

INDUSTRIAL BUILDING FOR SALE

Atlas Oil Company LLC | 1001 Fulkerson Rd. | Niles, MI 49120



7,008 SF Corporate Office and Truck Maintenance Facility

Building:	7,008 SF
Land:	1.55 Acres
Zoning:	Industrial
Year Built:	1982
GL Doors:	3
List Price:	\$450,000

Details:

- 7,008 SF situated on 1.55 acres Industrial Building.
- Includes three service bays with overhead doors to 14'.
- Class "A" office with mix of open areas and private offices.
- Fenced, paved lot with rolling security gate.
- Excellent condition inside and out. Presently used as corporate office and truck maintenance facility.
- 2,136 SF of office space may be leased separately.
- Property is being sold AS IS.

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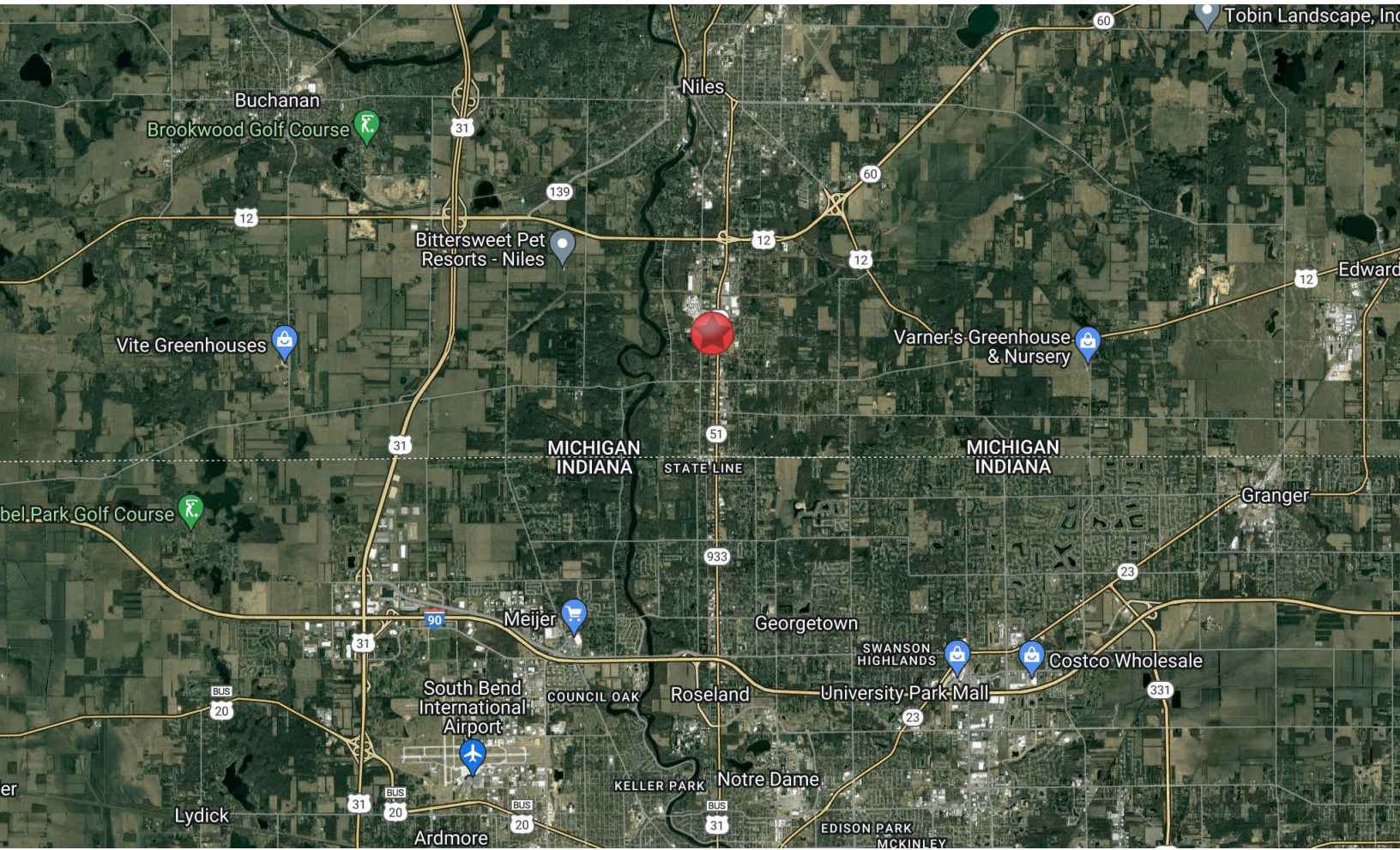
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LOCATION OVERVIEW

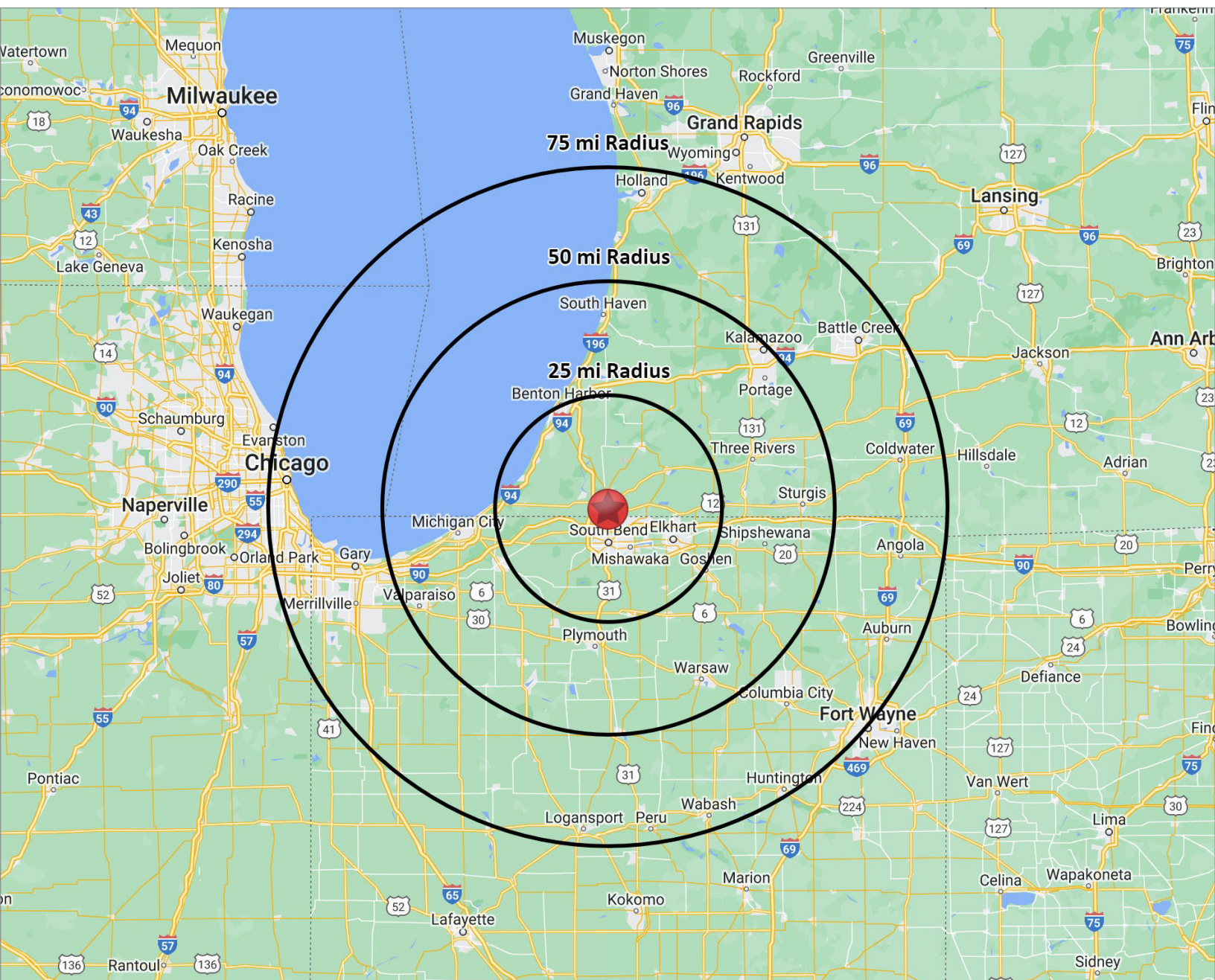
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- This property is located in Niles Township's South Industrial zoned region (Tank Town).
- Located at intersection of state highway M-51/S. 11th St., and Fulkerson Rd.
- Traffic count: 22,900 VPD average (M-51)
- Distance to major highways: 1 mile to US 12; 3 miles to US 31; 5 miles to I-80/90 Toll Rd.; 11 miles to I-94





DISTANCE TO MAJOR CITIES

CHICAGO, IL	96 MILES
FORT WAYNE, IN	106 MILES
GRAND RAPIDS, MI	108 MILES
TOLEDO, OH	155 MILES

INDIANAPOLIS, IN	168 MILES
MILWAUKEE, WI	186 MILES
DETROIT, MI	199 MILES
CINCINNATI, OH	261 MILES