



Industrial/flex facility for lease

1347 W Britton Road | Morrice, MI

Available for immediate occupancy! This pristine Nucor steel building, built in 2019, consists of two well insulated warehouse spaces separated by a firewall with dual access between each space. 1,100 SF of impeccable office space on the main floor and an additional 1,100 SF of finished space upstairs.

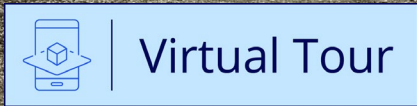
12,100 SF



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Industrial flex facility for lease

Lease Rate

\$10.95/SF

\$2.10/SF NNN

Exceptional Build

Nucor steel construction showcases exceptional quality

Flexible Warehouse

Two insulated sections enhance flexibility for a single user or two users

Heavy Duty Specs

High ceilings, concrete floors, drive-thru access and ample power support operations

Outside Storage

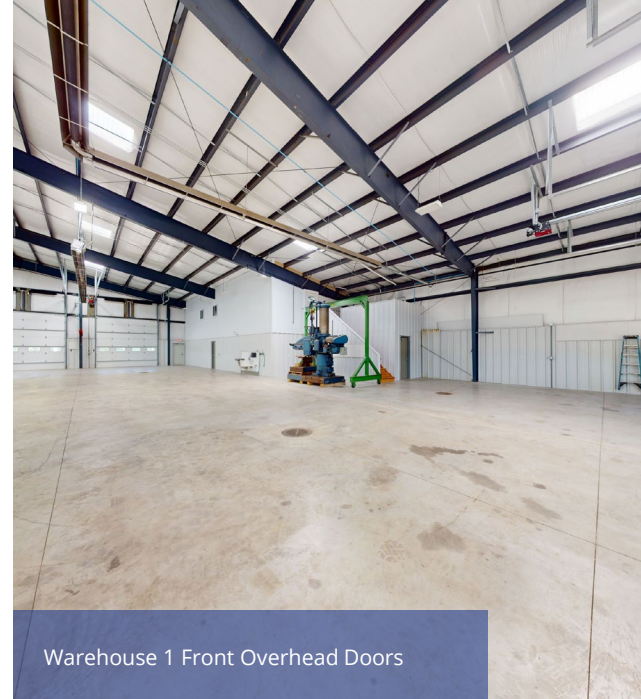
Acreage allows for outside storage

Office Space

Two floors include reception, offices, kitchens, multiple bathrooms, and natural lighting

DETAILS

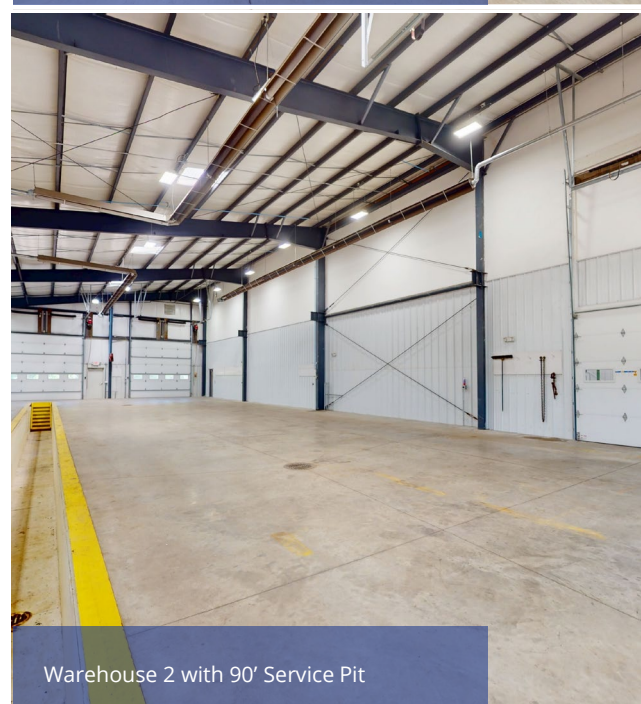
Address	1347 W Britton Rd, Morrice, MI
Total Building Size	12,100 SF
Warehouse SF	±11,000 SF
Office SF	±2,200 SF (1,100 SF first floor and 1,100 SF second floor)
Acres	5.6
Ceiling Clearance	17'-21'
Grade Level Doors	(8) 14' x 14' grade level doors (1) 20' x 16' grade level door
HVAC	Warehouse: radiant heat Office: full HVAC
Power	Single phase; 400 Amps; 120-240 Volt
Lighting	LED lighting with skylights
Floors	8" reinforced concrete floors
Parking/Outside Storage	Ample on-site parking and truck maneuvering space with potential outside storage
Office Amenities	Two levels of office include: Reception, kitchenette, conference room, private offices, full kitchen, multiple bathrooms
Additional Highlights	Drive-thru capability, backup generator, air compressor, crane potential, service pit
Year Built	2019
Utilities	Gas/Electric: Consumers Energy Water/Sewer: Well water, municipal sewer
Municipality	Village of Morrice Shiawassee County
Zoning	Industrial



Warehouse 1 Front Overhead Doors



Warehouse 1 Rear Overhead Doors



Warehouse 2 with 90' Service Pit



Outside Storage



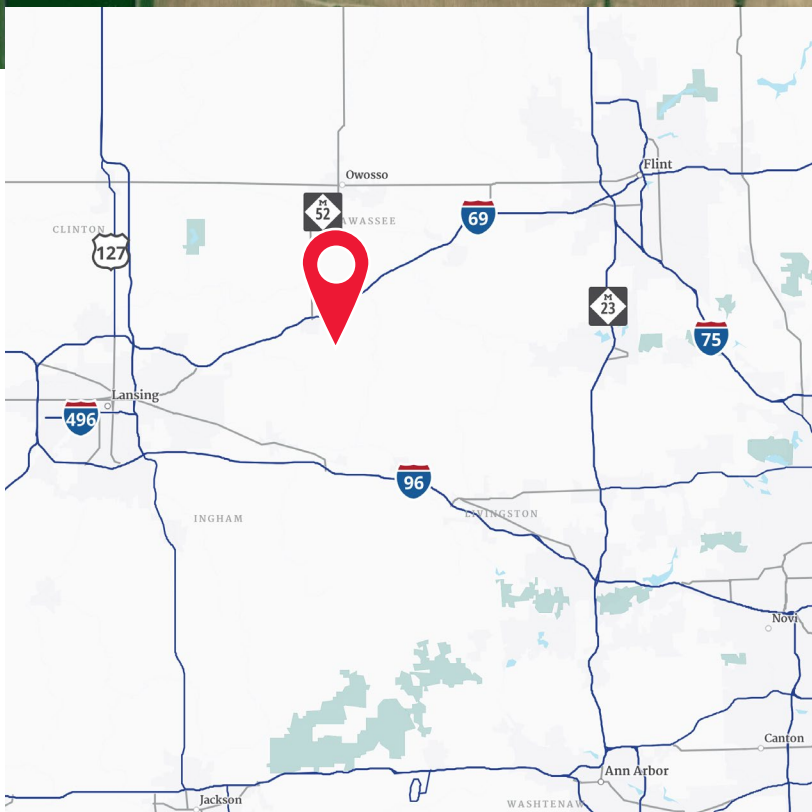
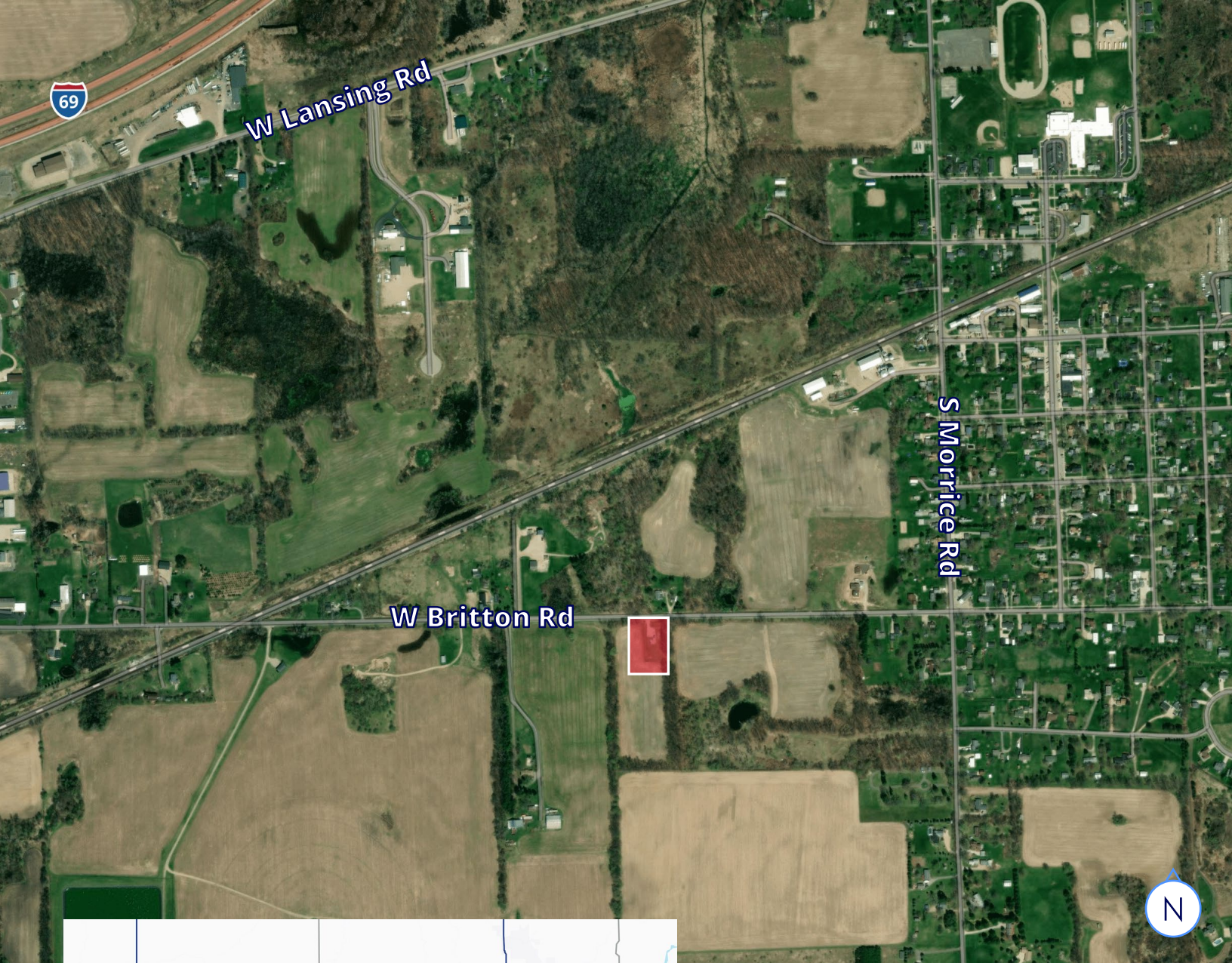
First Floor Breakroom



First Floor Office



Front Office Entrance



M-52	1.7 Miles West
I-69	1.9 Miles Northwest
US-127	19.5 Miles West
Lansing	22.4 Miles West
Flint	33.3 Miles East
Detroit	84.0 Miles Southeast
Grand Rapids	84.3 Miles West
Kalamazoo	101 Miles Southwest



View online at
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