

INDUSTRIAL WAREHOUSE FOR SALE



R & W Investments

OFFERING MEMORANDUM

3424 East Street
Saginaw MI 48601



R & W Investments

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Exclusively Marketed by:

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COMMERCIAL & INDUSTRIAL
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SINCE 1964

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01 **Executive Summary**

Investment Summary

Unit Mix Summary

Location Summary

R & W INVESTMENTS

OFFERING SUMMARY

ADDRESS	3424 East Street Saginaw MI 48601
COUNTY	Saginaw
MARKET	Saginaw Valley
SUBMARKET	Saginaw County
BUILDING SF	7,564
LAND SF	54,885 SF
YEAR BUILT	1965
APN	25114012006000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$199,900
PRICE PSF	\$26.43

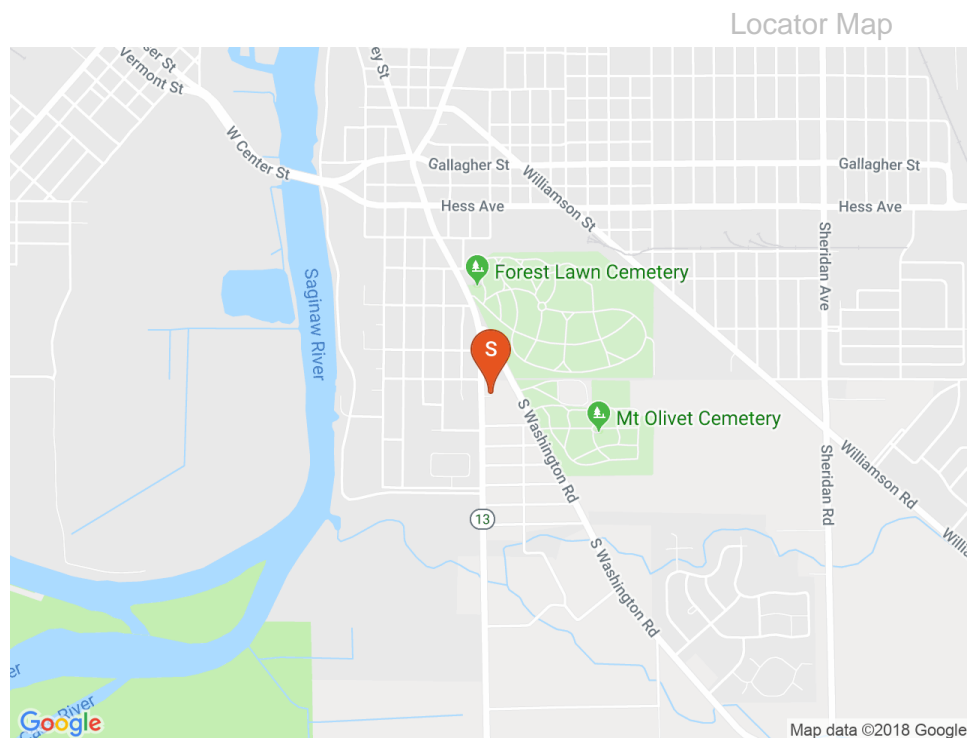
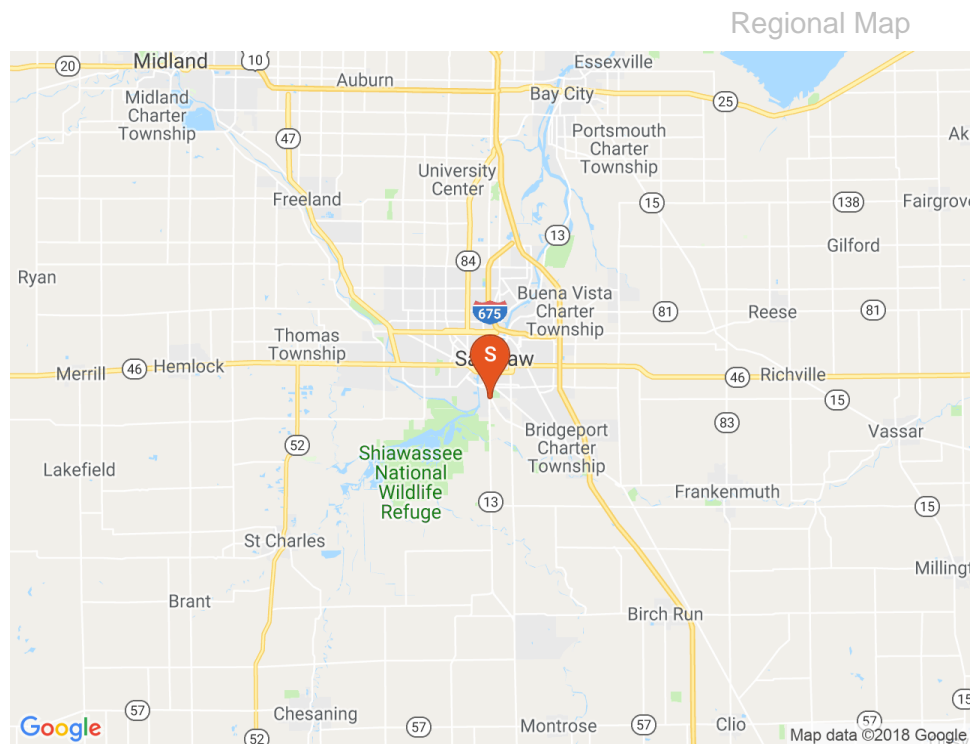
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	4,377	45,362	91,854
2017 Median HH Income	\$17,237	\$29,221	\$36,487
2017 Average HH Income	\$30,154	\$42,080	\$50,519

- Two overhead truck doors and one outside truck well.



Well maintained office and warehouse facility offering two overhead truck doors and one outside truck well with overhead access to facility. Located just south of the City of Saginaw in Spaulding Township on M-13.

Industrial warehouse distribution with approximately 1000 square feet of air-conditioned office. Outside truck well with side access. Locate just South of the City of Saginaw on a class A all weather State Highway (M-13). Presently leased to a national Tenant which will be vacating in September.





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Property Images

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	7564
LAND SF	54885
LAND ACRES	1.26
# OF PARCELS	1
YEAR BUILT	1965
ZONING TYPE	C-1
BUILDING CLASS	C
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
LOT DIMENSION	Irrregular
PARKING RATIO	Ample

MULTI-FAMILY VITALS

CURRENT OCCUPANCY	100
HVAC	GFA
FIRE SPRINKLERS	None

COMMERCIAL VITALS

NUMBER OF UNITS	1
CURRENT OCCUPANCY	100
HVAC	GFA
FIRE SPRINKLERS	None
LIGHTING	Fluorescence

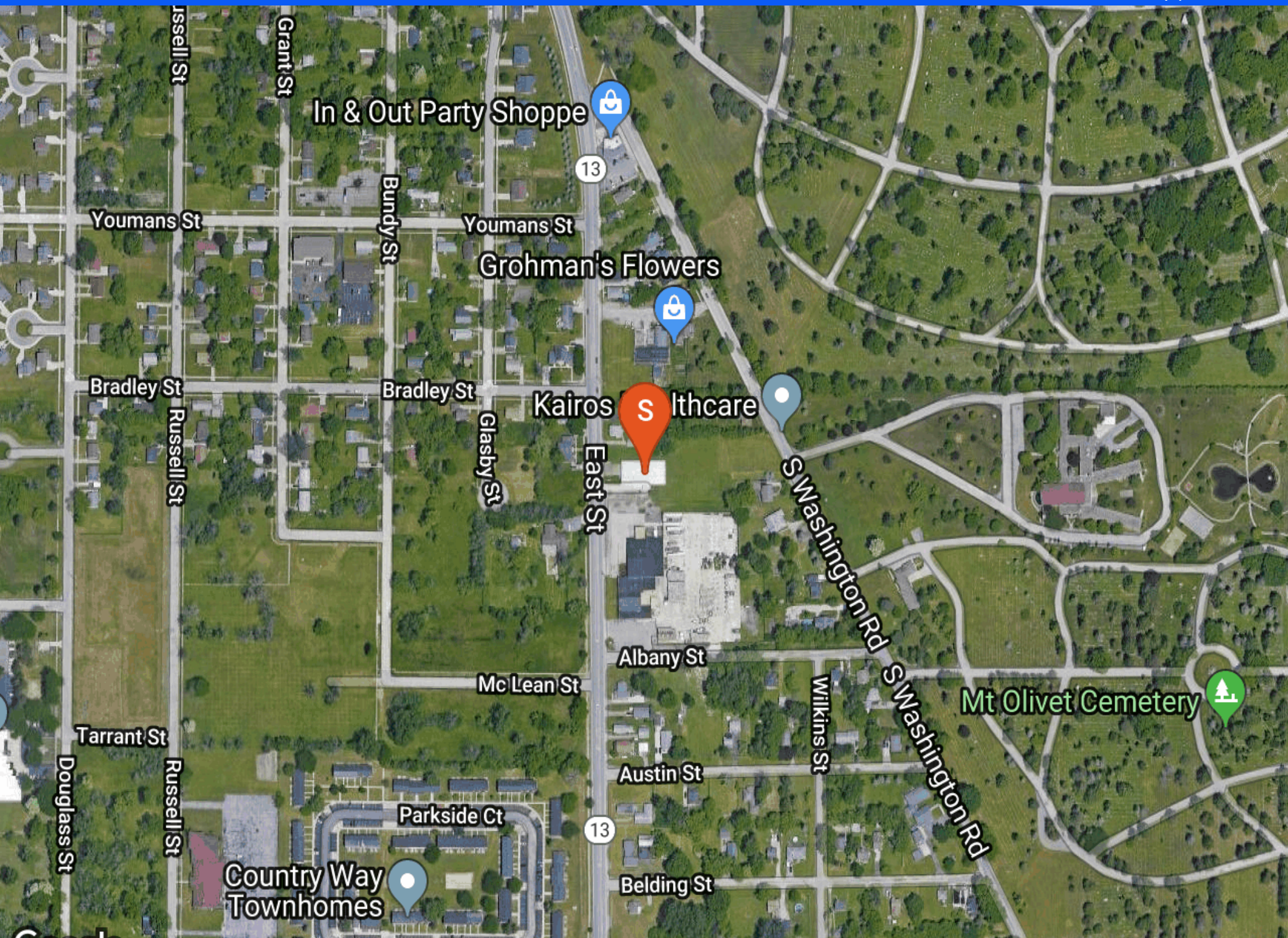
NEIGHBORING PROPERTIES

NORTH	Industrial
SOUTH	Commercial
EAST	Residential
WEST	Residential

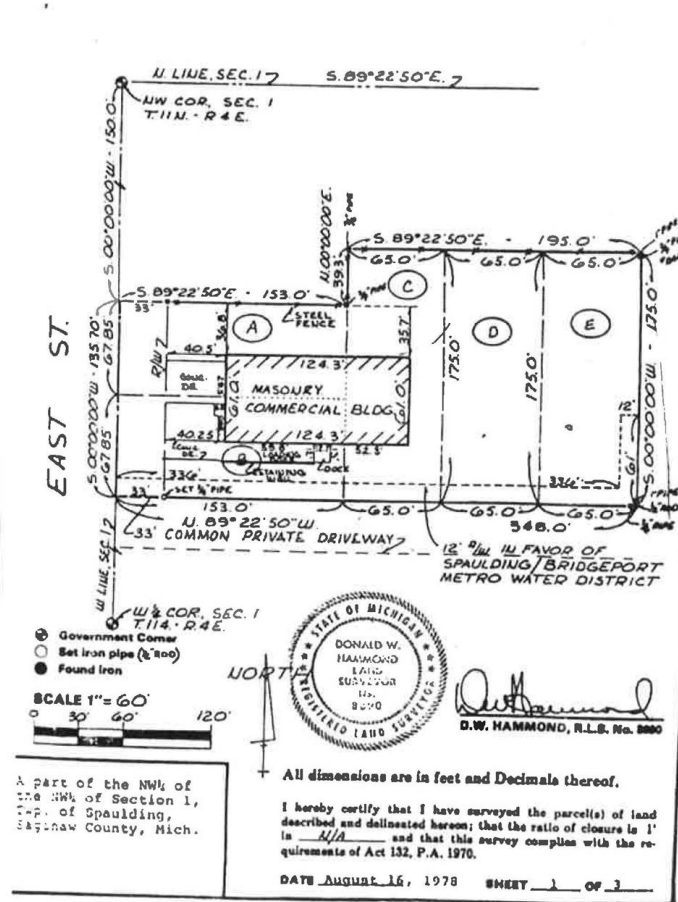
CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Block
EXTERIOR	Block/Brick
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Grass





Survey



Aerial Plat



Industrial Building





03

Demographics

Demographic Details

Demographic Charts

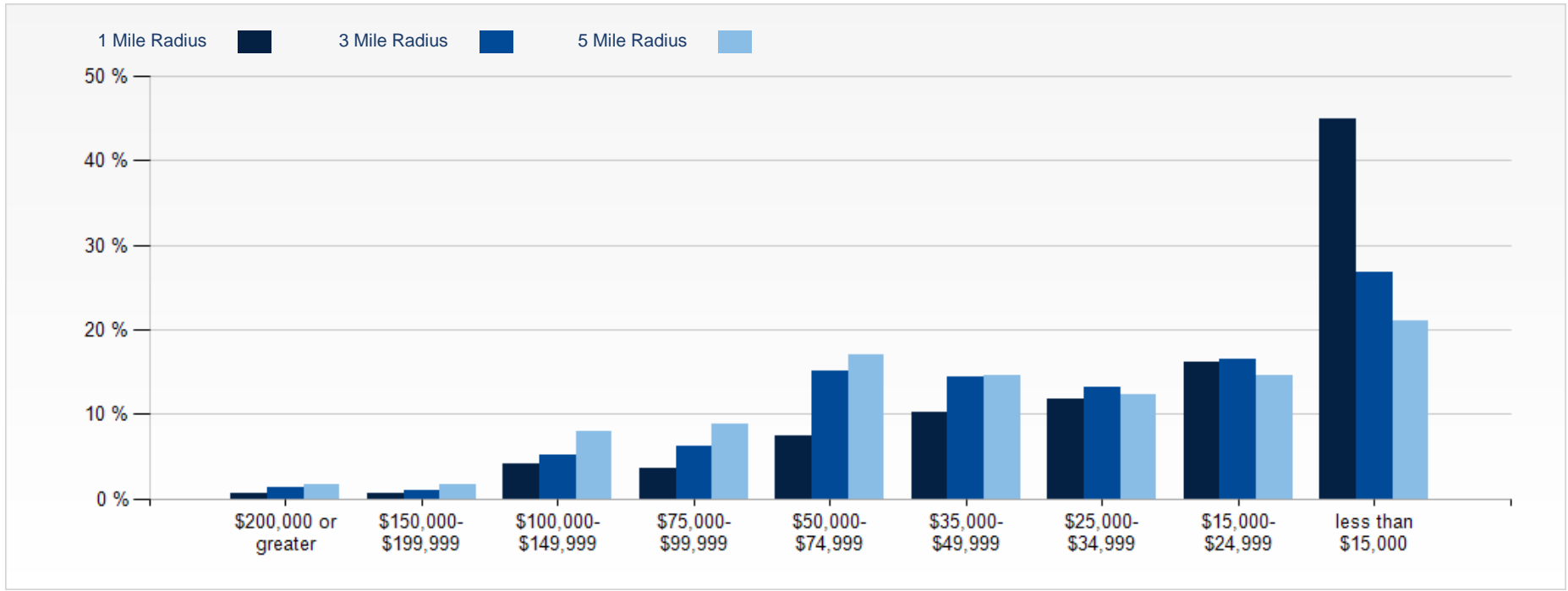
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,031	58,153	110,281
2010 Population	4,744	48,024	96,520
2017 Population	4,377	45,362	91,854
2022 Population	4,204	43,952	89,106
2017 African American	2,856	20,303	32,232
2017 American Indian	28	284	472
2017 Asian	6	265	912
2017 Hispanic	885	7,215	12,006
2017 White	872	19,501	50,174
2017 Other Race	328	2,610	4,055
2017 Multiracial	287	2,386	3,969
2017-2022: Population: Growth Rate	-4.00 %	-3.15 %	-3.05 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	737	4,772	7,844
\$15,000-\$24,999	265	2,947	5,460
\$25,000-\$34,999	194	2,351	4,593
\$35,000-\$49,999	169	2,558	5,444
\$50,000-\$74,999	122	2,704	6,354
\$75,000-\$99,999	60	1,121	3,288
\$100,000-\$149,999	68	915	2,989
\$150,000-\$199,999	11	166	618
\$200,000 or greater	11	240	667
Median HH Income	\$17,237	\$29,221	\$36,487
Average HH Income	\$30,154	\$42,080	\$50,519

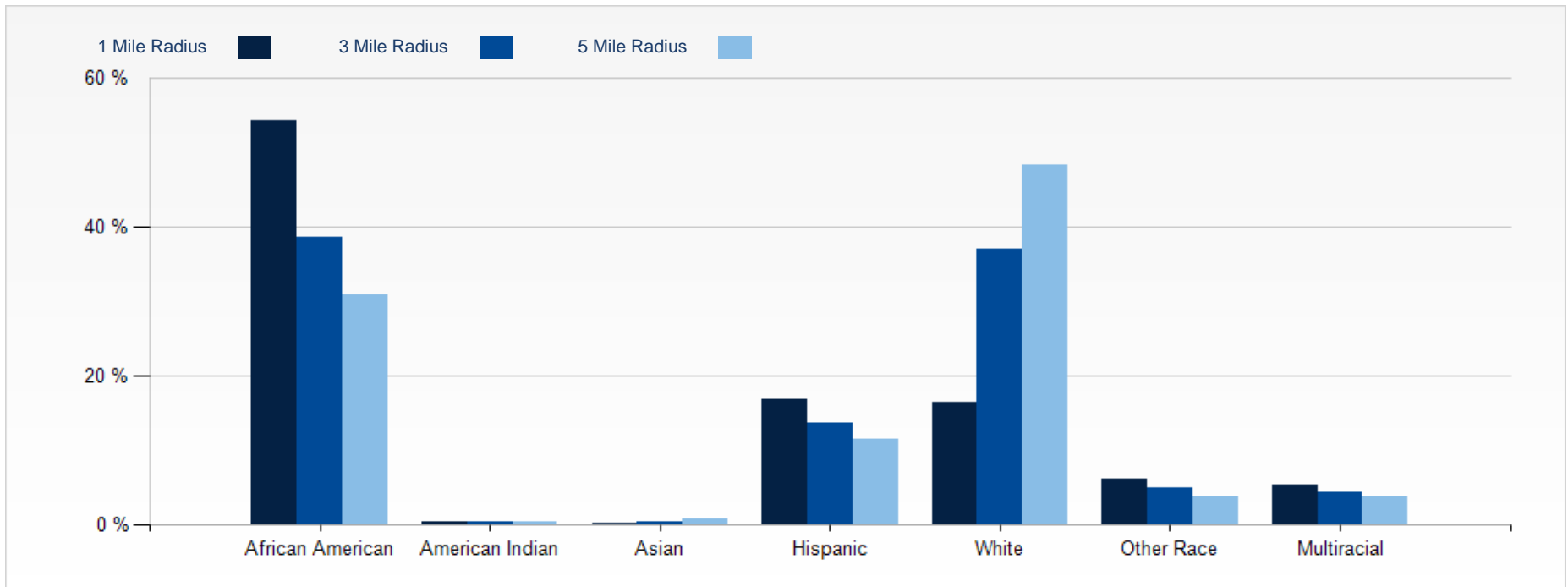
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,343	23,879	46,300
2010 Total Households	1,761	18,673	38,878
2017 Total Households	1,636	17,774	37,258
2022 Total Households	1,575	17,269	36,238
2017 Average Household Size	2.65	2.48	2.41
2000 Owner Occupied Housing	1,039	13,405	28,975
2000 Renter Occupied Housing	1,042	8,283	13,921
2017 Owner Occupied Housing	742	9,907	23,353
2017 Renter Occupied Housing	895	7,867	13,904
2017 Vacant Housing	448	4,392	7,060
2017 Total Housing	2,084	22,166	44,318
2022 Owner Occupied Housing	725	9,706	22,895
2022 Renter Occupied Housing	850	7,563	13,343
2022 Vacant Housing	510	4,968	8,180
2022 Total Housing	2,085	22,237	44,418
2017-2022: Households: Growth Rate	-3.80 %	-2.85 %	-2.75 %



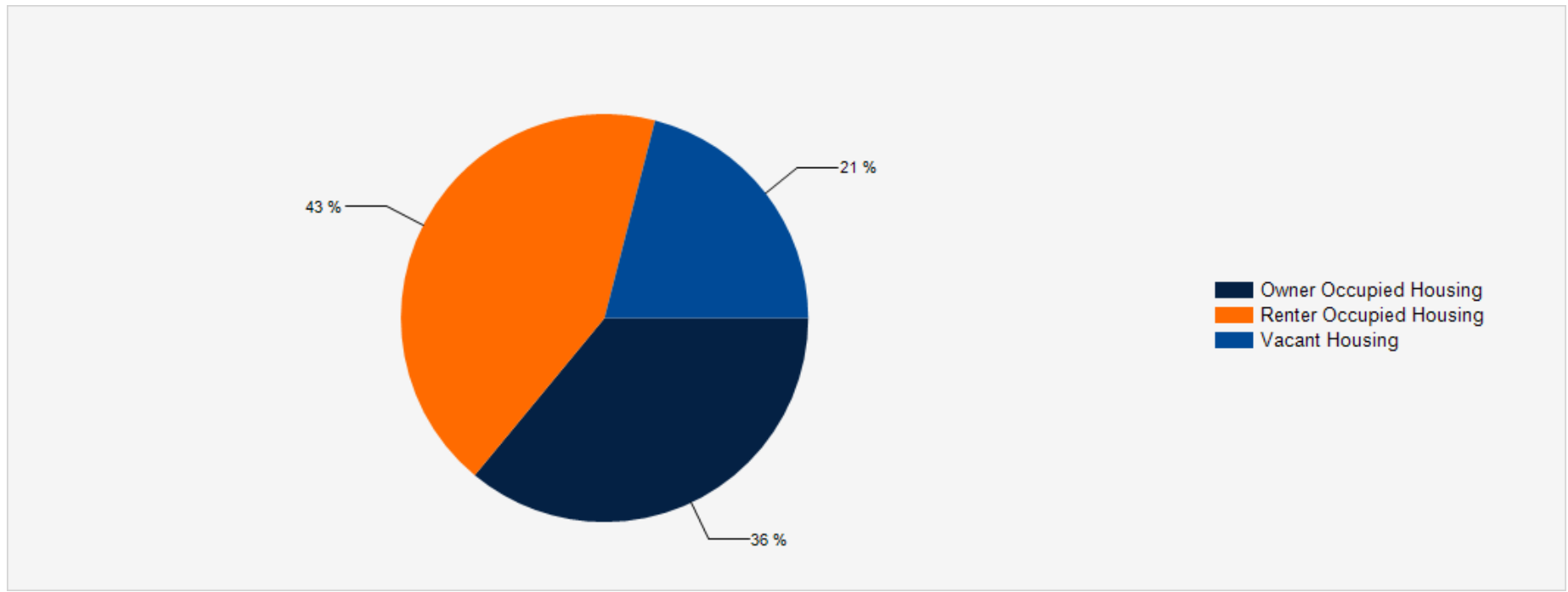
2017 Household Income



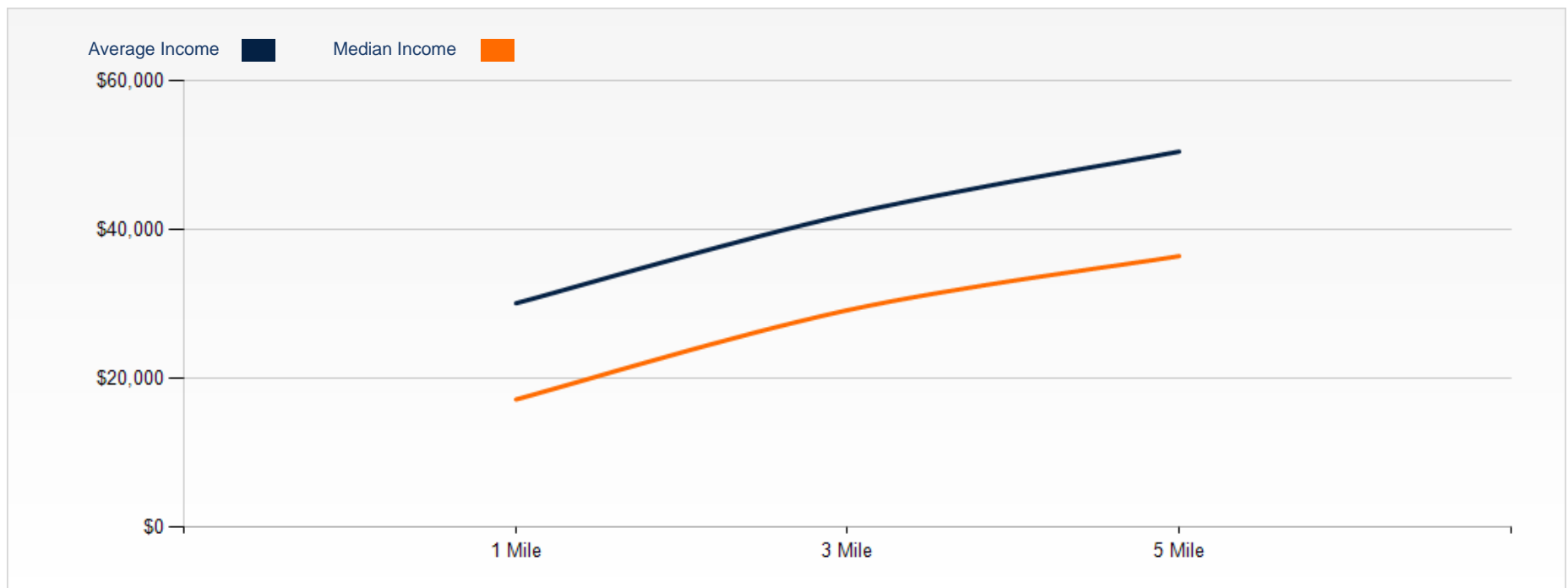
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



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