

PIRRONE PRODUCE // FOR SALE OR LEASE

58,000 SF WAREHOUSE COMPLEX WITH REFRIGERATION & 12 DOCKS ON 14.36 ACRES

15313 BRYCE RD
CAPAC, MI 48014



- 58,000 SF Warehouse Complex
- Refrigeration or Heated Warehouse
- 12 Docks
- Immediate Occupancy
- Minutes from I-69 and M-53



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$2,900,000
Lease Rate	\$5.00 SF/YR

OFFERING SUMMARY

Building Size:	58,000 SF
Available SF:	58,000 SF
Lot Size:	14.36 Acres
Price / SF:	\$50.00
Year Built:	1955
Renovated:	2012
Zoning:	Industrial/Warehouse
Market:	Detroit
Submarket:	St Clair & Lapeer Counties

PROPERTY OVERVIEW

Former Pirrone Produce Warehouse is for sale and for lease. There are multiple buildings on the property and the total warehouse size is 55,600 SF. There is also a 2,400 SF newer construction single-story office building on site. The warehouse area is 50% refrigeration and 50% non-refrigeration and features 12 exterior docks, two (2) 14' x 14' grade-level doors, up to 24' clear height, heavy power of 1,600 amp / 480 volt and LED lighting.

Gross lease rate includes real estate taxes and building insurance.

LOCATION OVERVIEW

Located on the south side of Bryce Rd, just west of downtown Capac

PROPERTY HIGHLIGHTS

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	58,000 SF
Space Available:	58,000 SF
Shop SF:	55,600 SF
Office SF:	2,400
Office SF:	-
Mezzanine SF:	-
Occupancy:	-
Zoning:	Industrial/Warehouse
Lot Size:	10 - 24'
Parking Spaces:	Two (2 14' x 14')
Drive-Ins	12
Fenced Yard:	1600 amp / 480 volt
Trailer Parking:	yes
Year Built / Renovated:	1955
Construction Type:	Steel
Clear Height:	Gas Unit
Overhead Doors:	Office Only
Lighting:	LED
Truckwells/Docks:	Abundant
Year Built:	1955 - 2012
Column Spacing:	-
Power:	No
Air Conditioning:	Yes
Heat Type:	No
Lighting:	No
Sprinklers:	\$27,245.84
Floor Drains:	-
Taxes:	-



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ADDITIONAL PHOTOS



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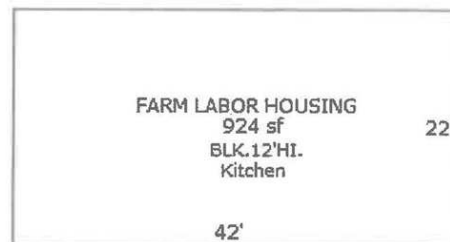


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PARCEL SKETCHES



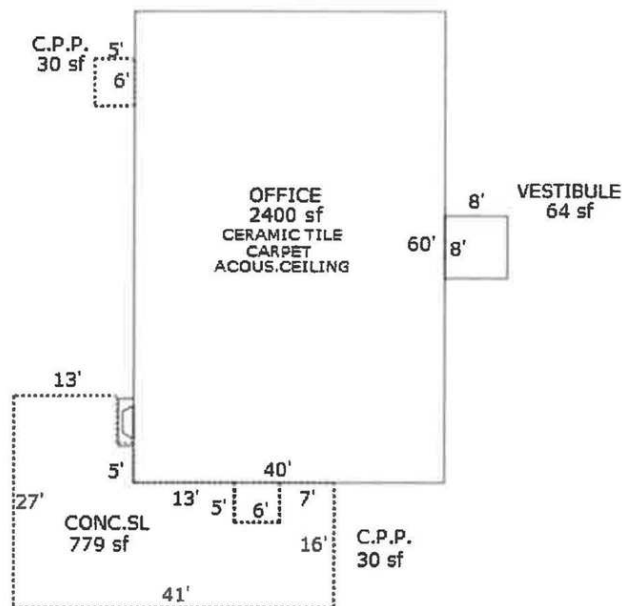
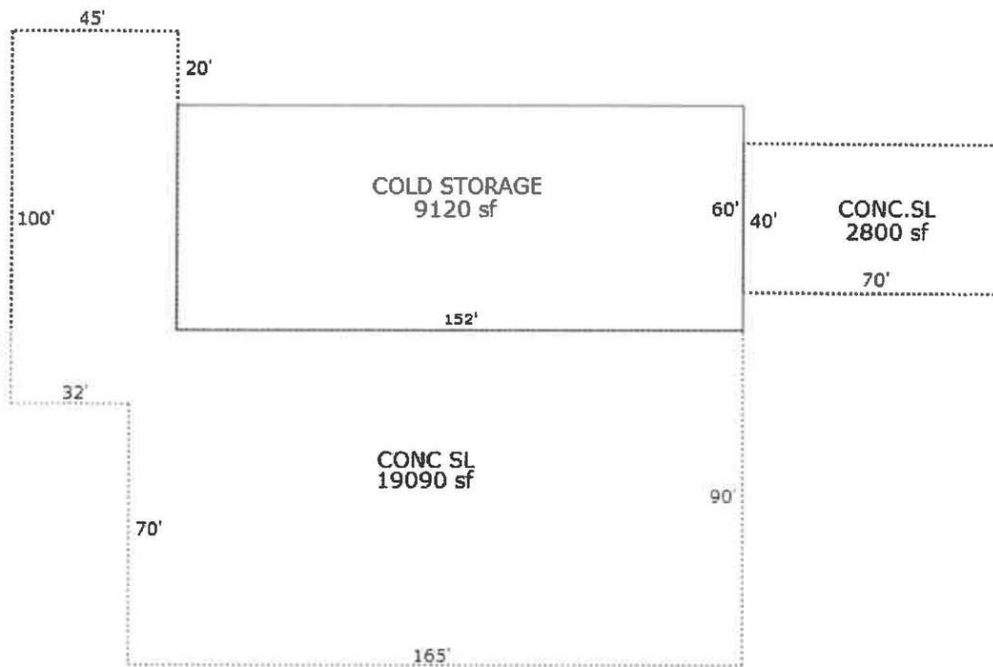
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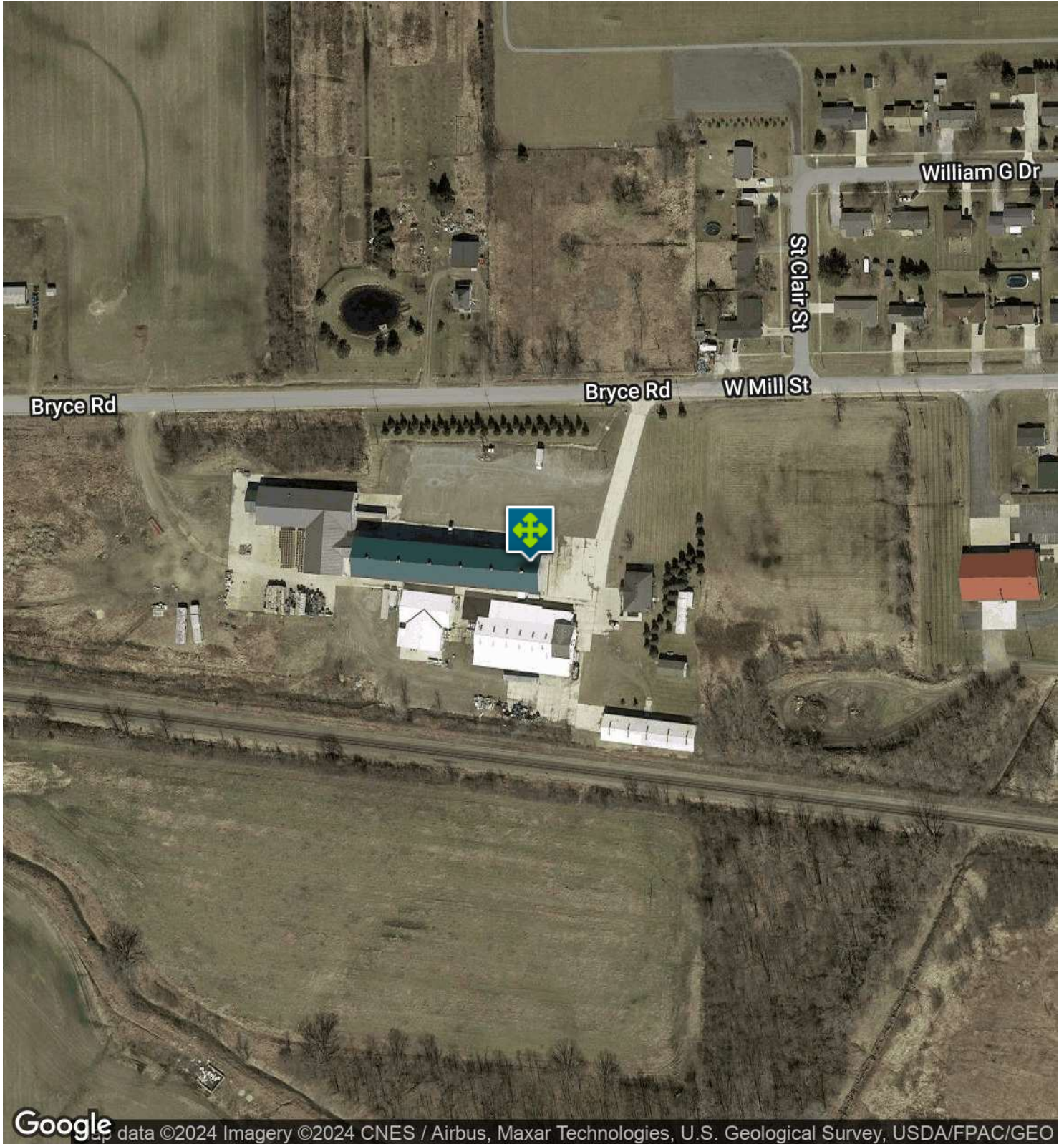
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PARCEL SKETCHES



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AERIAL MAP



Google

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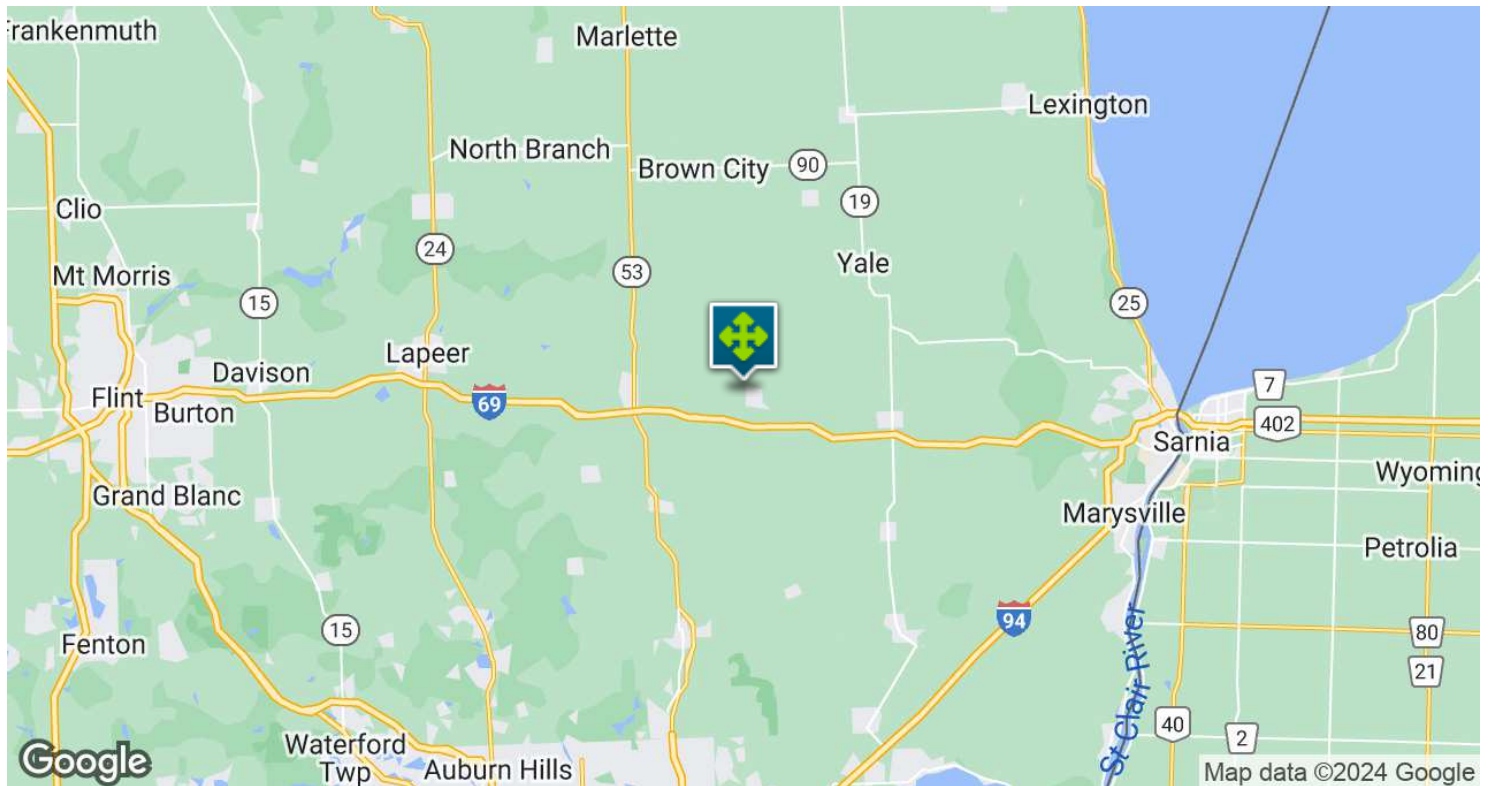
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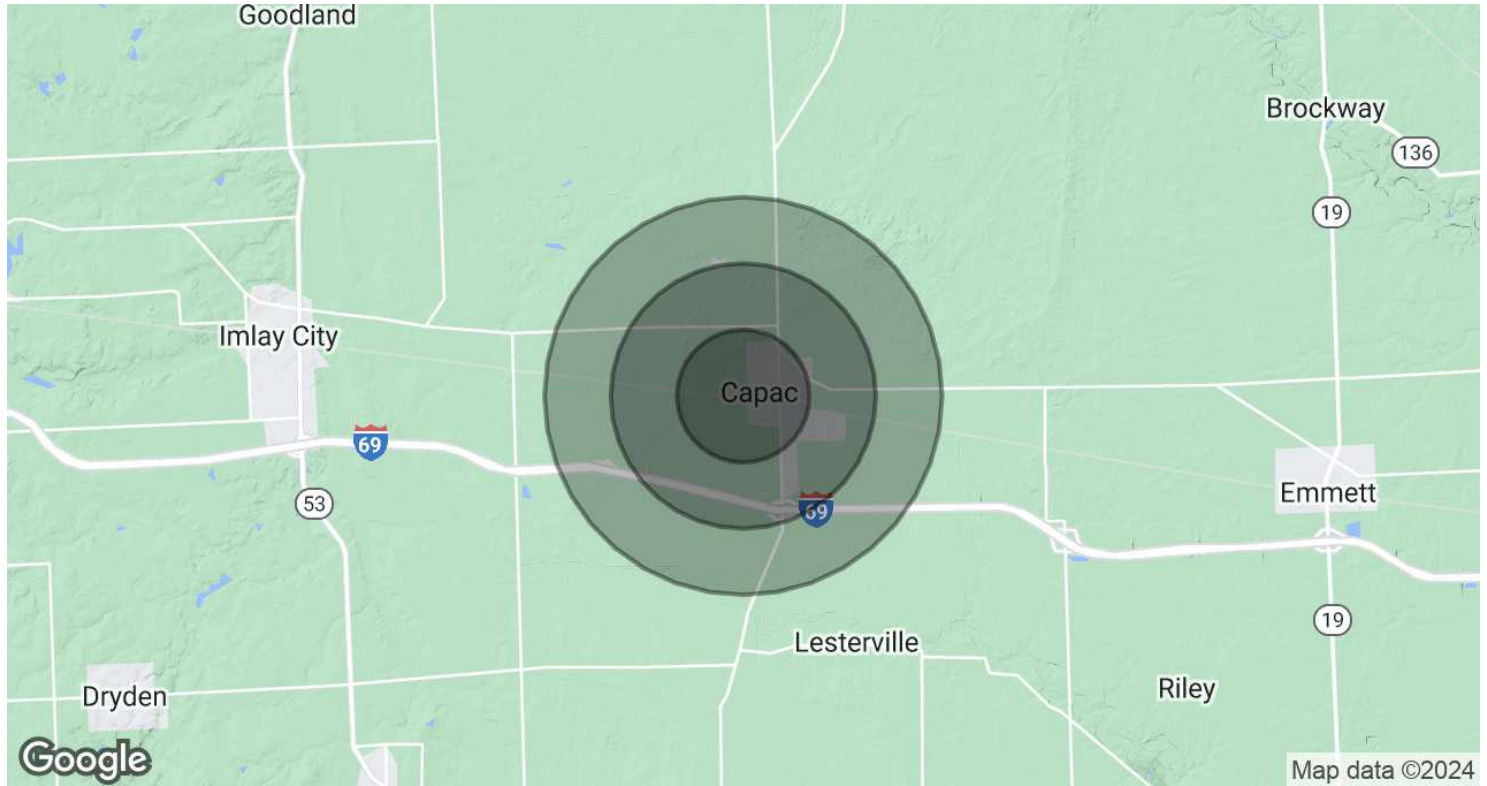
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,337	2,497	3,622
Average Age	39.2	40.0	41.8
Average Age (Male)	39.1	40.3	42.5
Average Age (Female)	40.6	41.7	42.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	595	1,066	1,521
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$53,449	\$59,278	\$66,558
Average House Value	\$98,745	\$114,869	\$145,226

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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