EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

105 RUSSELL RD

105 E Russell, Tecumseh, MI 49286



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

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OFFERING SUMMARY: 105 E Russell | Tecumseh, MI 49286



PROPERTY OVERVIEW

105 E Russell Road offers a multi-tenant opportunity for small business owners seeking light industrial suites as small as 1,500 SF. Landlord plans to subdivide the building into four 1,500 SF suites, each with it's own overhead and main door.

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

- Turn key fully equipped 6,000 SF brewing facility
- Use of all brewing equipment included with the lease
- Fully air conditioned building for customer comfort and operational efficiency
- 40' x 100' walk-in cooler for ample product storage
- Full building back up generator
- Full service restaurant at 124-128 W Chicago Blvd also available for lease to compliment the brewery operation

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

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

BUILDING INFORMATION

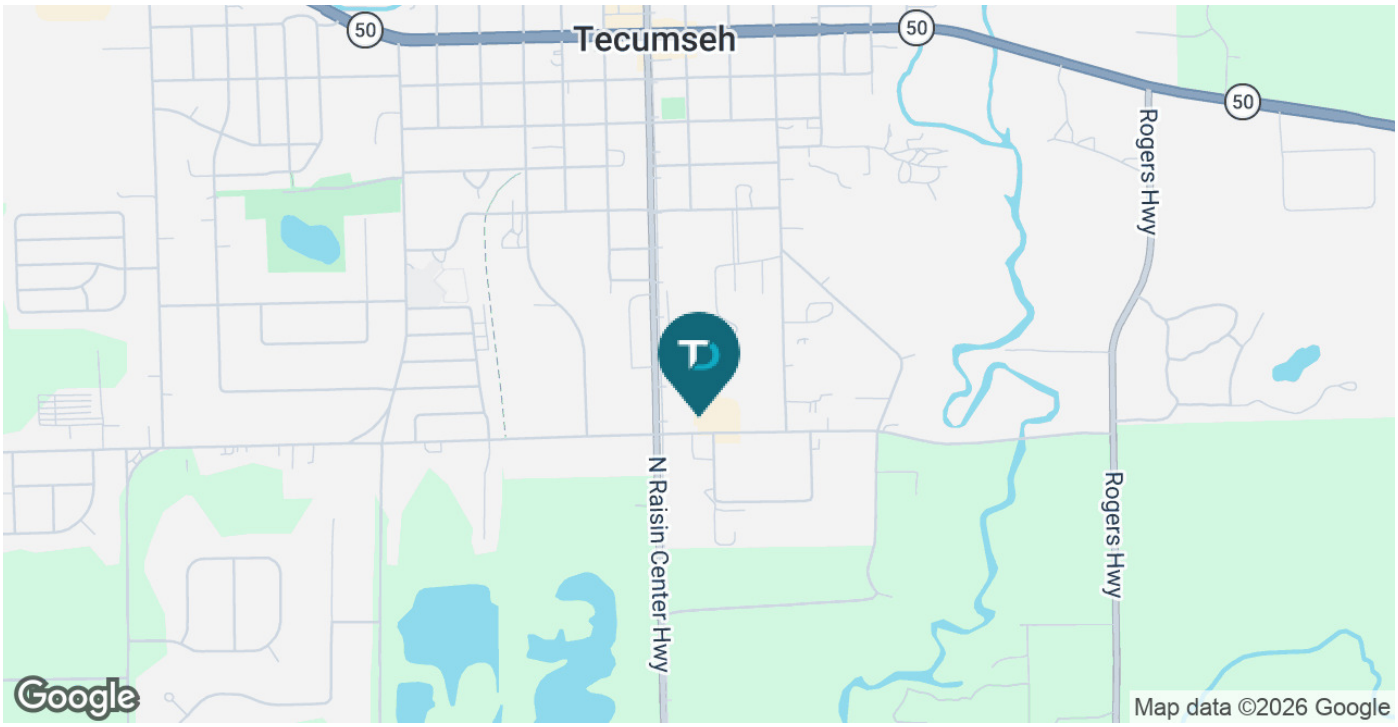
Price:	$12.00/SF + NNN
Building Size:	6,000 SF
Year Built:	1979
Number of Floors:	1
Utilities:	Gas/Water/Electric

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 ac
a growing community known for its local charm, vibrant downtown, and active retail scene.



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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









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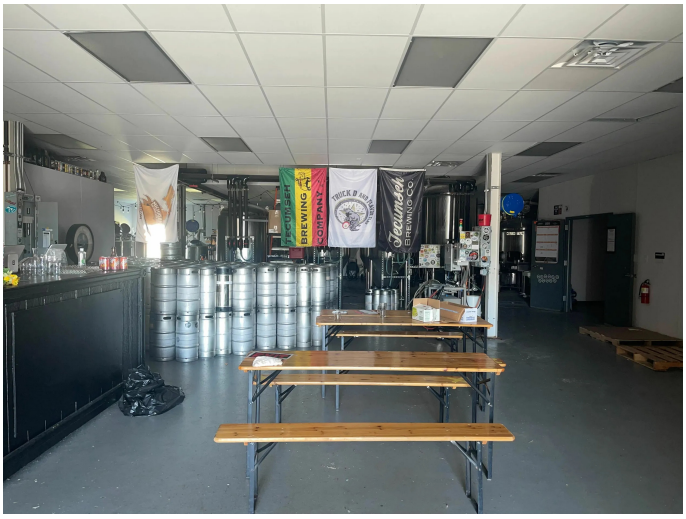
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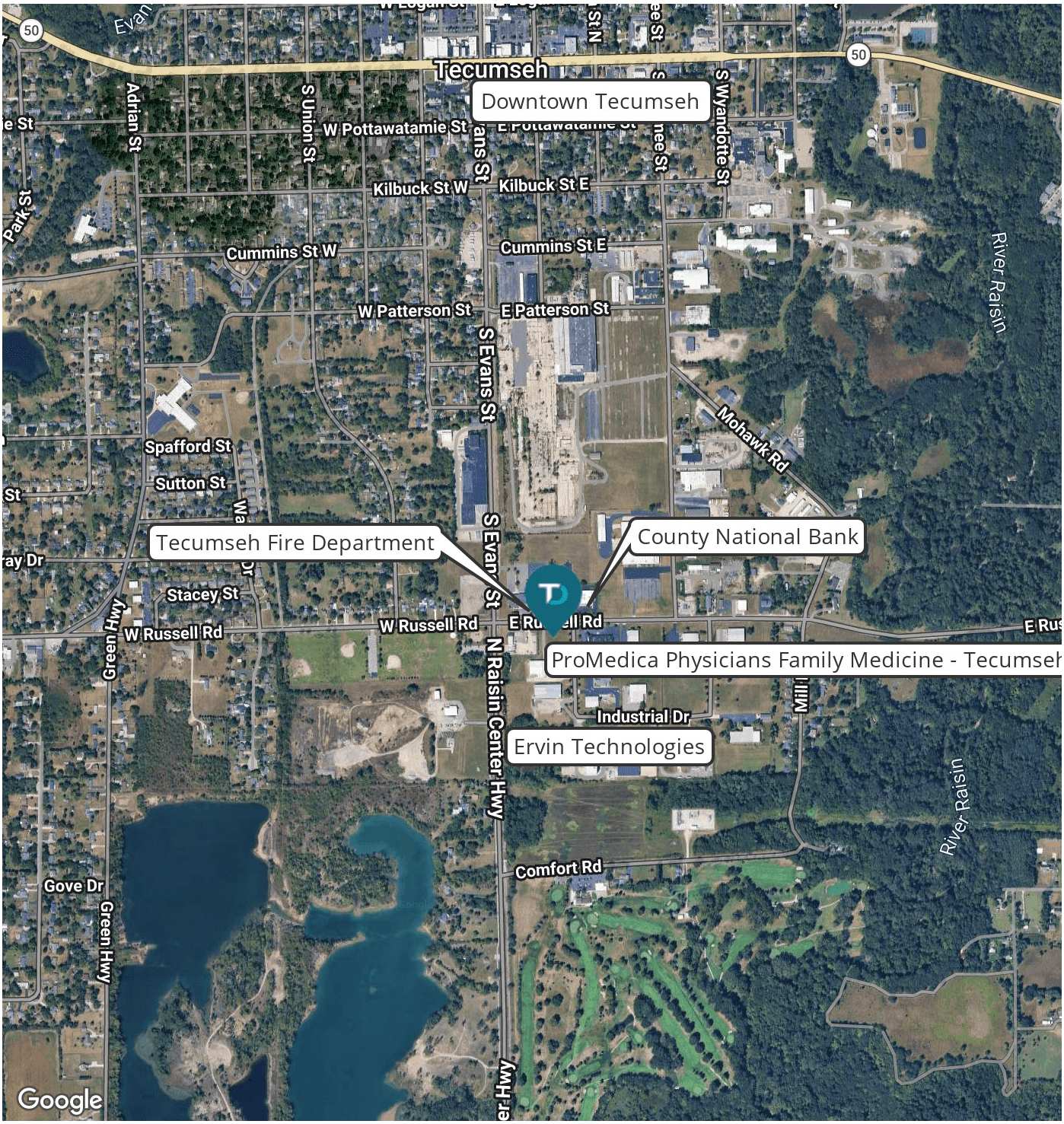
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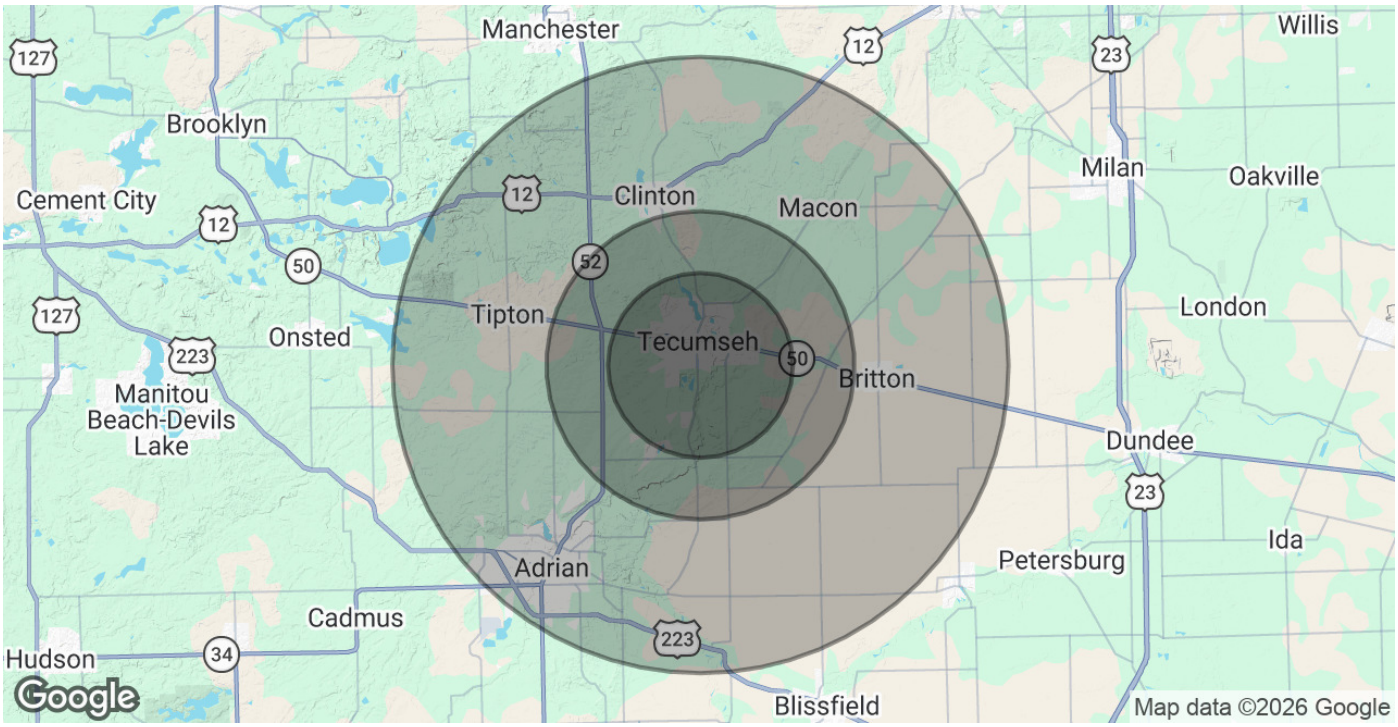
RETAILER MAP: 105 E Russell | Tecumseh, MI 49286



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



POPULATION	**3 MILES**	**5 MILES**	**10 MILES**
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	**3 MILES**	**5 MILES**	**10 MILES**
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)