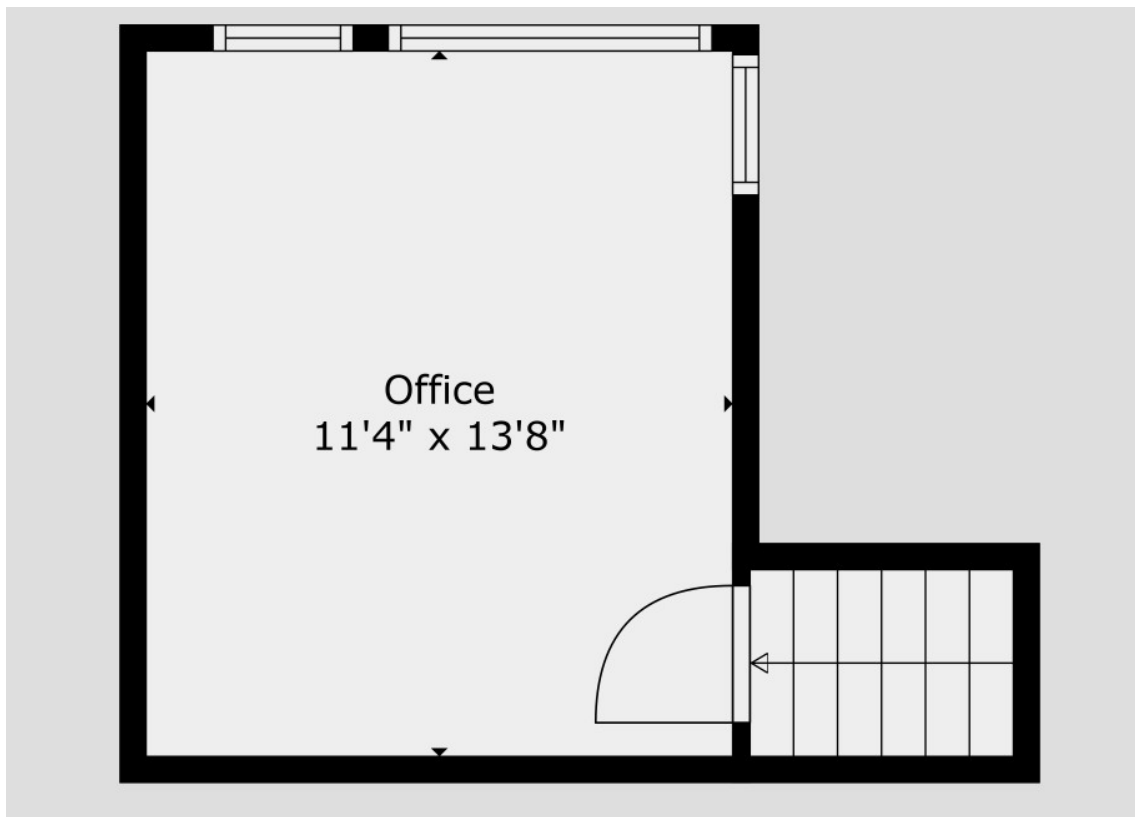
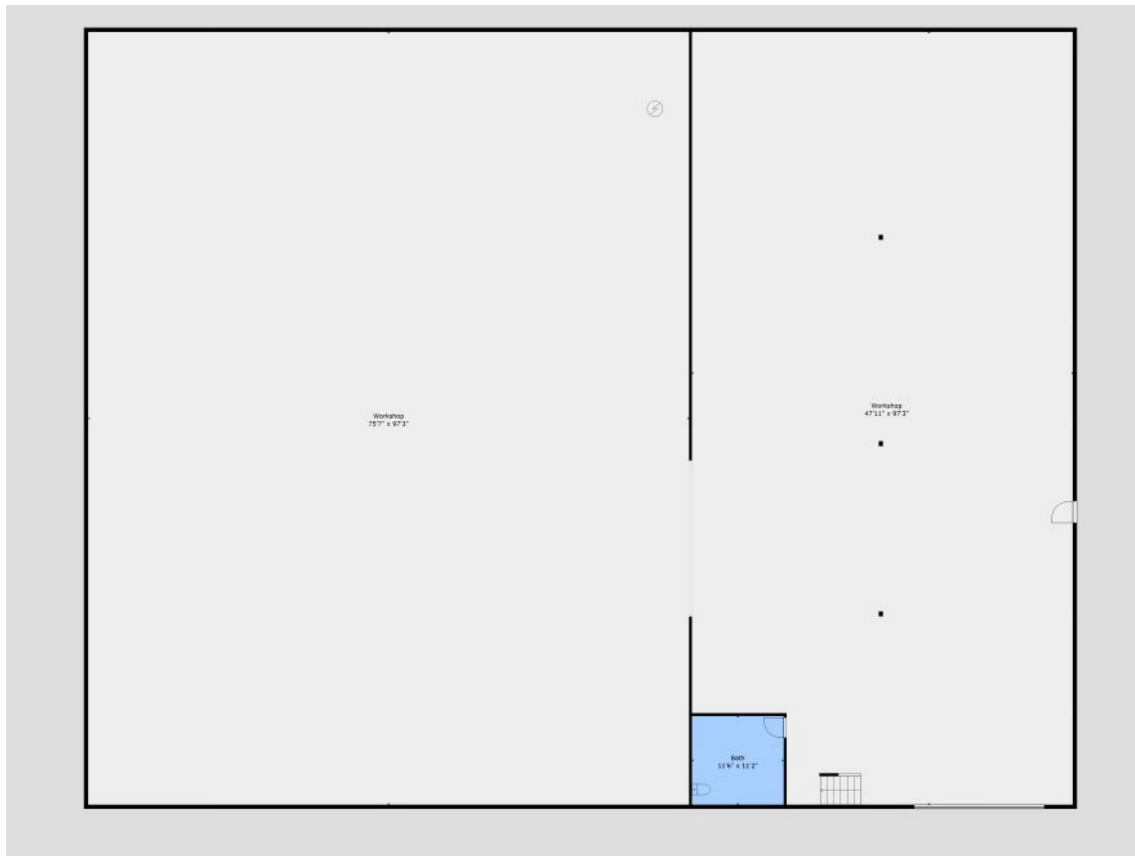
THAT PART OF UNIT 4, "LINN STREET BUSINESS CENTER CONDOMINIUM", BEING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 17 WEST, VILLAGE OF EAU CLAIRE AND BERRIEN TOWNSHIP, BERRIEN COUNTY MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID UNIT 4; THENCE NORTH 89° 53' 08" WEST ON THE SOUTH LINE OF SAID UNIT 4 A DISTANCE OF 118.24 FEET TO THE SOUTHWEST CORNER SAID UNIT 4; THENCE NORTH 61° 21' 26" WEST ON THE WEST LINE OF SAID UNIT 4 A DISTANCE OF 544.40 FEET; THENCE NORTH 36° 12' 31" WEST ON SAID WEST LINE 69.65 FEET; THENCE NORTH 39° 50' 14" WEST ON SAID WEST LINE 155.10 FEET; THENCE NORTH 47° 06' 11" EAST PARALLEL WITH THE NORTHWEST LINE OF SAID UNIT 4 A DISTANCE OF 178.70 FEET TO THE EAST LINE OF SAID UNIT 4; THENCE SOUTH 47° 27' 34" EAST ON SAID EAST LINE 821.92 FEET TO THE POINT OF BEGINNING, CONTAINING 2.82 ACRES MORE OR LESS.

SUBJECT TO SURVEY.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

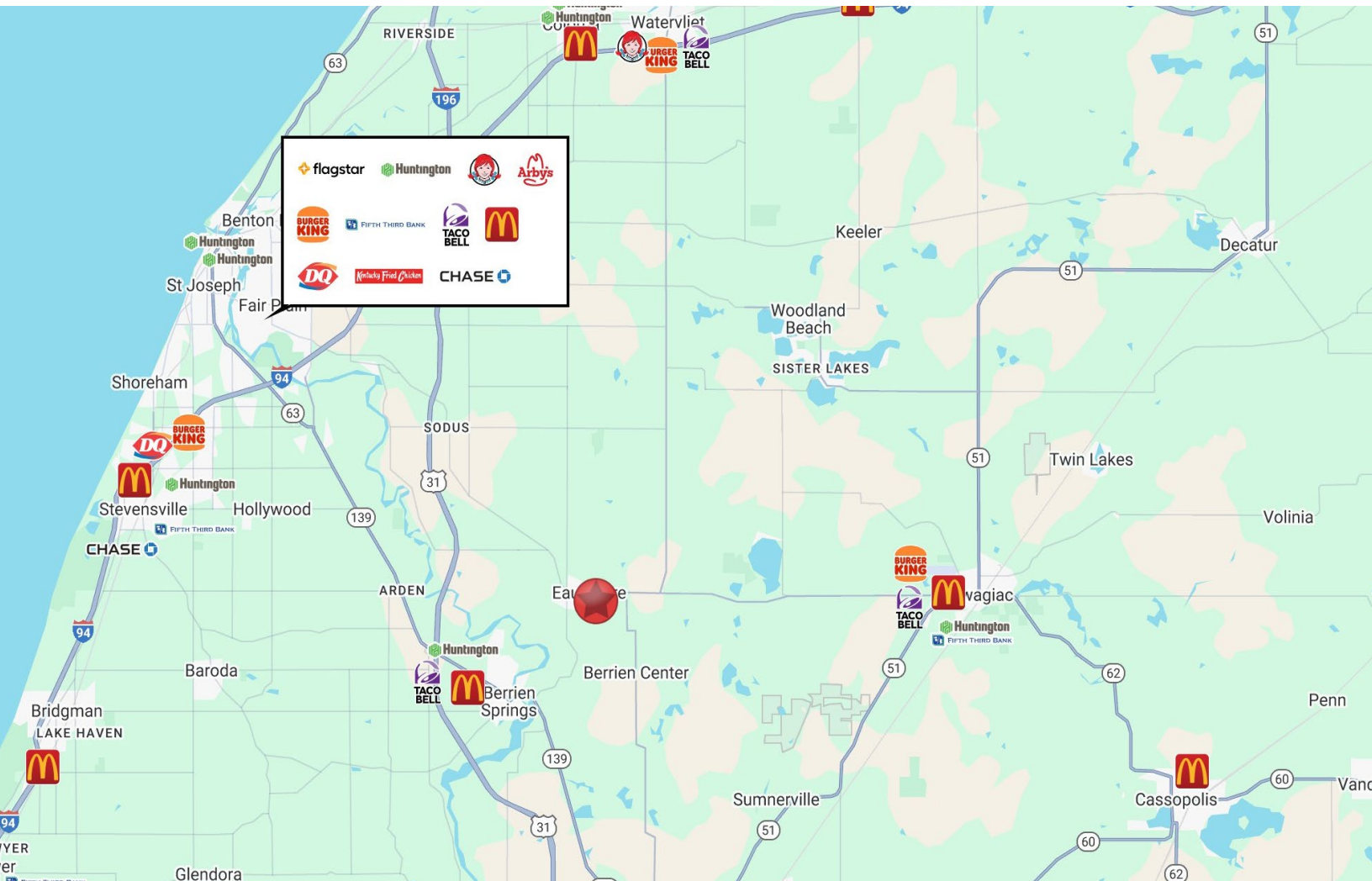
BEARINGS ARE RELATED TO THE RECORDED CONDOMINIUM OF SAID "LINN STREET BUSINESS CENTER CONDOMINIUM".



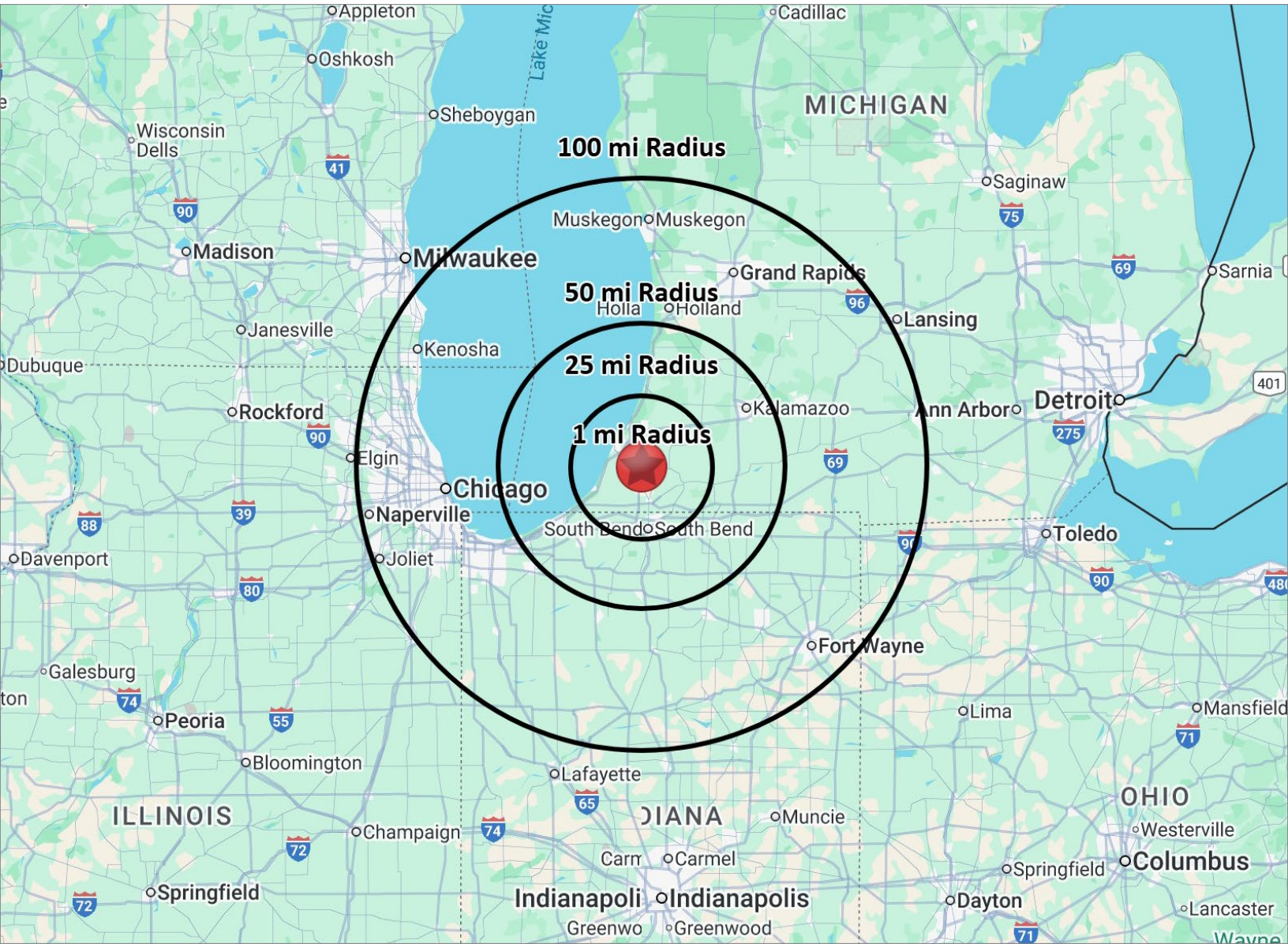
LOCATION OVERVIEW

INDUSTRIAL BUILDING FOR LEASE

7200 Linn St. | Eau Claire, MI 49111



Located within 4 miles of US-31 and M-139 with easy access to I-94, the Indiana state line and the 80/90 Toll Road.



DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	28 MILES	TOLEDO, OH	177 MILES
GRAND RAPIDS, MI	91 MILES	DETROIT, MI	191 MILES
CHICAGO, IL	99 MILES	MILWAUKEE, WI	199 MILES
FORT WAYNE, IN	116 MILES	PITTSBURGH, PA	394 MILES
INDIANAPOLIS, IN	175 MILES	NASHVILLE, TN	455 MILES