

# FOR SALE OR LEASE

10650 Bennett Drive, Morrice, MI



## 16,200 SF Commercial Space Near Perry, MI

### SPACE AVAILABLE:

- 16,200 SF office building situated on  $\pm 5.18$  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:

#### **Thomas Jamieson**

Senior Associate, Office Advisor

Direct: 517 319-9235

[thomas.jamieson@martincommercial.com](mailto:thomas.jamieson@martincommercial.com)

#### **Eric F. Rosekrans, CCIM, CPM**

Senior Vice President, Office Advisor

Direct: 517 319-9209

[eric.rosekrans@martincommercial.com](mailto:eric.rosekrans@martincommercial.com)





#### 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

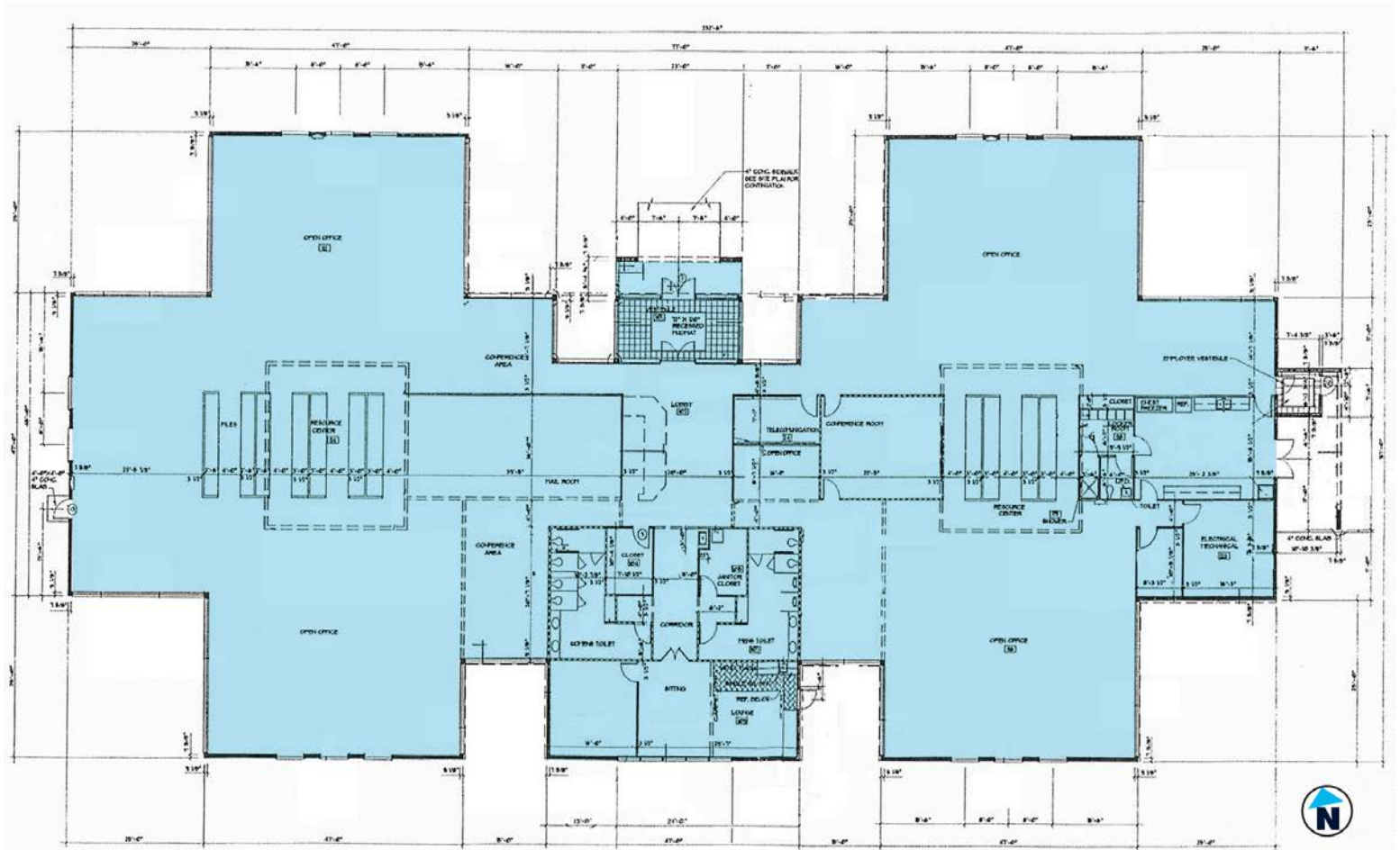
Parcel Number	014-10-400-007-02
SEV	\$506,600
Taxable Value	\$431,288
2021 Taxes	\$20,631±
Zoning	B-2 (General Business)

#### DEMOGRAPHICS

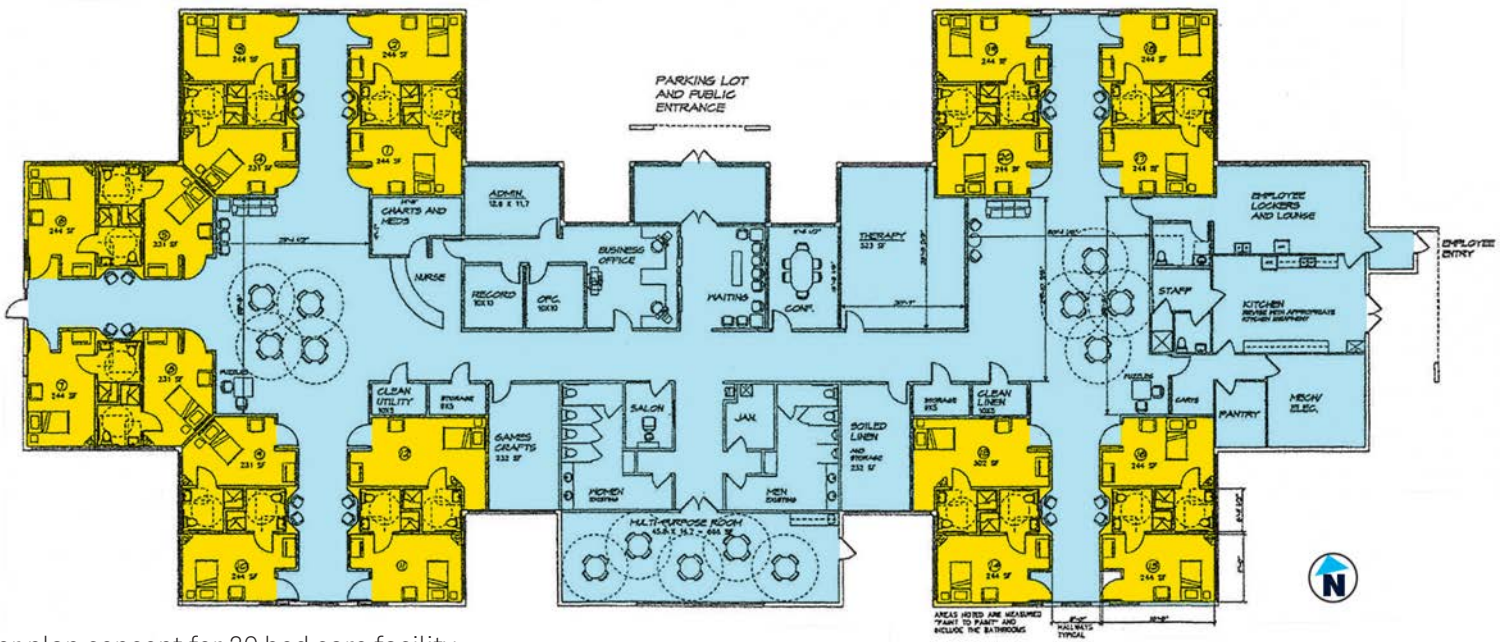
Proximity	1-Mile	5-Mile	10-Mile
Travel to Work 30-59 Minutes	42%	40.1%	36.3%
Age 65 Or Over	17.3%	16.2%	17.4%
Home Values \$150-175 K	19.2%	16.25	14%



## FLOOR PLANS:



Current configuration



Floor plan concept for 20 bed care facility



**SITE PLANS:**

