

# 500

W. MADISON STREET

MANCHESTER, MI 48158

FOR LEASE or  
FOR SALE

159,282 SF

 CUSHMAN &  
WAKEFIELD

# // PROPERTY DETAILS

<b>Building Size:</b>	159,282 SF
<b>Site Area:</b>	15.39 Acres
<b>Year Built:</b>	1964
<b>Clear Height:</b>	30'- 40' Crane Building 21' Original Plant 14' Center and Eaves
<b>Loading Docks</b>	(3) Crane Building (8) Original Plant
<b>Drive-Ins:</b>	(2) 12'X14' (1) 10'X16'(1) 12'X12' (1) 14'X14'
<b>Column Spacing:</b>	48'X24' Original Plant
<b>Auto Parking:</b>	~120 Spaces
<b>Construction:</b>	Masonry with Steel Panels
<b>Roof:</b>	Standing Seam Metal with Foam Overlay
<b>Floor Thickness:</b>	6"
<b>Power:</b>	5,000amps/ 480 V 3-Phase
<b>Sprinkler:</b>	Ordinary Hazard (Crane Building Out of Service)
<b>HVAC:</b>	Heat Only (Offices have Central A/C)
<b>Air Lines:</b>	Quincy QT-15 Air Compressor
<b>Electric &amp; Gas:</b>	Consumers Energy
<b>Lighting:</b>	LED
<b>Zoning:</b>	I-2
<b>Asking Rate:</b>	<b>\$4.25/SF NNN</b>
<b>Sale Price:</b>	<b>\$3,200,000</b>
<b>Real Estate Taxes:</b>	\$15,952.80
<b>Opex:</b>	
CAM	\$.30/SF
Taxes	\$.10/SF
Insurance	\$.30/SF
<b>Estimated Total:</b>	<b>~\$.70/SF</b>
<b>Parcel ID:</b>	16-02-358-001



## CRANES

- 20 Ton – 25' UH – Bay is 84'x30"
- 7 Ton – 19' UH – Bay is 40'x30"
- 5 Ton – 22' UH

(In Need Of Service & Repair)



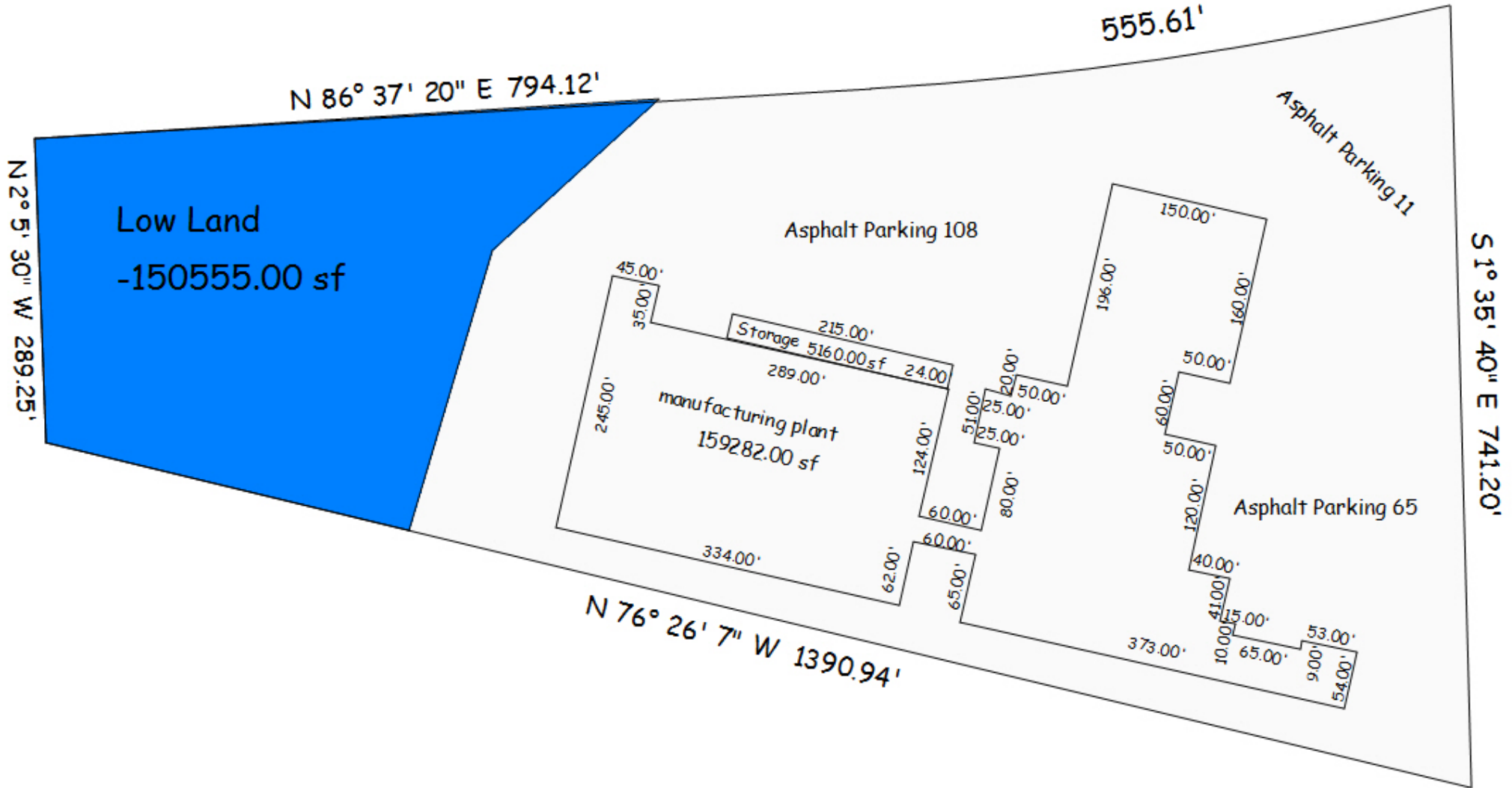
## MISCELLANEOUS

- Heavy manufacturing facility with multiple crane bays
- Possible value-add/ multi-tenant conversion
- Active weigh scale on-site
- Outside storage permitted
- Breakroom and fitness center
- Room for expansion



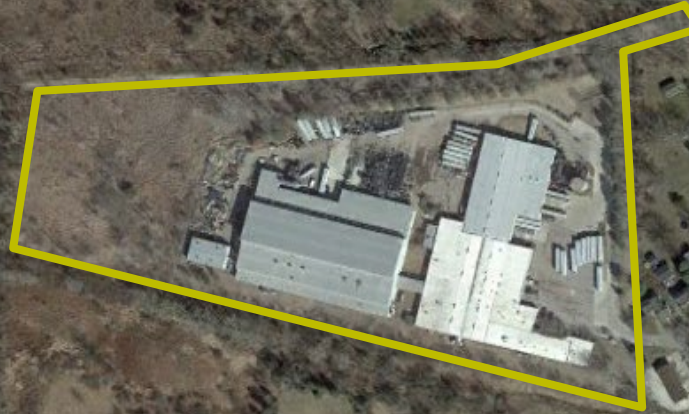
500 W. Madison Street  
Manchester, Michigan

# // SITE PLAN



500 W. Madison Street  
Manchester, Michigan

// AERIAL



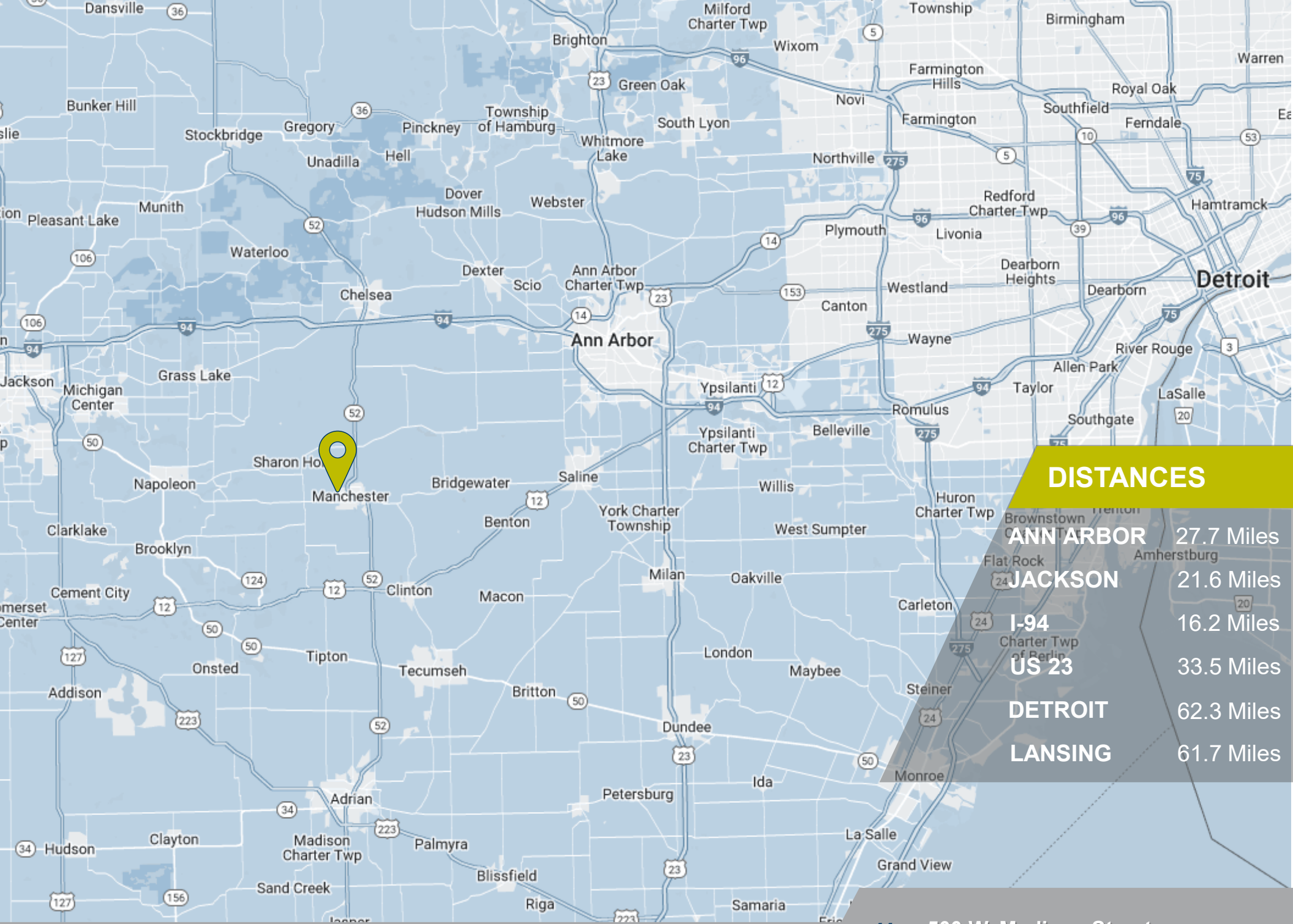
UNION ST

W MADISON ST

W MAIN ST



500 W. Madison Street  
Manchester, Michigan

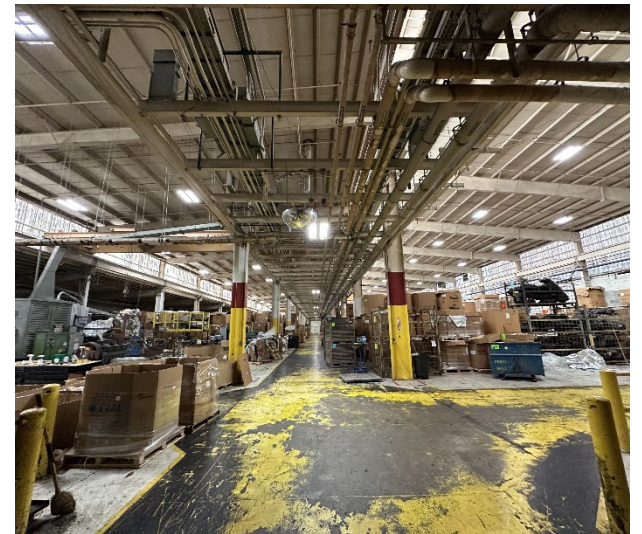
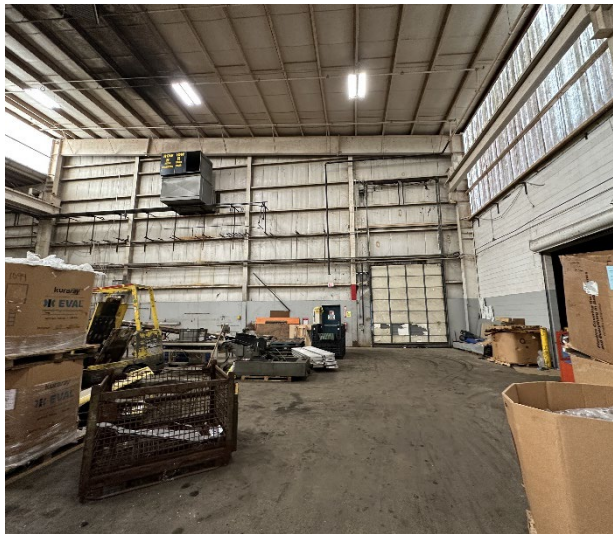


**DISTANCES**

- ANN ARBOR** 27.7 Miles
- JACKSON** 21.6 Miles
- I-94** 16.2 Miles
- US 23** 33.5 Miles
- DETROIT** 62.3 Miles
- LANSING** 61.7 Miles

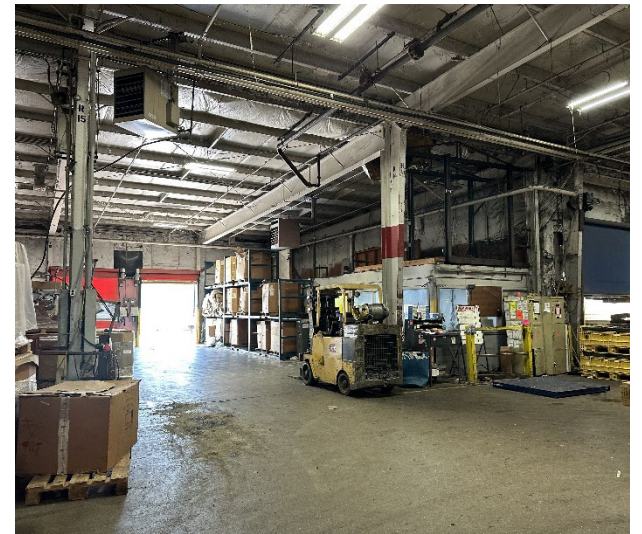
**500 W. Madison Street  
Manchester, Michigan**

# // GALLERY



500 W. Madison Street  
Manchester, Michigan

# // GALLERY



500 W. Madison Street  
Manchester, Michigan

# // GALLERY



500 W. Madison Street  
Manchester, Michigan



# // GALLERY



# 500

W. MADISON STREET

MANCHESTER, MI 48158



## // CONTACT

CRAIG HERSCHEL, SIOR

Director

+1 734 492 0089

[craig.herschel@cushwake.com](mailto:craig.herschel@cushwake.com)

KYLE PASSAGE

Senior Associate

+1 248 358 6113

[Kyle.passage@cushwake.com](mailto:Kyle.passage@cushwake.com)

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.