



# L. MASON CAPITANI

## CORFAC INTERNATIONAL

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www.Lmcap.com

### EXTERIOR SITE DATA



**CLASSIFICATION:** Industrial Building

**LOCATION:** 651 Beck Street

**CITY:** Jonesville

**TOTAL SF** 130,805 **AVAILABLE SF** 130,805

**INTERSECTION:** SE of US-12 & M-99 **FACTORY:** 130,805 **OFFICE:** 6,435

**COUNTY** Hillsdale **FREE STANDING:** Yes **AGE:** 1960

**ACREAGE:** 11.00 **FRONTAGE:** \_\_\_\_\_ **DEPTH:** \_\_\_\_\_

**PARKING:** 110 **EXPANDABLE:** Yes **STORAGE:** Yes

**RAILSIDING:** \_\_\_\_\_ **X-WAY DISTANCE:** \_\_\_\_\_ **ZONING:** Lt. Industrial

### INTERIOR SITE DATA

**CLEARANCE MIN:** 16 **MAX:** 18 **BAY SIZE:** 20'x30' **LAVATORIES:** 8

**CRANES:** 2 **CRANE LIST** Two 2-Ton **UNDERHOOK:** 12

**POWER:** 440/480 **AMPS:** 2500 **BUSS** Yes **LIGHTS:** Metal-Halide

**TRUCKWELL:** (int) 2 + (ext) 5 **GRADE DOOR:** Four - 12'X14'

**HEATING:** Unit/Blower **A/C:** Office Only **SPRINKLERED:** Full

**AIRLINES:** Yes **COMPRESSOR:** Yes **FLOOR DRAINS:** \_\_\_\_\_

### ECONOMIC DATA

**SALE PRICE:** \$1,500,000.00 **PRICE/SF.:** \$11.47

**LEASE:** \$2.25 NNN **LEASE/MONTH:** \_\_\_\_\_ **TAXES:** \$6,362.81

**ADDITIONAL INFORMATION:** City sewer & water, Rail Road Siding possible. Aggressive local Economic Development Corporation will work with new owners. Recently renovated.

**AGENT:** C. Mercier



# FOR SALE

## JONESVILLE, MICHIGAN

### 130,805 Square Feet



#### FEATURES:

- ◆ Railroad Siding Possible
- ◆ Heavy Power
- ◆ Municipal Sewer & Water
- ◆ Six (6) Truck Docks
- ◆ Four (4) Grade Level Doors
- ◆ Easily Duplexed
- ◆ 11 Acres

FOR MORE INFORMATION:

**Craig Mercier**

[cmercier@Lmcap.com](mailto:cmercier@Lmcap.com)

**248.637.9700**



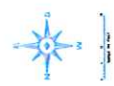
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**OSHA 309**  
 Occupational Safety and Health Administration  
 U.S. Department of Labor

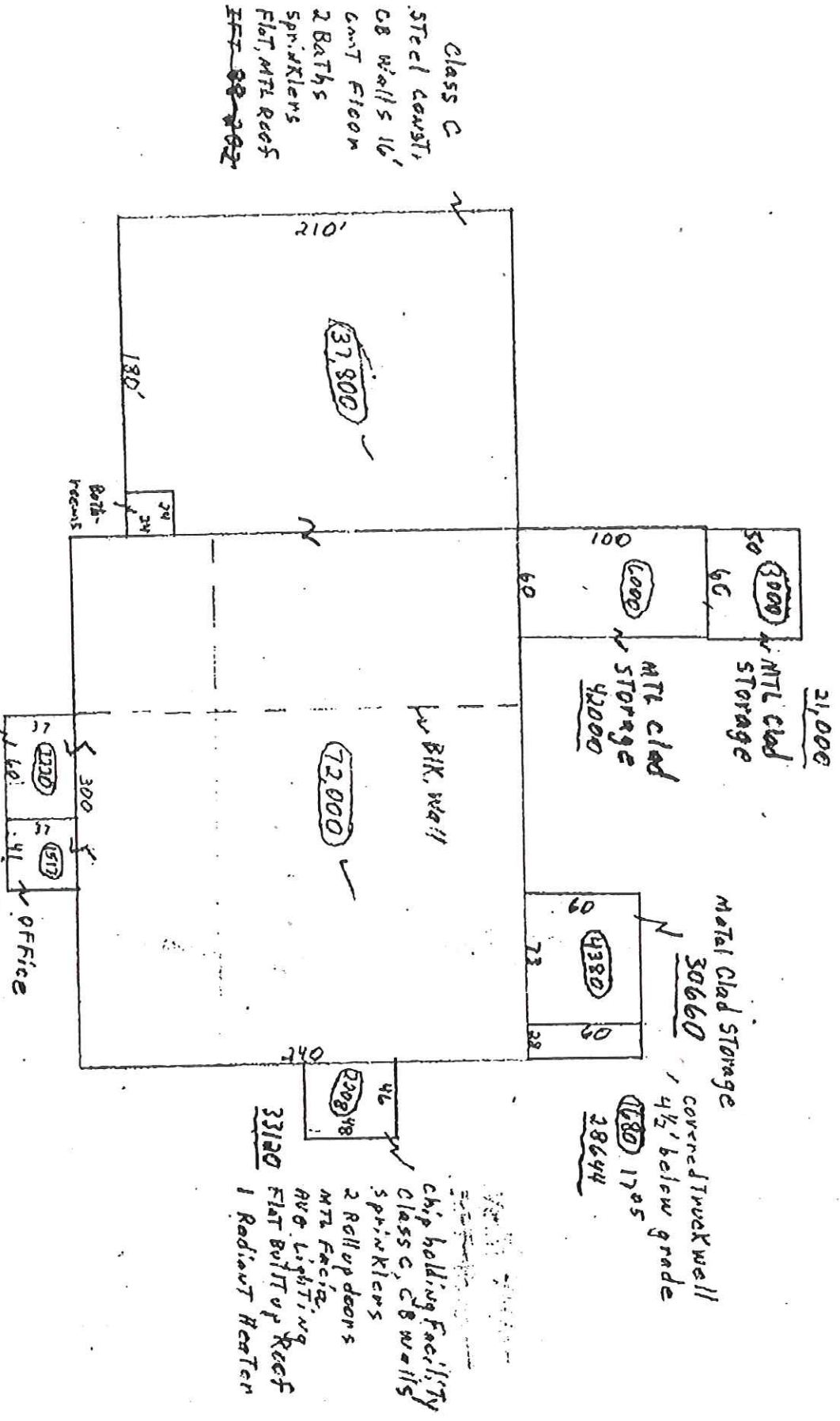
OSHA 309-100 (Rev. 10-2000)

Project No. \_\_\_\_\_  
 Date \_\_\_\_\_

Author \_\_\_\_\_  
 Checker \_\_\_\_\_  
 Approver \_\_\_\_\_



20' Bay E30'  
 18' W611  
 3 (9800) + 1 (2400) TRANSFORMER



Class C  
 Steel constr.  
 CB walls 16'  
 cant Floor  
 2 Baths  
 Sprinklers  
 Flat, MTL Roof  
~~FFI 88 2002~~

Chip holding Facility  
 Class C, CB walls  
 Sprinklers  
 2 Rollup doors  
 MTL Facia  
 A/C Lighting  
 Flat built up Roof  
 1 Radiant Heater

Lunch Room  
 CB, MTL Facia  
 Quarry Tile Fl.  
 Air, Gas Heat  
 Sprinklers