

JLL

5.17-Acre Industrial Property with 7,680 SF Building and 0.40-Acre Vacant Land Parcel

For Sale

59561 S Lagrave St.
Paw Paw, Michigan

59561 S Lagrave St / Paw Paw

Property Highlights

5.17-acre industrial property offering excellent visibility from I-94 and significant existing site improvements. The property includes a 7,680 SF building with an attached garage, substantial paved area and existing utility infrastructure. An additional 0.40-acre vacant land parcel located across the street is included in the offering.

- Excellent I-94 visibility
- Existing water, sewer, and utility infrastructure
- Approximately 38,300 SF of paved area
- Outdoor storage: Established legal nonconforming use
- Large propane tank: Not included in sale*

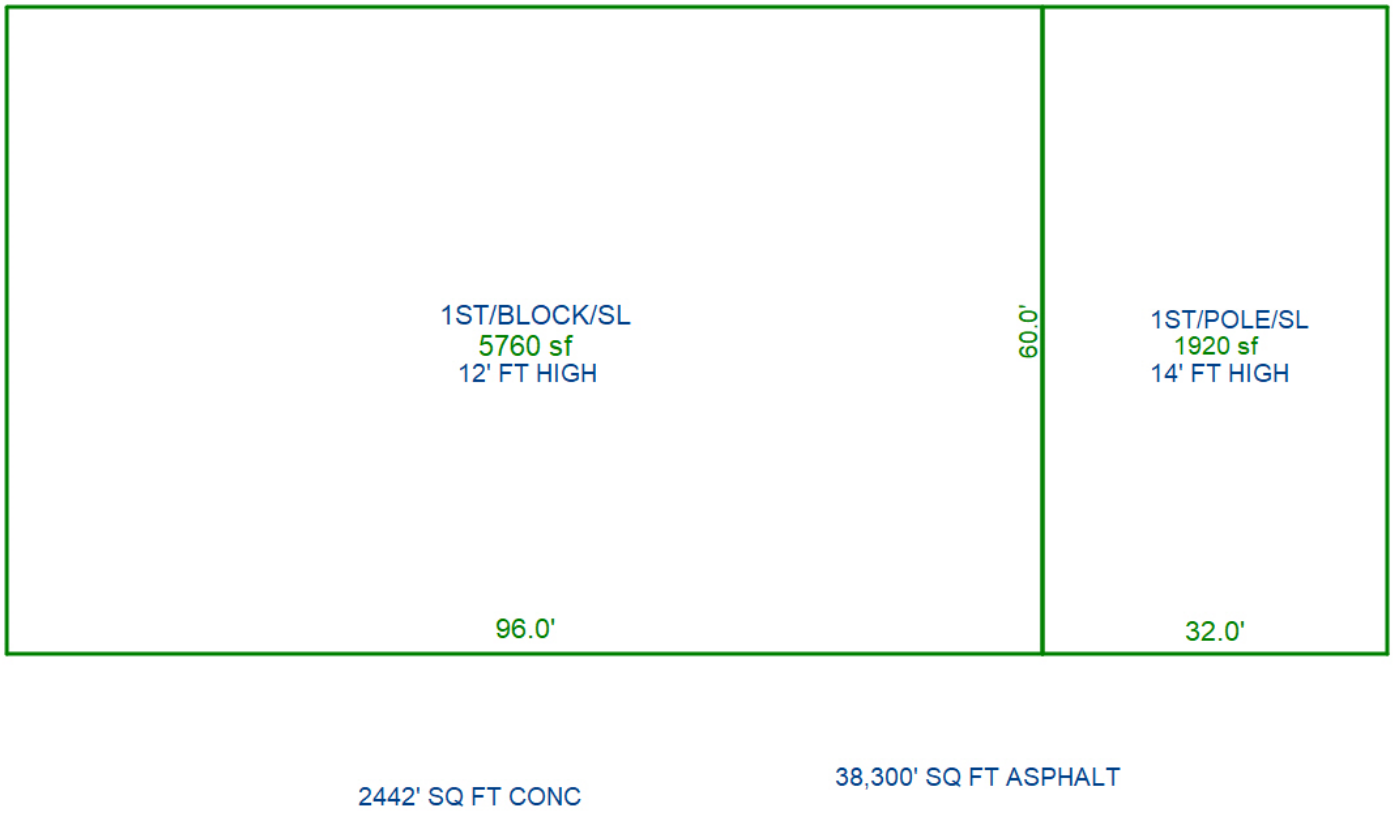
**Large propane tank is not included in the sale. Seller intends to remove the tank from the property. If removal cannot be completed prior to closing, Seller may temporarily leave the tank on site pursuant to a temporary lease or occupancy agreement to be established prior to closing.*

Asking Price: $450,000

Total building size:	7,680 SF
Main Parcel:	5.17 acres
Additional Vacant Parcel:	0.40 acres
Zoning:	LI
Year Built/Renovated:	1972 / 1996
Offie/Flex:	5,760 SF
Garage:	1,920 SF
Ceiling Height	12’ office/flex / 14’ garage
Overhead Doors:	Two (2): 12’3” × 12’ & 10’3” × 9’



Floor Plan



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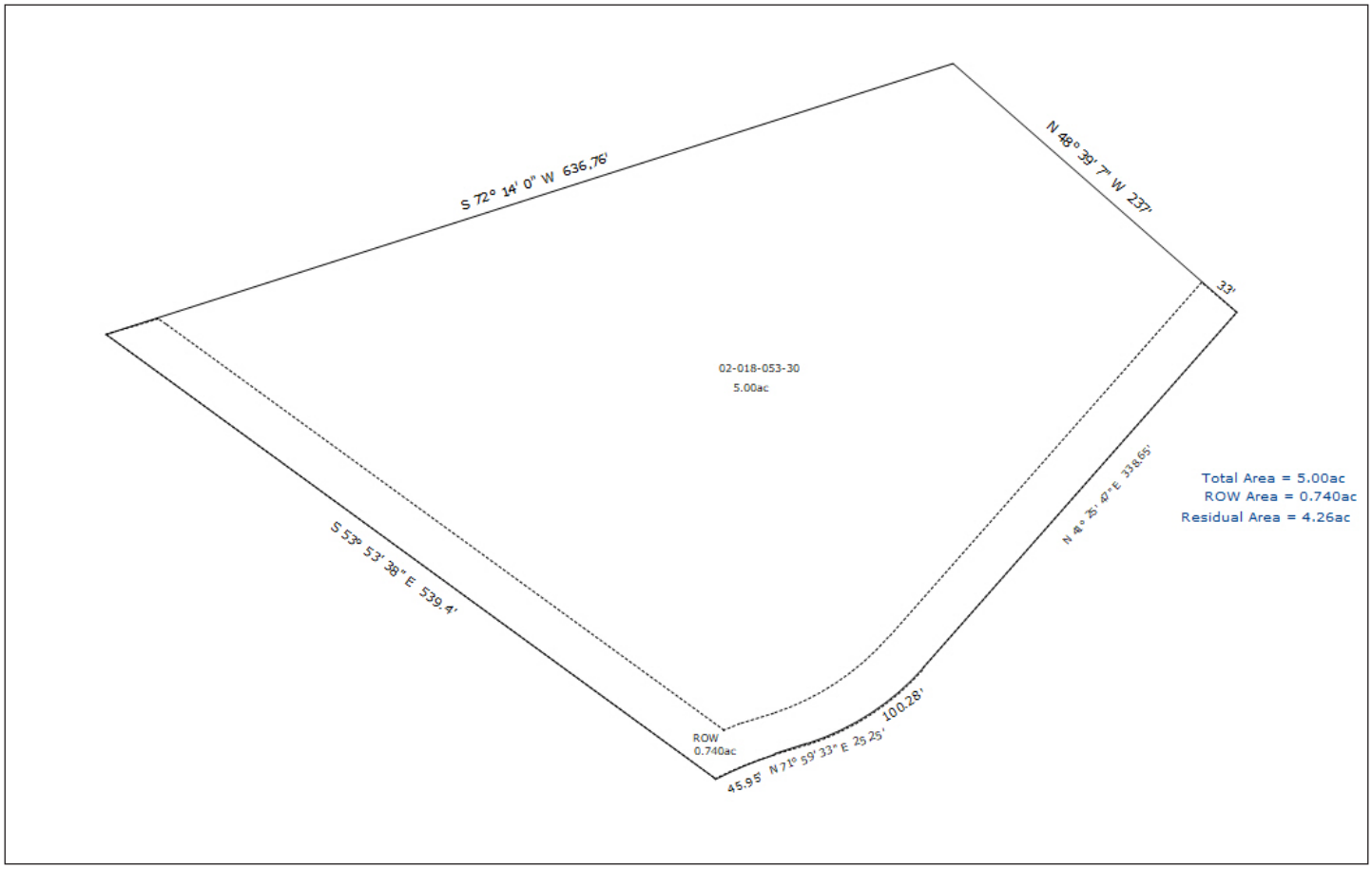
Site Plan



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Photos











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