

FORMER COMMUNITY COLLEGE

PICKARD STREET, MOUNT PLEASANT, MICHIGAN



mixed use – office, call center, data center



Open floor plan. Large three-story atrium. High-speed fiber. Building Upgrades.



56,000 Sq. Ft



10.34 Acres



500 Parking Spaces

Constructed in 1984 as an office building, and purchased by Mid Michigan College in 1993, serving as its main campus in Mt. Pleasant for over 20 years. Intensive renovations in 1995 and 1999. High visibility location on M-20, 0.3 Miles from US-127 on-ramp.

Property

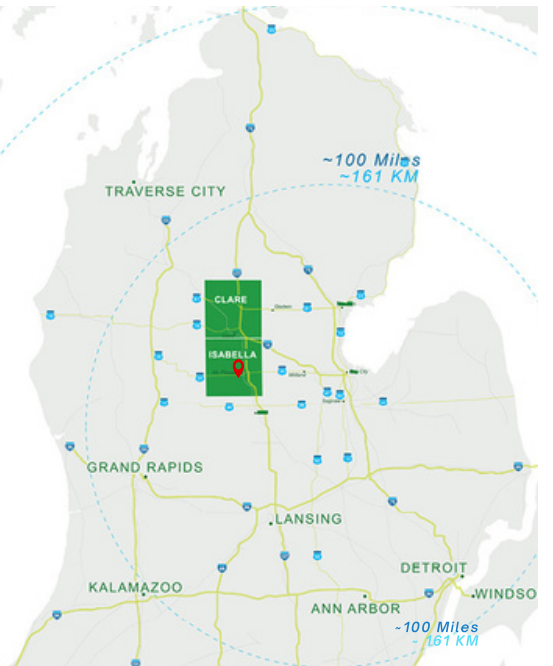
Street Address	5805 E Pickard (M-20)
City	Mount Pleasant, Michigan
County	Isabella
Type of Space	Commercial
Min Size	56,000 sq ft
Max Size	56,000 sq ft
Current Use	Vacant - Previous College Site

Site Details

Municipality	Charter Township of Union
Total Acres	10.34 Acres
Parking	500 Spaces, Asphalt Parking
Street Frontage	999.75 ft: M-20 and 346.47 ft: Summerton Rd.
Flood Zone	Flood Zone X (outside 100-500 year flood plain)
Zoning	B-7 Retail and Service Highway Business District
Drive	Single three-lane ingress/egress on M-20

Building Details

Age/Condition	Built in 1984
Total Bldg Sq Ft	56,000 sq ft
Ceiling Min	10' in offices/ classrooms
Ceiling Max	36' in atrium/entry
Foundation	4" reinforced concrete slab / poured concrete foundation
Frame	Steel
Exterior Walls	Metal, insulated glass, rigid insulation panels, EIFS
HVAC	2 complementary HVAC systems. 2 new boilers, 2006. 3 of 4 ACUs replaced, 2007.
Electrical	150 KVA transformer with 1200-amp, 480/277 volt, 3-phase, 4-wire main disconnect
Fire Suppression	✓ 100% - Wet Sprinkler
Multi-Tenant Bldg	✓ Potential
Elevator	✓
Irrigation System	✓



MOUNT PLEASANT, MI
FORMER COMMUNITY COLLEGE SITE

Perfect Midwestern Location for Offices, Call Center, Data Center

Access / Transit

Airports	MBS: 43 Minutes LAN: 1 Hour, 5 Minutes
Nearest Highway	US-127: 0.3 Miles / M-20: 0 Miles
Major City Access	Lansing: 1 hr Grand Rapids: 1 hr, 30 min Detroit: 2 hrs, 15 min Chicago: 4 hrs, 10 min Cleveland: 4 hrs, 20 min

Community

Population	City of Mt. Pleasant: 25,629 Isabella County: 70,775
Healthcare	Two Hospital Systems
Higher Ed	Central Michigan University Mid Michigan College
Crime	Lower than US Average

Utilities

Electric Service	✓ Consumers Energy
Gas Service	✓ DTE Energy
Water Service	✓ Charter Township of Union
Sewer Service	✓ Charter Township of Union
Broadband	✓ Spectrum: 10G+ Capacity Fiber

Contact

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