



General Information

Site ID: 250565

Property Name: Former 3 Rivers Building
Address: 1550 E. Virginia dr.,
 Lincoln Township, MI 48640
County: Midland
Zoning: INDUSTRIAL
State Designation:
Business Park:
Crossroads: Stark
Notes:

Sale/Lease: Sale/Lease
Total Price: \$3,500,000.00
Price/Sqft:
Rent/Sqft:
Tax ID: N/A

This site is 9.21 acres. A large portion of the site is improved with buildings and concrete parking lot. This site has natural gas and electricity provided by Consumers Energy. Telephones are provided by AT&T and all other providers. Water is provided by The City of Midland with agreements by Lincoln Township. The site is level and completely usable. The improvement is an 89,000 sq. ft. manufacturing and warehouse type building. Concrete block constructed was first built in 1972 with additional construction added in 1989, and most recently in 2000. The building consists of approx. 7500 sq. ft. of office space. The rest is divided into 7 different bays which are all inter connected with a number of doors depending on the various needs. most of the bays have heavy power for manufacturing purposes. A drawing of the lay out accompanies this report. Each bay has either a truck ramp or overhead truck door access. most have outside main doors as well. Since there are concrete walls, doors and exits can be easily constructed to the tenants' needs. The building is presently occupied by two separate tenants. The front tenant, Marshalls Shooting Center leases the front offices, except the two story space, plus bay #1 including the leasehold improvements for the gun club. this venture is part of the sale and includes \$1,200,000 worth of State of the Art Equipment, and environmental controls. The other tenant lease bay #5. They are an indoor baseball hitting range and other sports related people. It is call the Hit Zone. The complex is For Sale or space can be leased. Please contact Dick Miller or Midland Tomorrow for more information.



Building Features

Building Type:
Year Built: 1972
Total Size: 89,000 sq/ft
Available: 89,000 sq/ft
Minimum:
Office: 7,500 sq/ft
Occupancy:

Subdivide: Yes
Stories: 1 flrs
Available Stories: 1 flrs
Ceiling Min/Max:
Sprinklers:
Column Spacing:

Lot Size: 9.21 acres
Grade:
Wetlands:
Multiple Tenants:
Parking:
Crane:

Expandable:
Wet Lab:
Clean Room:
Truck Docks: Yes,
Truck Doors: Yes,

Lease Type:
Features:

Sub Lease:

Construction:
 Concrete Block Brick

Utilities

Electric: Consumers Energy
Gas: Consumers Energy
Sewer: Municipal

Water: Municipal
Telecom: AT&T

Transportation

Local Interstate: I-75
Local Highway: US-10/M-10
Local Airport: Jack Barstow (Midland)
Rail: Unknown

Miles:
Miles:
Miles:
Miles:

Major Airport: MBS International (Saginaw) **Miles:**
Water Port: Bay City **Miles:**

Trade Zone:

Contact Information

Office: Coldwell Banker Alliance Group
Address: 3600 North Saginaw Road
 Midland MI 48640
Email:
Website:

Phone: (989) 631-1234
Contact1: Dick Miller, Bruce Owens **Phone:** (989) 631-1234
Email:
Contact2: **Phone:**
Email:

Economic Development Office

Office: Midland Tomorrow
Address: 300 Rodd St , Suite 201

Contact1: Scott walker **Phone:** (989) 839-0340
Contact2: Becky Hayes **Phone:** (989) 839-0340

Economic Development Office

Midland MI 486406596

Email: walker@midlandtomorrow.org

Website: www.midlandtomorrow.org



Although information is obtained from reliable sources, we can not guarantee accuracy.