

# INVESTMENT FOR SALE

## 47,042 SF



18785 S. OAKLEY ROAD  
OAKLEY VILLAGE, MICHIGAN

# PROPERTY DETAILS

18785 S. OAKLEY RD, OAKLEY VILLAGE, MI



Total Building Area	47,042 SF / Office 4,380 SF
Outbuilding	1,705 SF (55'x31') Two (2) overhead doors (14'x14') and (8'x8')
Year Built	1970
Stories	One (1)
Roof	Standing seam metal
Total Acreage	7.96 acres between two parcels
Zoning	Light Industrial
Construction Type	Pre-engineered metal with steel and masonry exterior walls
Building Expandable	Yes
Ceiling Clearance	14'-15'8"
Bay Size/ Colum Spacing	Clear Span
Docks/Wells	Three (3)
Grade Doors	Five (5) (17'x14')
Industrial Area HVAC	Heat only – three (3) suspended GFA unit heaters
Electric	240v and 120/208 3 phase and single-phase services
Parcel ID	Parcel #1: 07-09-3-30-0701-001 Parcel #2: 07-09-3-30-0709-000
Fire Suppression	No
Real Estate Taxes	Parcel #1: \$21,051.38 Parcel #2: \$6,800.63
CAM	TBD
Insurance	TBD
<b>Asking Price</b>	<b>\$1,881,680 (\$40/SF)</b>

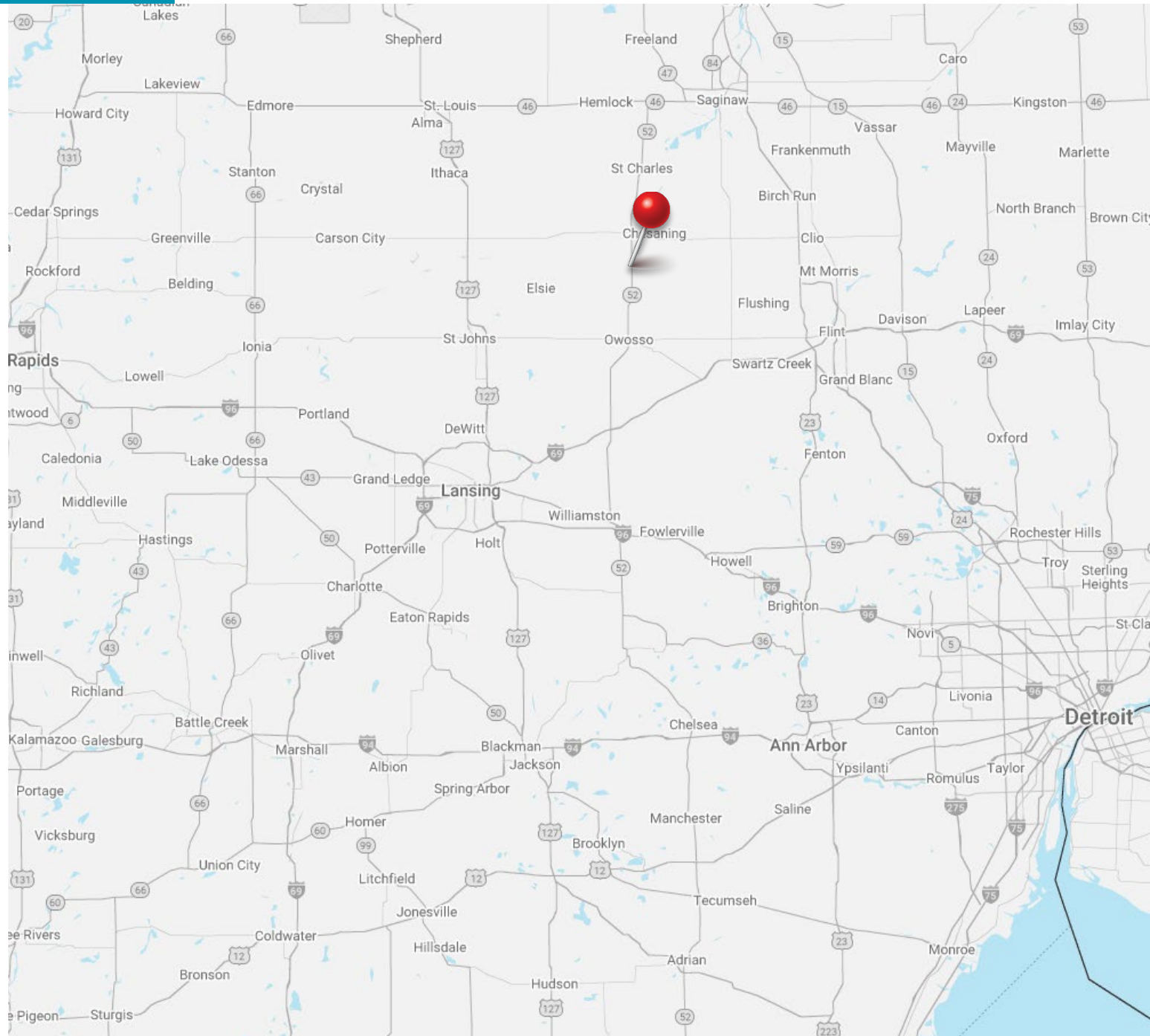
## Tenant Lease Information

Tenant	Heritage Landscape Supply Group Inc.
Term Ends	November 3, 2037
Renewal Options	Two (2), five (5) year renewal options with nine months' prior written notice at FMV
Annual Base Rent	\$210,045
Monthly PSF	\$4.46/SF NNN
Annual Increases	9%
Leased guaranteed by	SRS Distribution Inc.

# LOCATION MAP

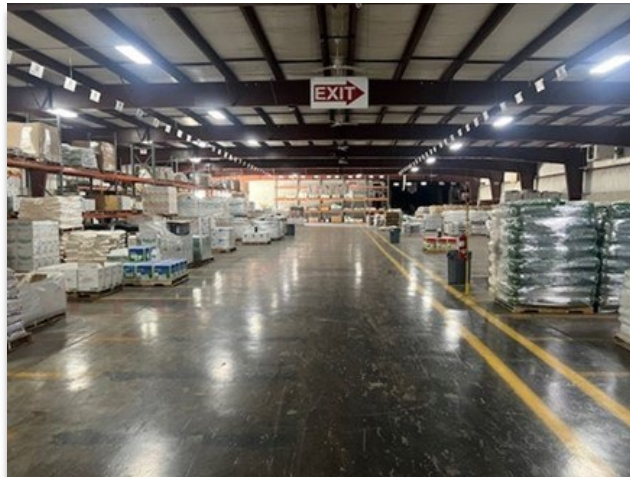
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Distance to	# of Miles
Saginaw, MI	30
Flint, MI	38
Lansing, MI	46
Ann Arbor, MI	79
Grand Rapids, MI	91
Detroit, MI	101



# PROPERTY PHOTOS

18785 S. OAKLEY RD, OAKLEY VILLAGE, MI



# DEMOGRAPHICS

## About Saginaw County, Michigan

Saginaw County is located in central, eastern, Michigan. It is made up of 3 cities, 27 townships, and 6 villages across 816 square miles. Saginaw is the municipality of the Greater Tri-Cities region in Michigan.

Oakley Village is located in Brady Township in Saginaw County, Michigan. Oakley's population consists of 283 and is home to agriculture companies like Andersons Corn Plant and Winfield Solutions.



**Population**  
189,821



**Workforce**  
84,381



**Unemployment Rate**  
5.9%



**Starting Wage**  
(General Manufacturing)  
\$16.50/HR



**Median Home Value**  
\$131,100



**Average Household Income**  
\$56,579



Universities/ Colleges	Distance to
Delta College	30
Kettering University	31
Saginaw Valley State University	34
Michigan State University	38
Northwood University	39
University of Michigan – Flint	39
Mott Community College	40
Central Michigan University	57



## TOP NEARBY EMPLOYERS

- Nexteer Automotive
- Duro Last
- General Motors
- Means Industries
- Orchid Bridgeport
- Lippert Components
- Cignys
- Fullerton Tool Company



## CONTACT INFORMATION

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