

# For Sale or For Lease

## Meadowland 10 Commerce Building

### New 5 Unit Commercial Building Under Construction

(Ready for Occupancy Early October, 2017)

*Sizes Vary 1,500 sq. ft. to 3,000 sq. ft.*

**Zoning is M-1 which allows for many businesses, contractors, wholesale, lite industrial, limited retail.**



**Building Elevations**

- Located off of 3 Mile between S. Airport Rd and Hammond Rd.
  - In 3 Mile Business Park
- Property features offer office, shop, and 14' x 14' overhead doors
- Maintenance free exterior, very well insulated, the best roof system (standing seam metal roof)
  - Turn Key Construction, Independent Condo Units
- Utilities include municipal sewer, water, natural gas, Charter, AT&T

#### For Sale

- Suite 1 - 3,000 sf (30x100) **\$253,500** (\$84.50 p/sf)
- ~~Suite 2 - 5,000 sf (50x100) **\$347,600** (\$69.52 p/sf) u/c~~
- ~~Suite 3 - 2,000 sf (40x50) **\$164,000** (\$82.00 p/sf) u/c~~
  - Suite 4 - 1,500 sf (30x50) **\$123,000** (\$82 p/sf)
  - ~~Suite 5 - 1,500 sf (30x50) **\$123,000** (\$82 p/sf) u/c~~

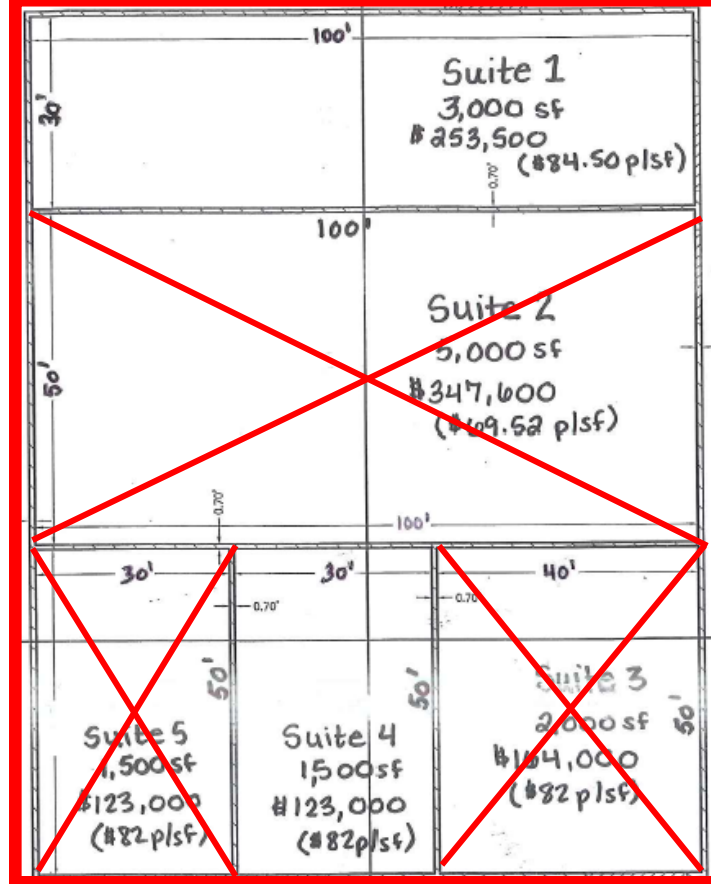
#### For Lease\*

- Suite 1 - **\$2,550p/m**
- Suite 4 - **\$1,230 p/m**

\*Landlord pays for property taxes, building insurance, association dues, snow, lawn.  
 Tenant pays utilities and dumpster .

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## Floor Plan



## Vicinity Map



## Aerial Map







### **General Building Specifications:**

- Poured concrete footing and pier pads per structural foundation drawings
- Poured concrete foundation walls per structural foundation drawings
- Polished, poured concrete floor with saw cut relief joints
- NUCOR Pre-engineered metal building with 20 year watertightness warranty
- NUCOR 25 year finished warranty on all panels and trim
- NUCOR Galvanized standing seam single slope metal roof with continuous gutter system
- 8" Split face block detail on Suite 1 façade with Custom Timber Framed entry canopy
- Galvanized standing seam roof on Suite 1 entry canopy
- Linear storefront glass detail on Suite 1 as well as galvanized awning detail on North elevation windows
- Operable sliding windows in each office area for enhanced ventilation
- 14' x 14' insulated overhead doors with openers per plan
- Steel insulated utility doors in each suite
- Storage mezzanine above each office & bathroom for additional storage use, and energy conservation
- Perimeter walls to have white liner panel with interior walls to be insulated, drywall, finish taped, and painted
- Warehouse spaces to have gas forced air heating units, with Electric baseboard in Office/Bathroom areas
- Offices and Bathrooms to receive suspended acoustic ceilings
- Building to be equipped with full Fire Suppression system
- Each unit to feature a Bathroom with Toilet & Wall Sink with a mop sink on the warehouse side
- (Suite 2 has requested rough-in only for Bathroom)
- Each suite to feature full electrical with LED lighting package, and exterior LED wall pack lighting
- All assemblies to meet local, state and national Building & Energy Code requirements
- Parking and site work to be completed per site plan with 3" Asphalt over 8" gravel base
- South side parking lot to have connector to adjacent lot, for future traffic flow, per township requirement
- Building perimeter to receive irrigation and landscaping package, including hydro seed

Proposed exterior color to be medium/dark grey, with Galvanized canopy roof accents, medium/light grey split face block, with a warm stained Timber Framed entry canopy on the North Elevation. All exterior doors to be painted light grey, and storefront glass to have clean anodized frames.