

105 RUSSELL RD

105 E Russell, Tecumseh , MI 49286



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

dtesch@thomasduke.com

OFFERING SUMMARY: 105 E Russell | Tecumseh , MI 49286



PROPERTY OVERVIEW

105 E Russell Road offers approximately 6,000 square feet of flexible light industrial space in Tecumseh, Michigan. The property is currently configured as a brewing and production facility, providing a functional existing buildout for any brewer or distiller to take advantage of. The building can be leased in its entirety or can be divided into three to four smaller suites to accommodate traditional industrial tenants with more modest space requirements.

OFFERING SUMMARY

Lease Rate: \$12 SF/yr (NNN)
Building Size: 6,000 SF
Available SF: 1,500 - 6,000 SF
Year Built: 1979
Zoning: IC- Industrial Commercial

PROPERTY HIGHLIGHTS

- Approximately 6,000 SF light industrial / flex building
- Available to a single tenant or Landlord can subdivide the building into 2, 3, or 4 smaller industrial units with an overhead and man door for each unit
- Ownership willing to consider building modifications and reconfiguration to accommodate qualified tenants
- Building is fully air conditioned
- Existing brewery use remains an option for a tenant looking to take advantage of the property's current buildout
- Landlord open to reducing the brewery production area to cater to smaller operators who may not need a 6,000-SF brew facility

BUILDING/PROPERTY INFORMATION: 105 E Russell | Tecumseh , MI 49286

BUILDING INFORMATION

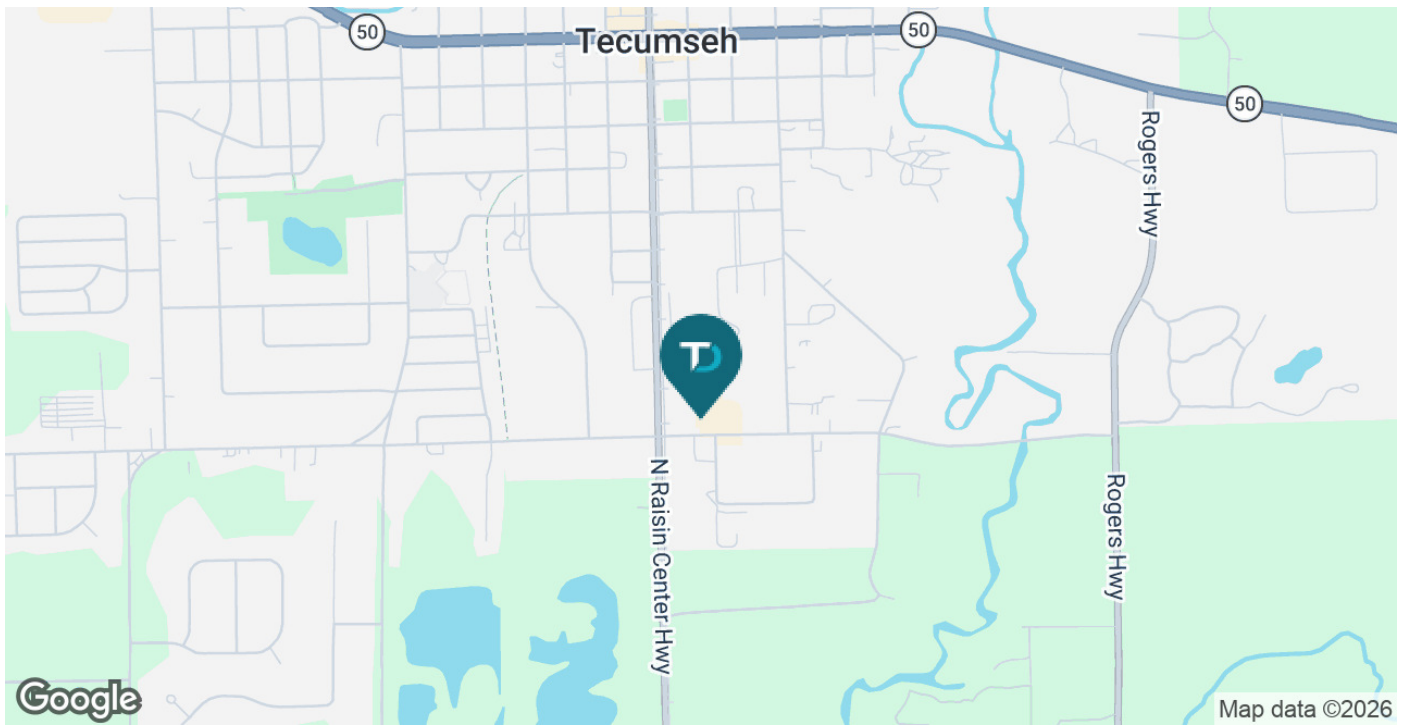
Price: \$12.00/SF + NNN
Building Size: 6,000 SF
Year Built: 1979
Number of Floors: 1
Utilities: Gas/Water/Electric

PROPERTY INFORMATION

Property Type: Industrial
Property Subtype: Flex Space
Zoning: IC- Industrial Commercial
Legal Description: Available upon request
APN: XTO-325-0251-000

LOCATION INFORMATION

Located on the north side of E. Russell Road in Tecumseh, Michigan, the property benefits from strong visibility and convenient access to a growing community known for its local charm, vibrant downtown, and active retail scene.



LEASE SPACES: 105 E Russell | Tecumseh , MI 49286



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 6,000 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
105	Available	1,500 - 6,000 SF	NNN	\$12.00 SF/yr

ADDITIONAL PHOTOS: 105 E Russell | Tecumseh , MI 49286



ADDITIONAL PHOTOS: 105 E Russell | Tecumseh , MI 49286



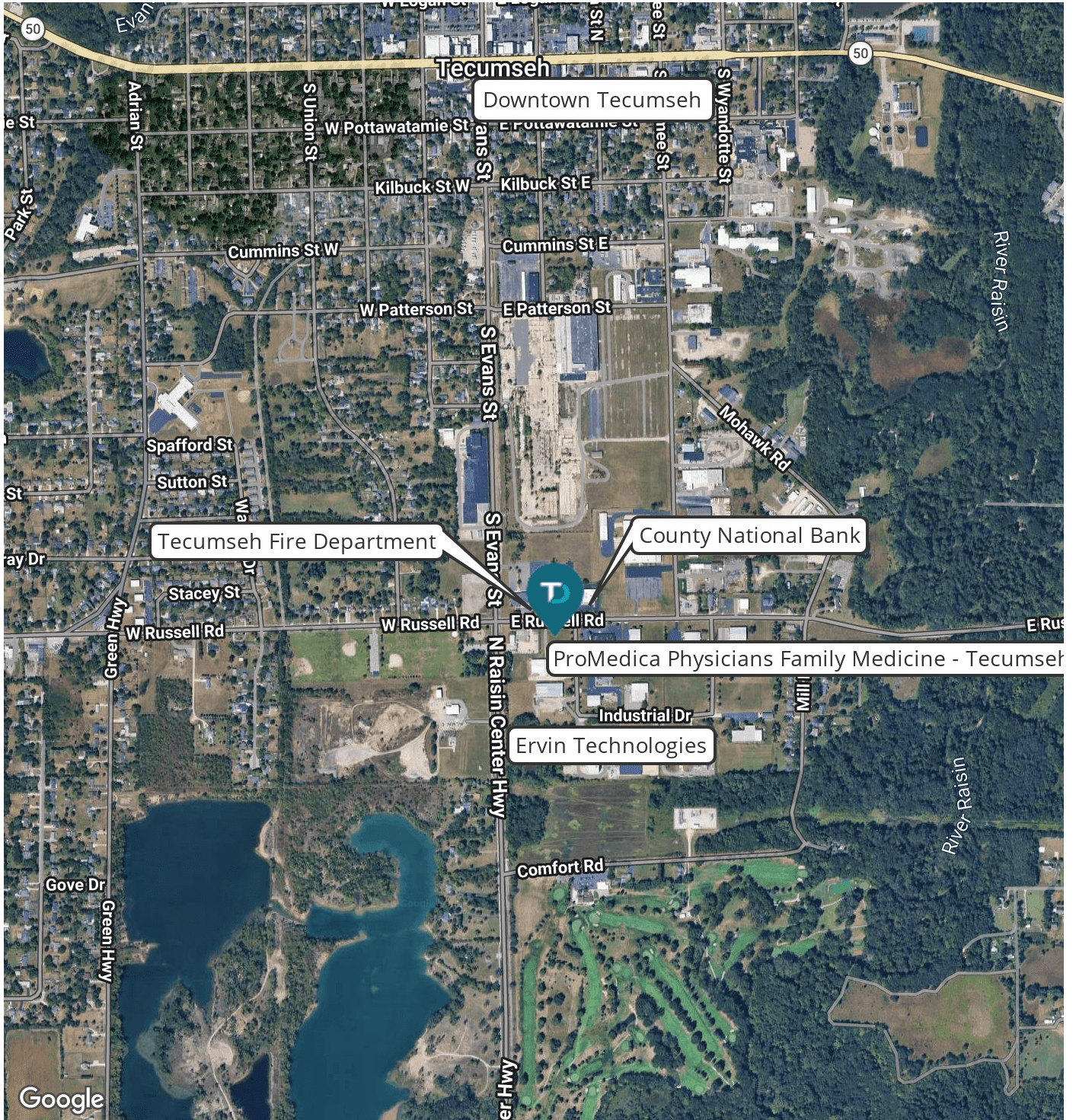
ADDITIONAL PHOTOS: 105 E Russell | Tecumseh , MI 49286



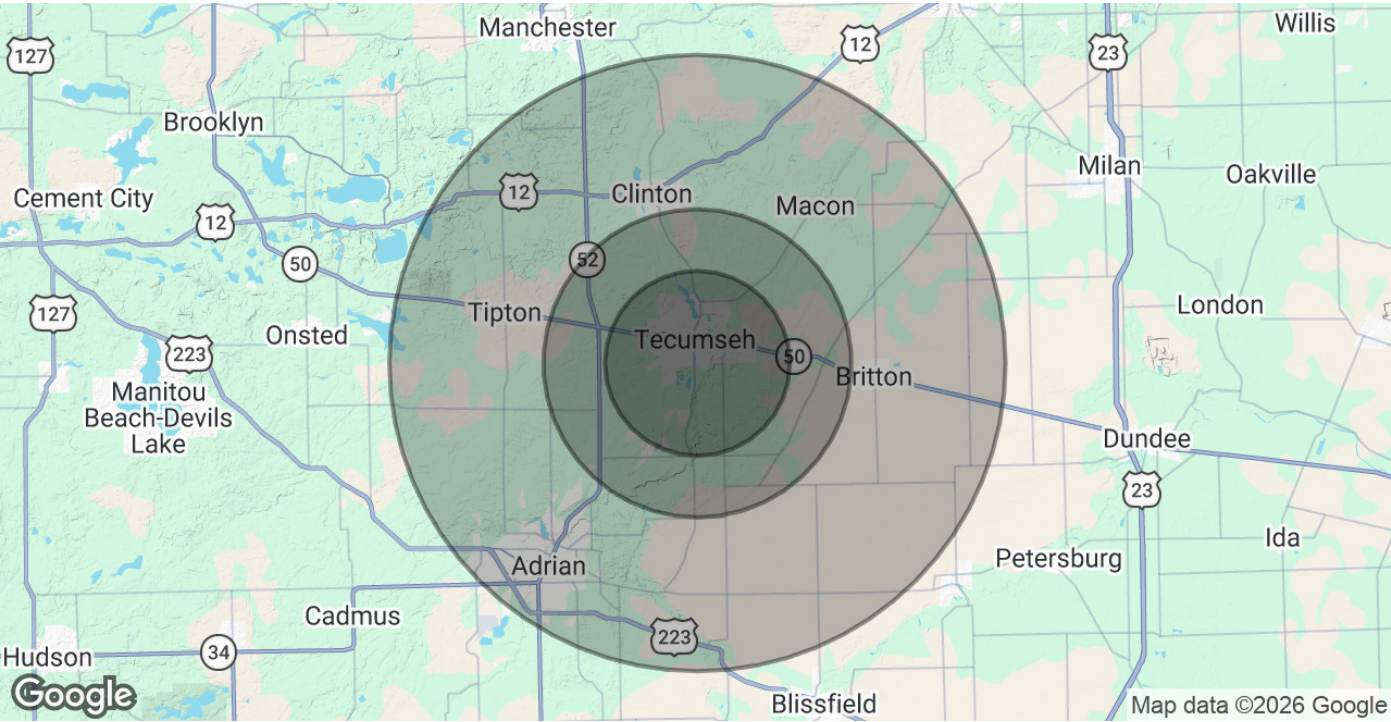
ADDITIONAL PHOTOS: 105 E Russell | Tecumseh , MI 49286



RETAILER MAP: 105 E Russell | Tecumseh , MI 49286



DEMOGRAPHICS MAP & REPORT: 105 E Russell | Tecumseh , MI 49286



	3 MILES	5 MILES	10 MILES
POPULATION			
Total Population	13,231	19,287	62,220
Average Age	41.9	42.3	41.7
Average Age (Male)	42.0	41.9	40.3
Average Age (Female)	42.3	43.2	43.2
HOUSEHOLDS & INCOME			
Total Households	5,410	7,789	24,552
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$91,904	\$91,398	\$83,704
Average House Value	\$224,190	\$227,283	\$206,073
2023 American Community Survey (ACS)			