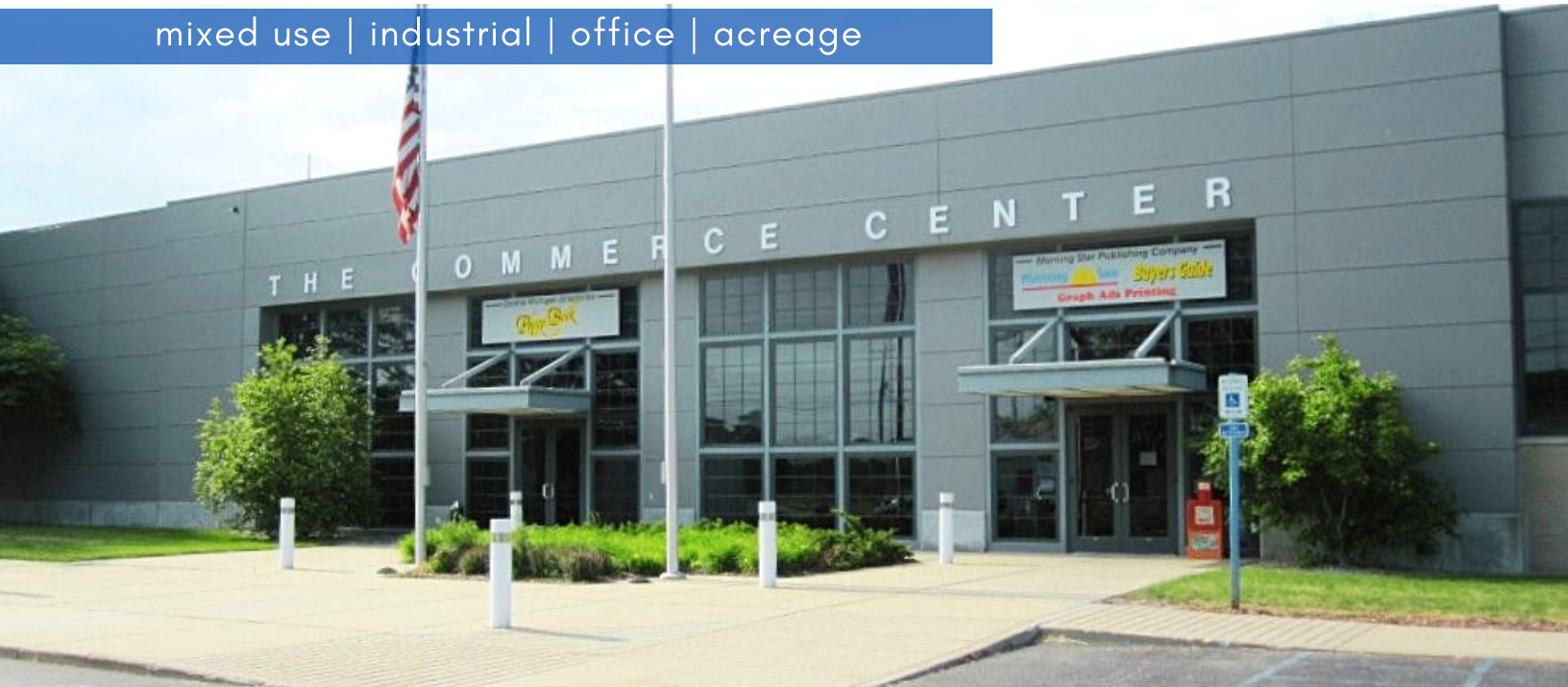


THE COMMERCE CENTER

WEST PICKARD STREET, MOUNT PLEASANT, MICHIGAN



mixed use | industrial | office | acreage



mixed use - office, warehousing, manufacturing with land to expand

-  142,000 Sq. Ft
-  10 Acres
-  15 Docks
-  200 Parking Spaces

The Commerce Center offers office, warehousing, manufacturing, and multi-tenant options. It features a rail spur, an independent electrical hub station, fifteen truck docks and grade-level bay doors. Located on 10 acres, the property supports truck staging or operational expansion.

Property

Street Address	711 W Pickard
City	Mount Pleasant, Michigan
County	Isabella County
Type of Space	Mixed Use: Office and Industrial
Min Size	200 Sq Ft
Max Size	142,000 Sq Ft
Current Use	Office, Manufacturing, Warehouse
Use Potential	Call/Data Center, Office or Office Park, Warehouse/Distribution, Industrial, Light Manufacturing, R&D

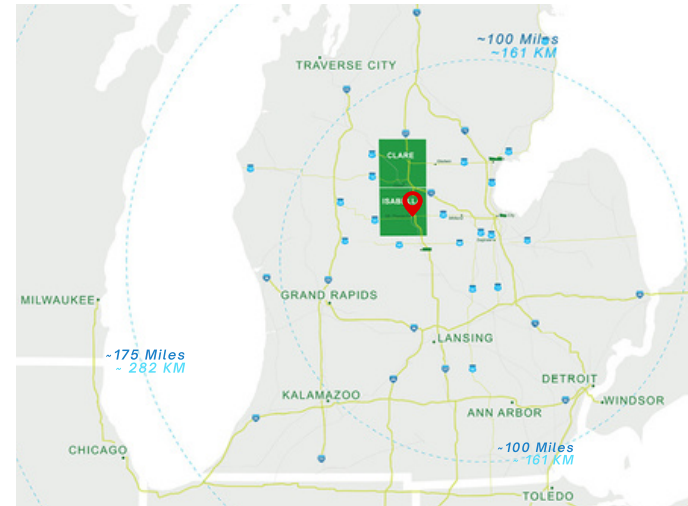
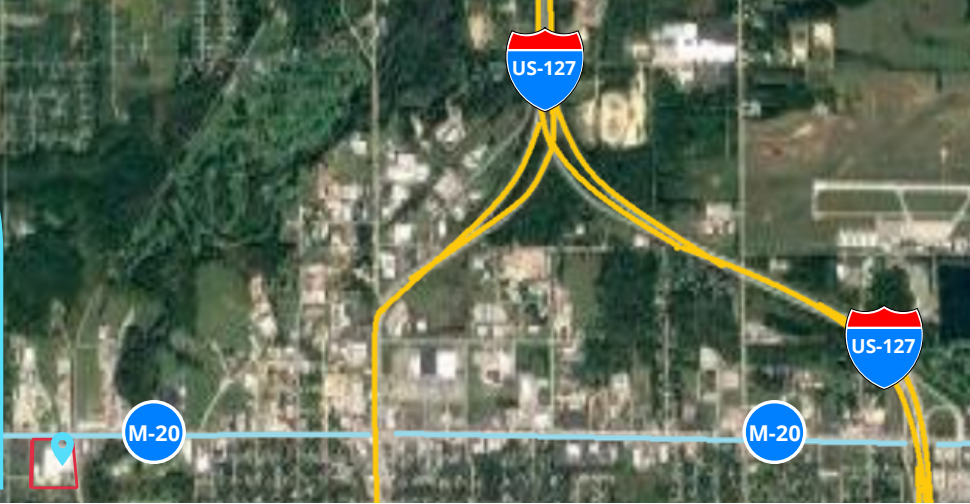
Site Details

Municipality	Mount Pleasant, Michigan
Total Acres	10 Acres
Parking	200 Parking Spaces
Zoning	Industrial
Divisible	✓
Rail Spur	✓

Building Details

Total Bldg Sq Ft	142,000 Sq Ft
Ceiling Min	10 Ft
Ceiling Max	20 Ft
Docks	15, Grade-Level Bay Doors
Construction Materials	Steel, Wood, Brick
Electrical	Independent electrical hub station

Multi-Tenant Bldg	✓
Industrial Park	✗
Expandable	✓
Divisible Acreage	✓
For Lease	✓
For Purchase	✗



MOUNT PLEASANT, MICHIGAN THE COMMERCE CENTER

Excellent opportunity to lease a mixed- use property in the heart of Michigan

Access / Transit

Airports	MBS: 43 Minutes LAN: 1 Hour, 5 Minutes
Nearest Highway	US-127; M-20
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 CMU Medical School Mid Michigan College
Crime	Lower than US Average

Utilities

Energy Service	✓ Consumers Energy
Gas Service	✓ DTE Energy
Water Service	✓ City of Mount Pleasant
Sewer Service	✓ City of Mount Pleasant
Broadband	✓ Spectrum

Contact

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MIDDLE MICHIGAN
DEVELOPMENT CORPORATION