

FOR SALE/LEASE
INDUSTRIAL/MANUFACTURING FACILITY

4662 PUTTYGUT RD, CHINA TOWNSHIP, MI 48054



**191,988 SF
AVAILABLE**

PUTTYGUT RD

PROPERTY DETAILS

\$8,999,999

191,988 SF

PRICE

BLDG SIZE

LOCATION:	4662 Puttygut Rd China Township, MI 48054
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	April 2024
SALES PRICE:	\$8,999,999.00
RENT:	\$5.00/SF
PROPERTY TAXES:	Summer: \$65,927 Winter: \$12,720 Total: \$78,647
BUILDING SIZE:	191,988 SF
AVAILABLE SPACE:	191,988 SF
LOT SIZE:	17.77 AC
ZONING:	I-1
GLA:	191,988 SF

HIGHLIGHTS

- Former Industrial/Manufacturing Facility
- 3 Areas of the Facility
 - Warehouse Office Space:
 - 24,000 SF
 - Industrial/Light Manufacturing Space:
 - 130,000 SF
 - Industrial/Warehouse Space (2015 Addition):
 - 29,970 SF
- 20 Overhead Doors & Truck wells
- Multiple cranes located on site with a variety of tonnage.
 - 2 cranes in south bay.
 - 10 ton and 20 ton, controlled separately.
 - 1 crane in east bay.
 - Has two 20 ton hooks, controlled separately.
- Additional two cranes undergoing maintenance.
 - Both are 2 ton.

EXCLUSIVELY LISTED BY:

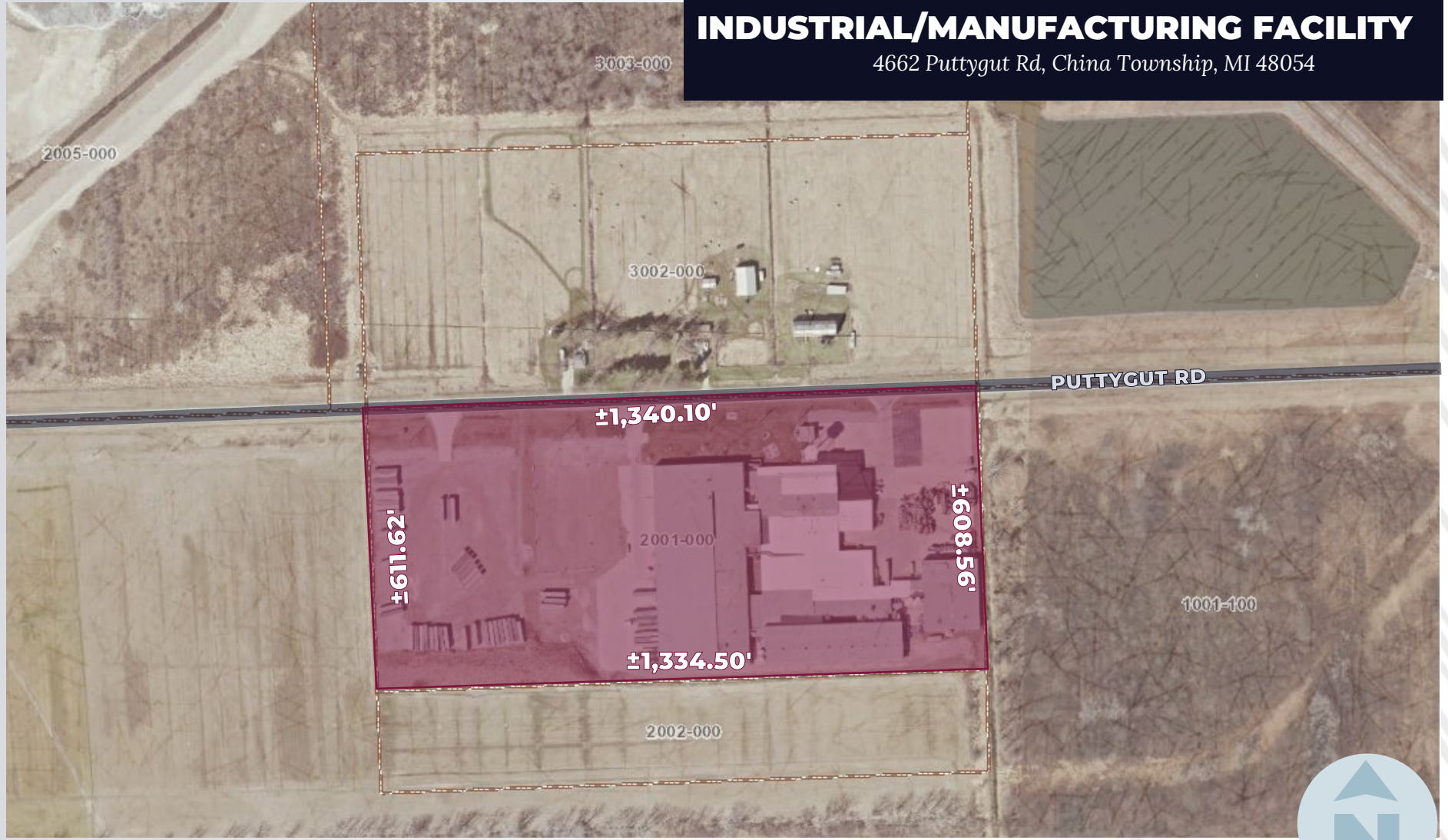


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PLAT



MICRO AERIAL



PUTTYGUT RD

RANGE RD

SITE



MACRO AERIAL

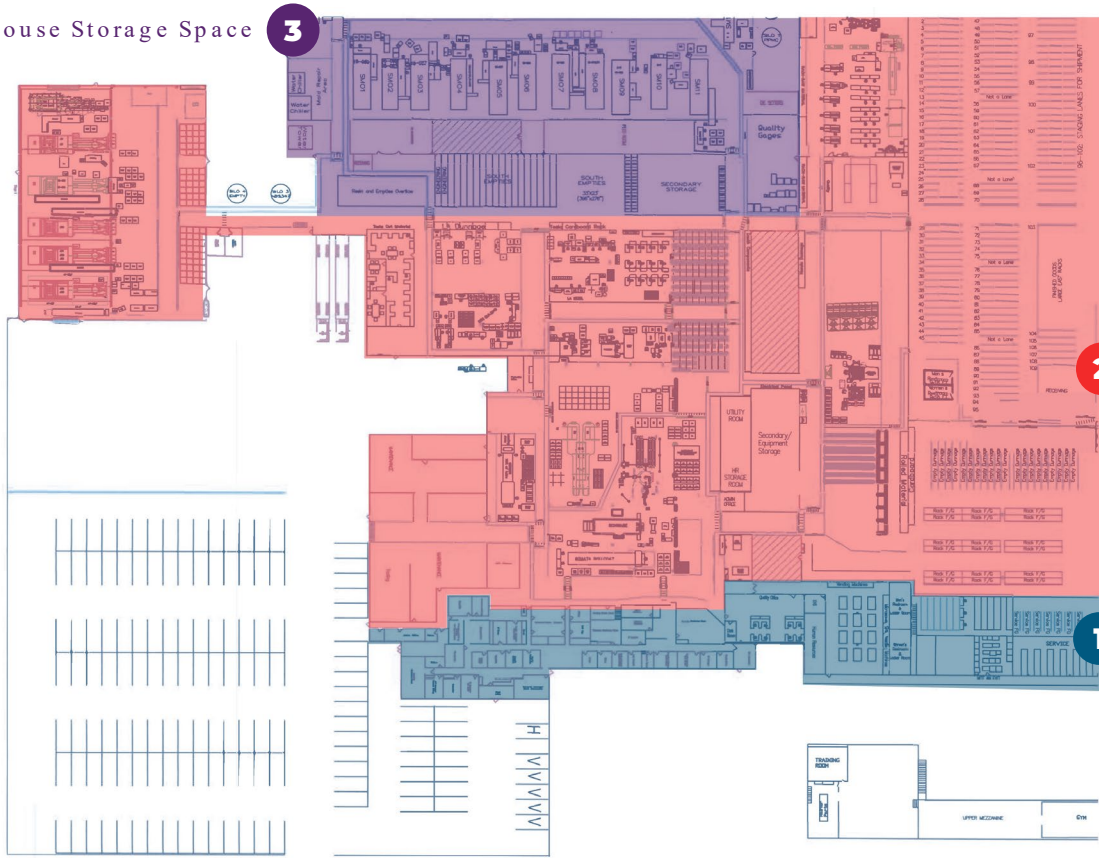


FLOOR PLAN

INDUSTRIAL/MANUFACTURING FACILITY

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Warehouse Storage Space



2 Industrial/Light Manufacturing Space

1 Warehouse Office Space



FLOOR PLAN

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VIEW EAST



**191,988 SF
AVAILABLE**

PUTTYGUT RD

SITE PHOTOS

TRUCKWELLS



OVERHEAD DOORS

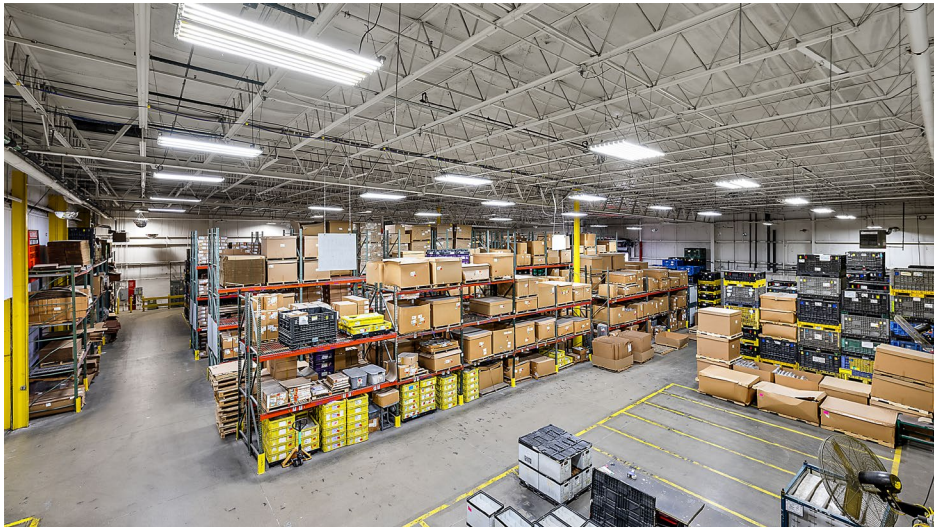


SITE PHOTOS

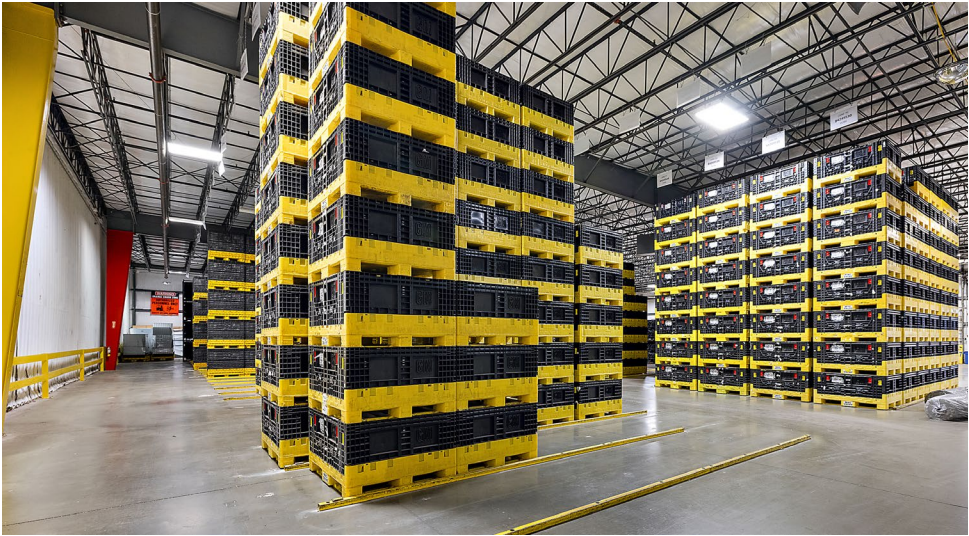
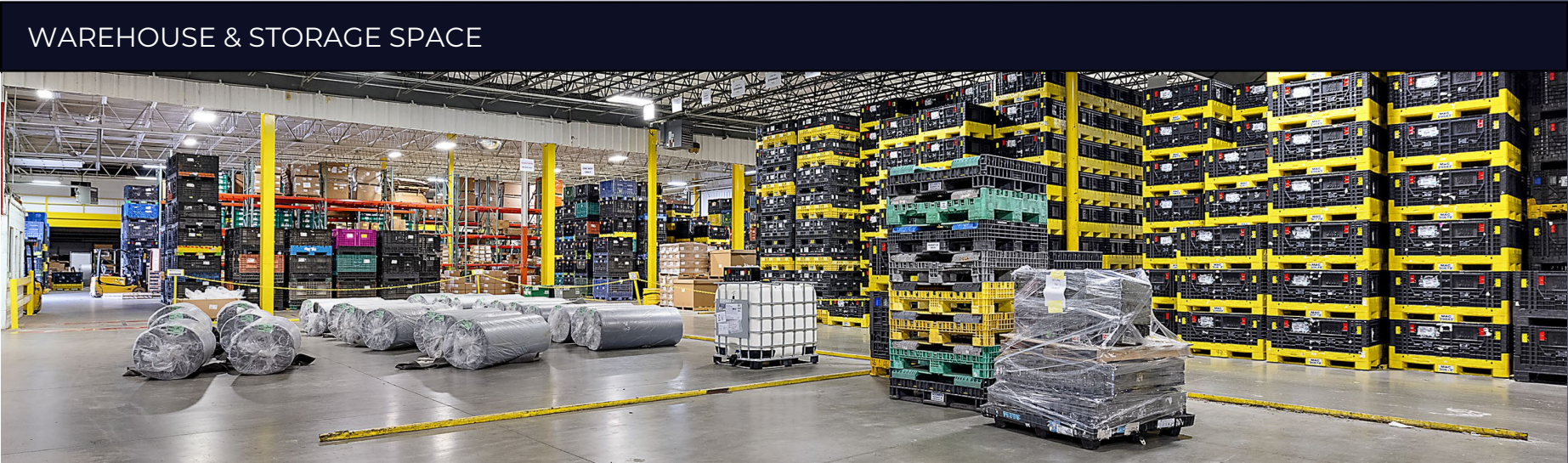


SITE PHOTOS

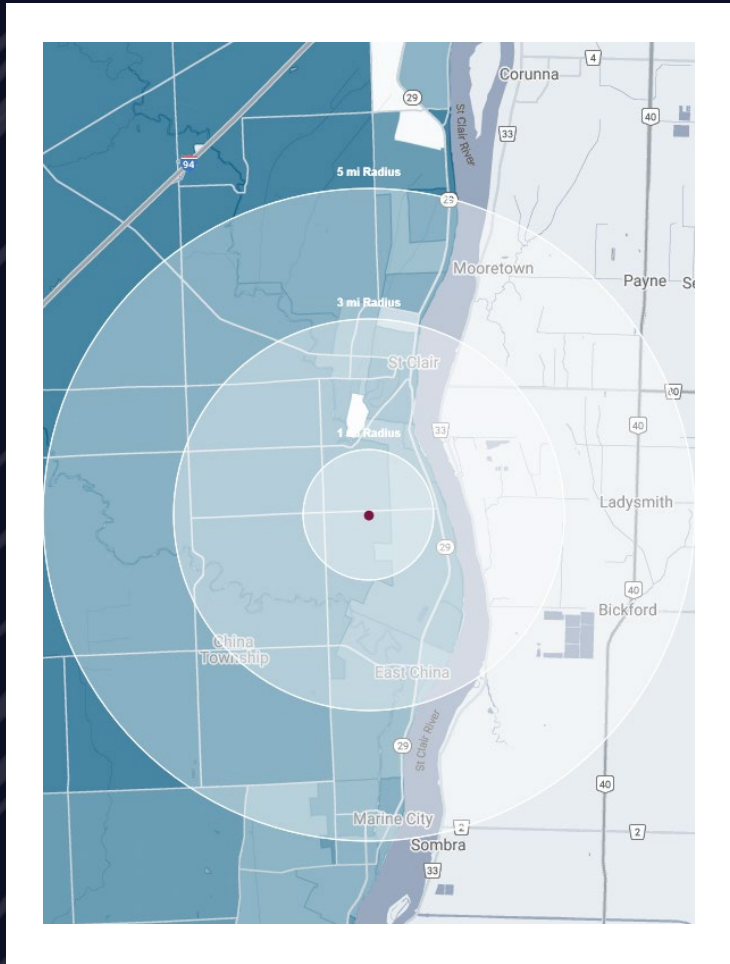
WAREHOUSE & MANUFACTURING SPACE



SITE PHOTOS



DEMOGRAPHICS



INDUSTRIAL/MANUFACTURING FACILITY

4662 Puttygut Rd, China Township, MI 48054

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	416	8,208	17,658
2028 Projected Population	406	7,953	17,197
2020 Census Population	415	8,373	17,800
2010 Census Population	408	8,401	17,853
Projected Annual Growth 2023 to 2028	-0.5%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2023	0.2%	-0.2%	-

HOUSEHOLDS

2023 Estimated Households	188	3,609	7,596
2028 Projected Households	183	3,470	7,343
2020 Census Households	184	3,644	7,586
2010 Census Households	159	3,509	7,252
Projected Annual Growth 2023 to 2028	-0.6%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2023	1.4%	0.2%	0.4%

RACE

2023 Est. White	95.0%	94.6%	94.5%
2023 Est. Black	0.5%	1.0%	0.9%
2023 Est. Asian or Pacific Islander	0.6%	0.6%	0.7%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	3.7%	3.7%	3.8%

INCOME

2023 Est. Average Household Income	\$109,680	\$98,892	\$105,767
2023 Est. Median Household Income	\$74,017	\$74,297	\$76,699
2023 Est. Per Capita Income	\$49,665	\$43,680	\$45,631

BUSINESS

2023 Est. Total Businesses	30	294	529
2023 Est. Total Employees	333	3,745	6,242

CONTACT US



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In Collaboration with



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