



# For Sale

**99,261 SF Distribution Facility**

100 Coca-Cola Dr. | Belleville, Michigan



100 Coca-Cola Dr. / Belleville

# Property specifications



- ~20,000 SF office area
- Two-bay repair garage
- Drive-thru capability
- Floor drains
- 1,000’ frontage on I-275
- Large lot allows for potential expansion
- Current owner relocating to larger facility

Size	99,261 s.f.	Clear Height	24’
Land Area	16.71 Acres	Dock Doors	9
Built	1982	Grade Level Doors	12 (14’ x 20’) 2 (12’ x 14’)
Taxes	\$65,633.26 Summer 2024 \$29,652.25 Winter 2024	Power	600a/480v/3P
Column Spacing	50’ x 50’	Parking	130 auto / 70 trailer

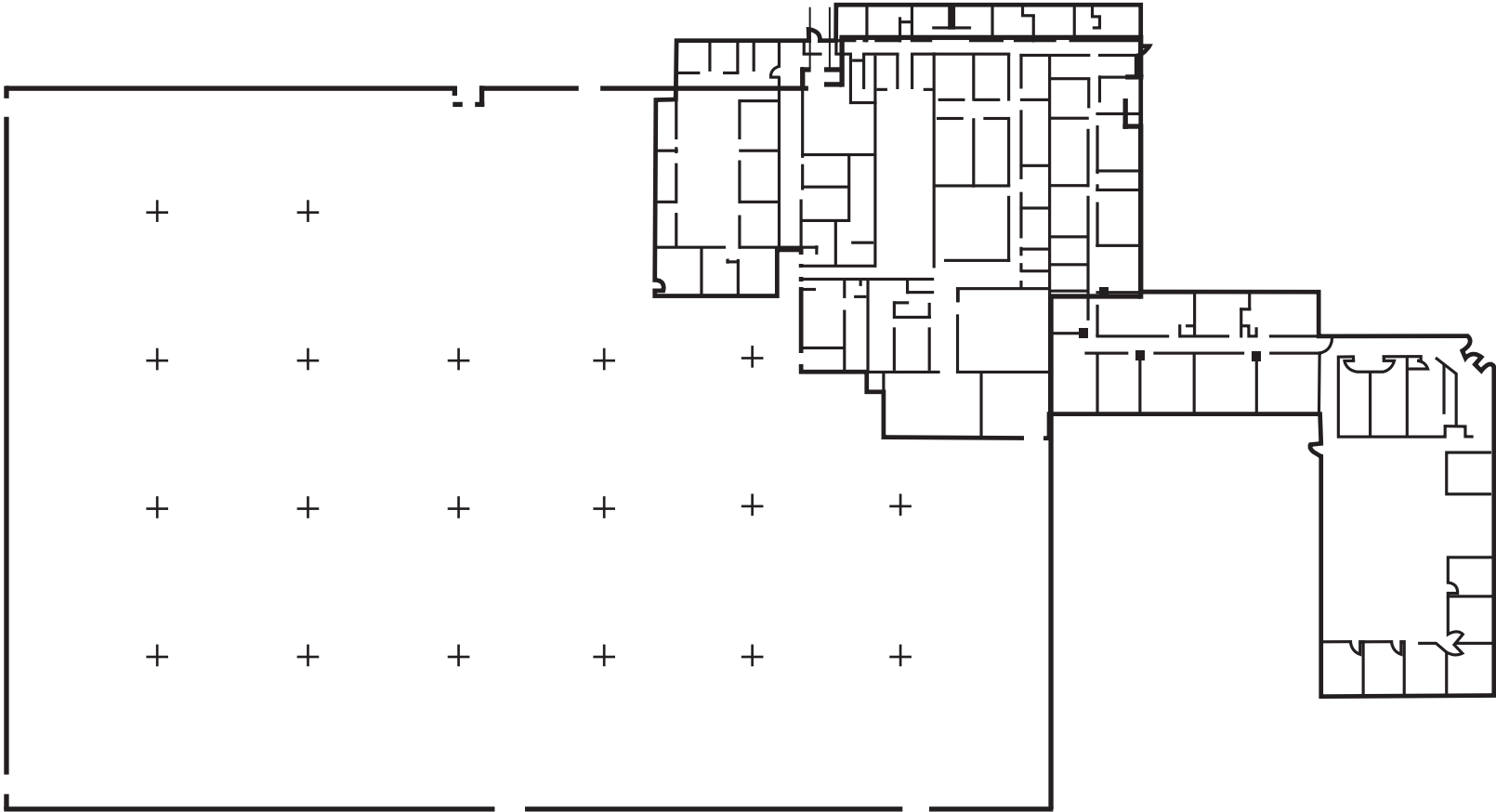


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Property photos



Site/Office plan





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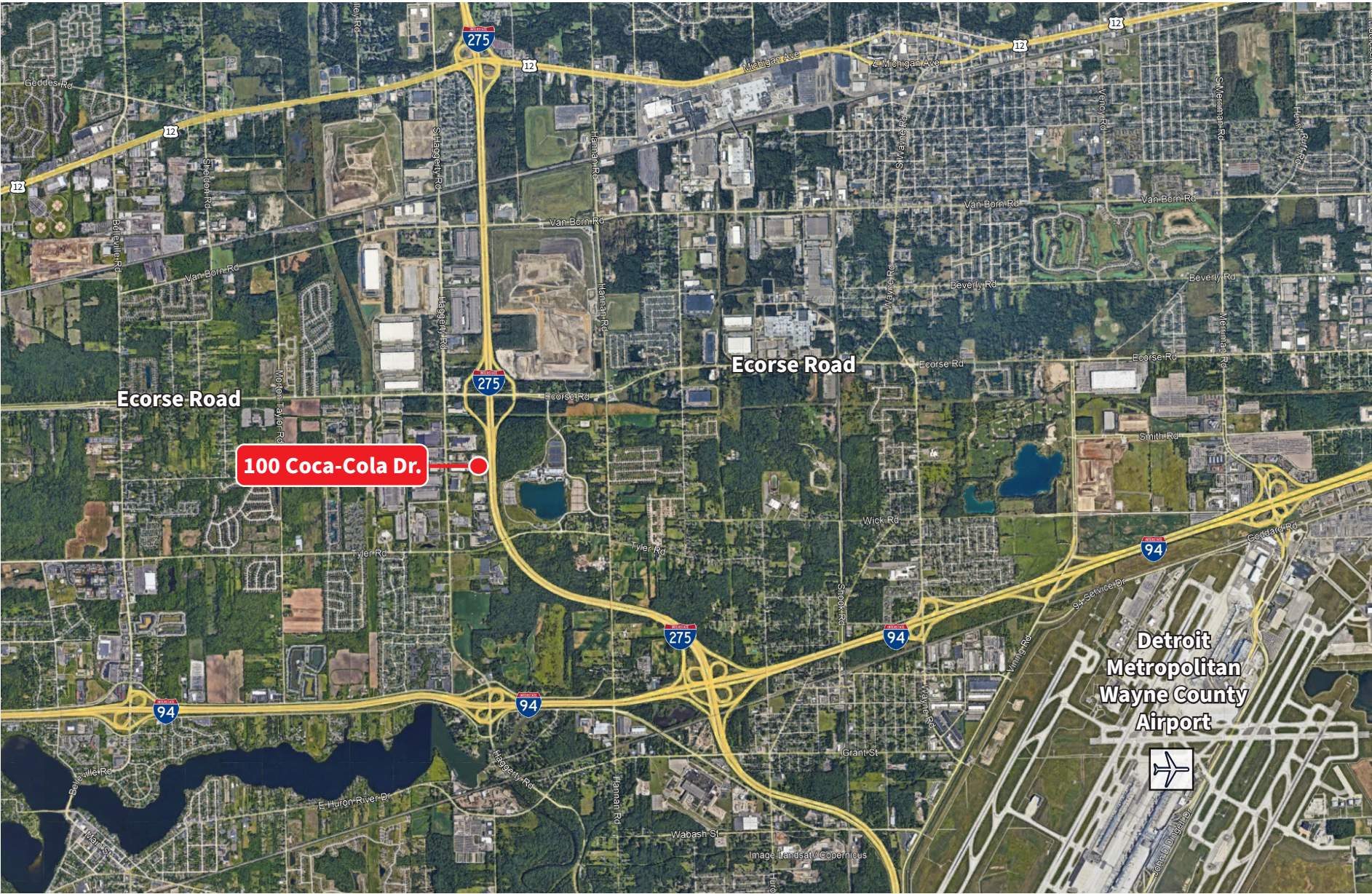
## Conceptual expansion



\*subject to buyers due diligence and review by licensed architect and/or civil engineer



Location





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