# FOR SALE OR LEASE

10650 Bennett Drive, Morrice, MI





#### **SPACE AVAILABLE:**

- 16,200 SF office building situated on ±5.18 Acres
- 2,250 SF storage/office building

#### **PROPERTY INFORMATION:**

- Originally built for the State of Michigan MDEQ in 1992
- Open office floor plan
- Could potentially be redeveloped for a care facility
- Storage/office building features 440 SF office restroom, 10'x12' overhead door and outside fenced storage area
- New roof in 2016 with warranty
- Utilities:
  - Electrical: 120/208 volt, 3 phase 4 wire WYE Power with 1200 AMP main switch with sub panels
  - Gas & Electricity: Consumers Energy
  - Water: 3 private wells
  - Sewage: Connected to Morrice sanitary drain system
- The property is conveniently located just one mile from the I-69/M-52 interchange, halfway between Lansing and Flint

SALE PRICE:

\$1,390,000

**LEASE RATE:** 

\$10.00

PSF/YR, + UTILITIES & JANITORIAL

#### FOR MORE INFORMATION:

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AREA INFORMATION:

### 1.4 Miles

To City of Perry

# 1.3 Miles

To City of Morrice

## 12 Miles

To Owosso

### 18 Minutes

To Durand/Webberville

# **30 Minutes**

Approximate distance to Lansing/Flint

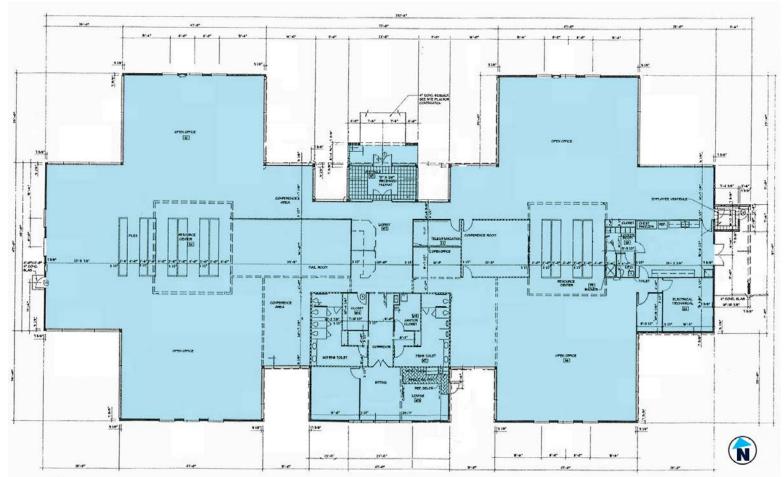
# **Convenient To**

I-69 and the City of Perry

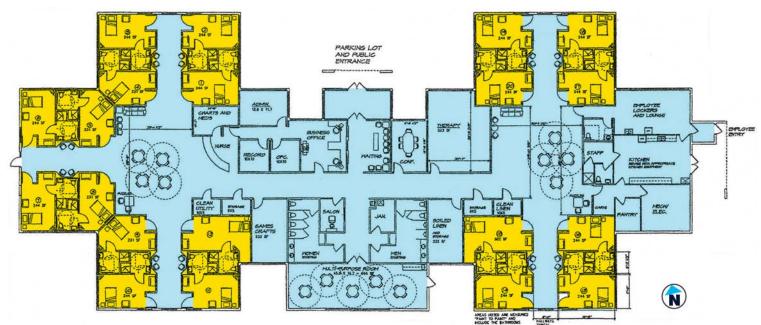
PERRY TOWNSHIP TAX DATA			
Parcel Number	014-10-400-007-02		
SEV	\$506,600		
Taxable Value	\$431,288		
2021 Taxes	\$20,631±		
Zoning	B-2 (General Business)		

DEMOGRAPHICS			
Proximity	1-Mile	5-Mile	10-Mile
Travel to Work 30-59 Minutes	42%	40.1%	36.3%
Age 65 Or Over	17.3%	16.2%	17.4%
Home Values \$150-175 K	19.2%	16.25	14%

### **FLOOR PLANS:**



Current configuration



### SITE PLANS:

