



Description

This engineered steel building is the newest addition to the Luthy Business Park and is located one mile north of Rosebush in the heart of central Michigan. It features 12,800 SF of clear span operational space clear to 16 ft. under beam/18 ft. over beam at the eave and 19 ft. under beam/20.5 ft. over beam at the peak. Also available in 6400 SF. The building is insulated with 4" of insulation between double back vinyl and cover panel to 14 ft. on the building with industrial grade door openers. The concrete floor was installed off 2 x 6 board forms with buried underground plumbing for two restroom locations. Electrical utilities includes a service of 600 amps of 3-phase 480 volts and lighting panels servicing new T8 (6) bulb fixtures. Heat provided by Cambridge Engineering 400,000 BTU. Owner will consider building a structure to suit.

Property Details	
Site/Building Name	Newest Addition to Luthy Business Park – 5101 N Mission
Street Address	5101 N. Mission Rd.
City	Rosebush
County	Isabella
Type of Space	Industrial
Min Size	6400 SF
Max Size	12800 SF

Availability	
Featured Property	Yes
For Sale	No
For Lease	Yes
Current Use	Industrial

Contact Information	
Contact Name	Jeffrey R. Bean
Address	6675 N. Whiteville Rd.
City	Rosebush
State	MI
Phone	517-202-9421
Email	jeff@jeffbean.net

Building Details	
Total Building SF	12,800 SF
Industrial Park	Yes
Industrial Park Name	Luthy Business Park
Multi- Tenant Building	No

Site Details	
Zoning	Industrial
Total Acres	2.5

Utilities	
Gas Service	Yes
Electric Service	Yes
Water Service	Yes
Water Provider	Private Well
Sewer Service	Yes
Sewer Provider	Private Septic

Transportation	
Distance to Nearest Airport	45.3 miles to MBS International
Distance to Nearest Highway	1.3 miles to US-127
Nearby Highway	US-127

