

1101 INDUSTRIAL BLVD.
ALBION, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

INDUSTRIAL/LAND FOR SALE
20,690 Square Feet / 15 Acres



PROPERTY FEATURES

- 20,690 square feet for sale
- Located on 15.03 acres
- (1) 8x10 grade level door, (1) truckwell
- Zoned M1P
- Access to rail
- Fire suppression in warehouse
- Ford announced a \$3.5 billion investment into building a 2.5 million square foot EV battery manufacturing facility in nearby Marshall expected to bring 2,500 jobs
- Contact broker for price



For more information, please contact:

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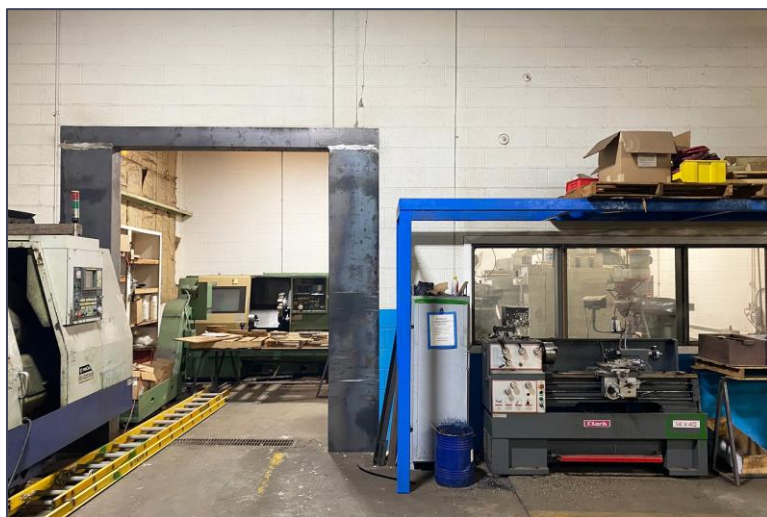
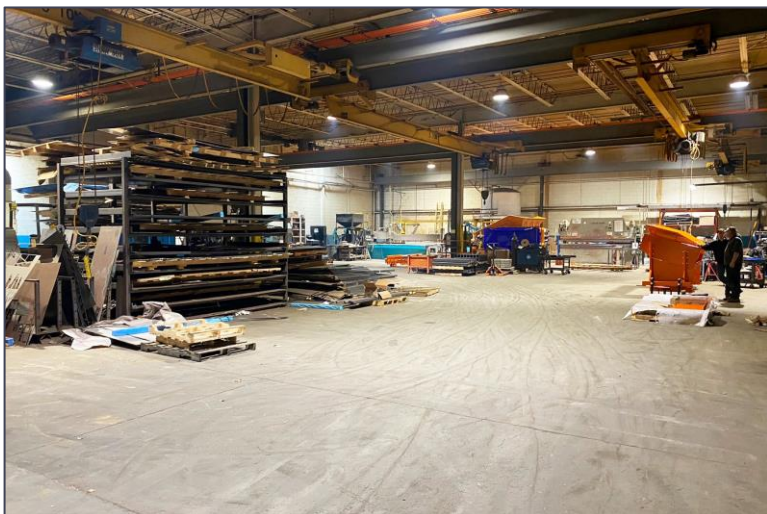
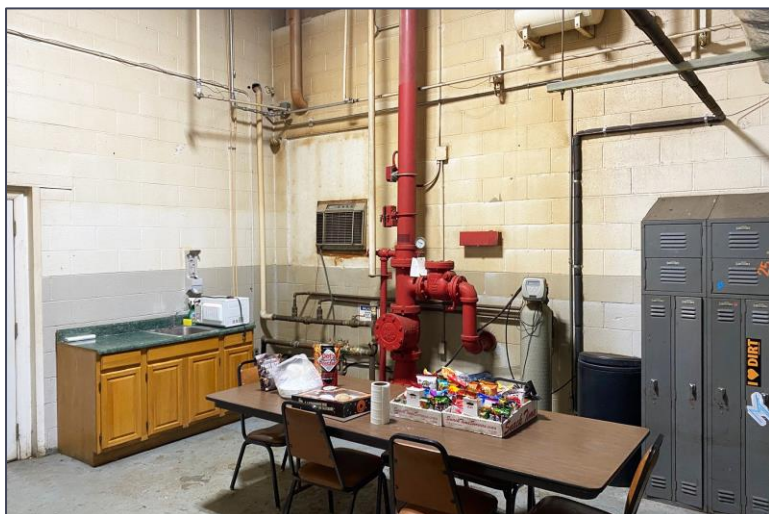
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

1101 Industrial Boulevard – Albion, Michigan

Industrial/Land For Sale

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AVAILABLE

Additional Images



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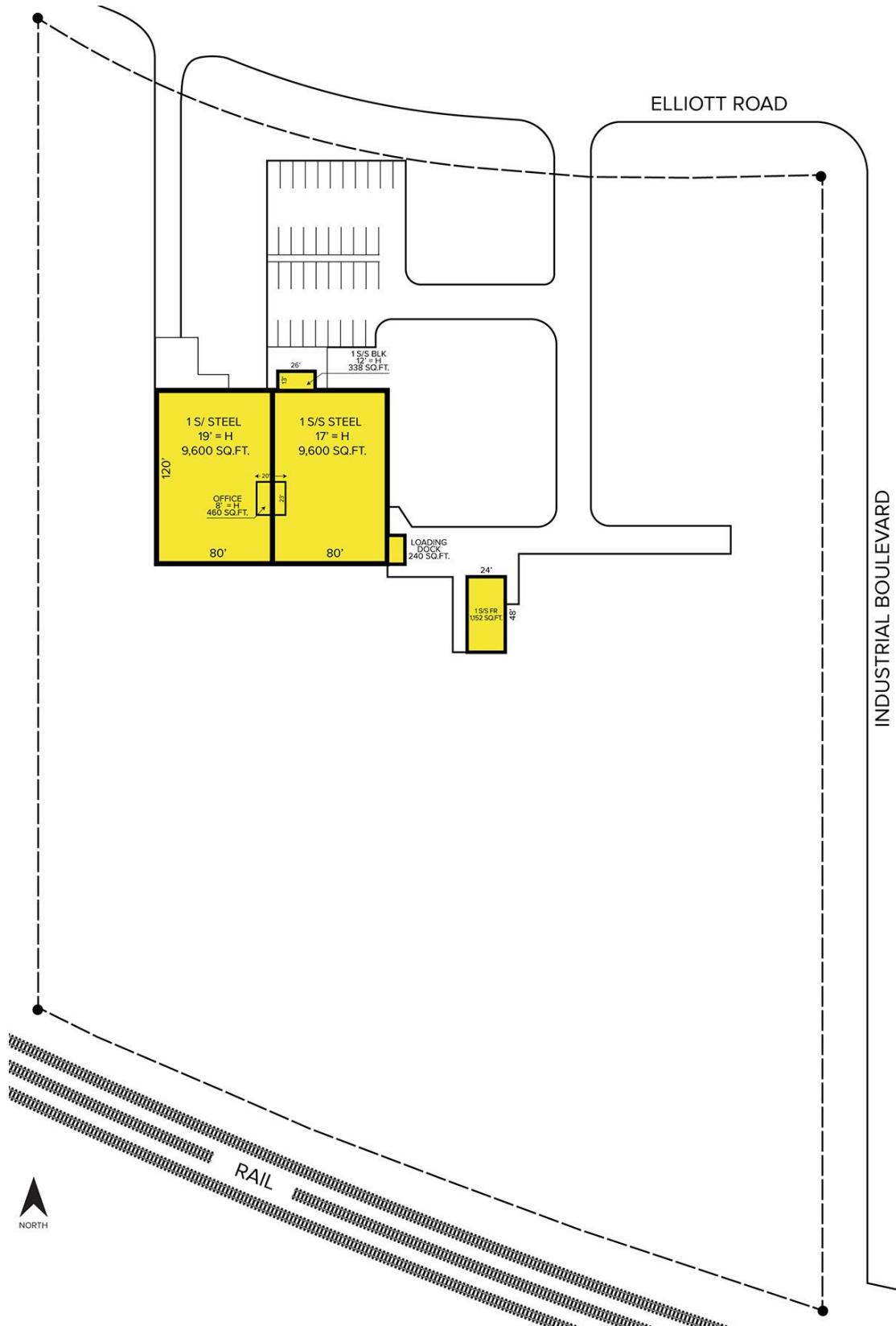
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Site Plan



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Aerial



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Industrial For Sale

Property Name: Albion Manufacturing/Warehouse Facility
Location: 1101 Industrial Blvd.
City, State: Albion, MI
Cross Streets: Elliott Rd./Burstein Dr.
County: Calhoun
Zoning: M1P

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,690
Available Sq. Ft.: 20,690

Building Type: Built
Available Shop Sq. Ft.: 18,690
Available Office Sq. Ft.: 2,000

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: N/A
Grade Level Door(s): 1: 8 x 10
Truckwells or Docks: 1
Exterior Construction: N/A
Structural System: N/A
Air-Conditioning: N/A
Heating: Radiant
Availability: Immediately
Power (Amps/Volts): N/A

Freestanding: Yes
Rail: Yes
Security: No
Interior: No
Lighting: LED
Bay Sizes: N/A
Restrooms: N/A
Cranes: Yes, 1
Parking: Ample

Year Built: 1969
Sprinklers: Yes
Signage: N/A
Exterior: Yes
Roof: N/A
Floors: N/A
Floor Drains: No
Acreage: 15.030
Land Dimensions: N/A

PRICING INFORMATION

Sale Price: Contact Broker
Taxes: \$18,370.48 (2020/21)
Parcel #: 51-006-464-00

Deposit: N/A
Options: N/A

TD: N/A
Assessor #: N/A

COMMENTS

Access to rail. Ford announced a \$3.5 billion investment into building a 2.5 million square foot EV battery manufacturing facility in nearby marsh expected to bring 2,500 jobs. Contact broker for price.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jason Kelmigian, (248) 359-0629, jkelmigian@signatureassociates.com
 Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com



LAND For Sale

Location: 1101 Industrial Blvd.
Side of Street: West
City: Albion, MI
Park Name: Albion Mfg./Warehousing Facility
Cross Streets: Elliot Rd./Burstein Dr.
County: Calhoun

Acreage: 3.00 - 15.03

Improvements: N/A

Zoning: M1P

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: Yes

ADJACENT LAND

North: Industrial

East: Industrial

South: Land

West: Industrial

PRICING INFORMATION

Asking Price: Contact Broker

Per Acre: Contact Broker

Parcel #: 51-006-464-00

Per SqFt : Contact Broker

Assessor Number: N/A

Terms:

Taxes: \$18,370.48 (2020/21)

TRAFFIC INFORMATION

Yr: 2020 Count: 3,713 Michigan Ave. W. of Industrial Blvd.

Yr: 2020 Count: 4,102 Austin Ave. E. of Industrial Blvd.

Yr: 2020 Count: 456 Elliott Rd. S. of Michigan Ave.

Yr: Count:

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,216	\$31,765
3 Mile Radius	9,813	\$41,427
5 Mile Radius	12,199	\$45,380

Comments: 3.00 - 9.00 acres of land (15.03 total acres with the building included). Access to rail. Ford announced a \$3.5 billion investment into building a 2.5 million square foot EV battery manufacturing facility in nearby marsh expected to bring 2,500 jobs. Contact broker for price.



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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.