



FOR LEASE
200 UNIVERSAL DR

200,000 SF
OWOSSO, MI

ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY DETAILS

200 UNIVERSAL DR | OWOSSO, MI

AVAILABLE SPACE	200,000 SF
DOCK DOORS	(9) 8' x 10' Docks with Levelers
DRIVE-IN DOORS	1
CLEAR HEIGHT	Varies
YEAR BUILT	1950s
WALLS	Brick/Steel with Steel Beam
ROOF	Flat, Corrugated Metal Panel
FLOORS	Reinforced Concrete
WATER & SEWER	City of Owosso
ELECTRICITY	Consumers Energy
NATURAL GAS	Consumers Energy
POWER	120/240v, Single Phase, 3 Wire
FIRE SUPPRESSION	100% Wet
PARKING	400 Surface Spaces
LAND AREA	15.8 Acres
ZONING	I-1: Light Industrial
PARCEL ID	050-651-026-001-00
OPEX ESTIMATE	\$0.43/SF

PROPERTY HIGHLIGHTS



FENCED WITH GATED ACCESS



**2.5 MILES TO OWOSSO
COMMUNITY AIRPORT**

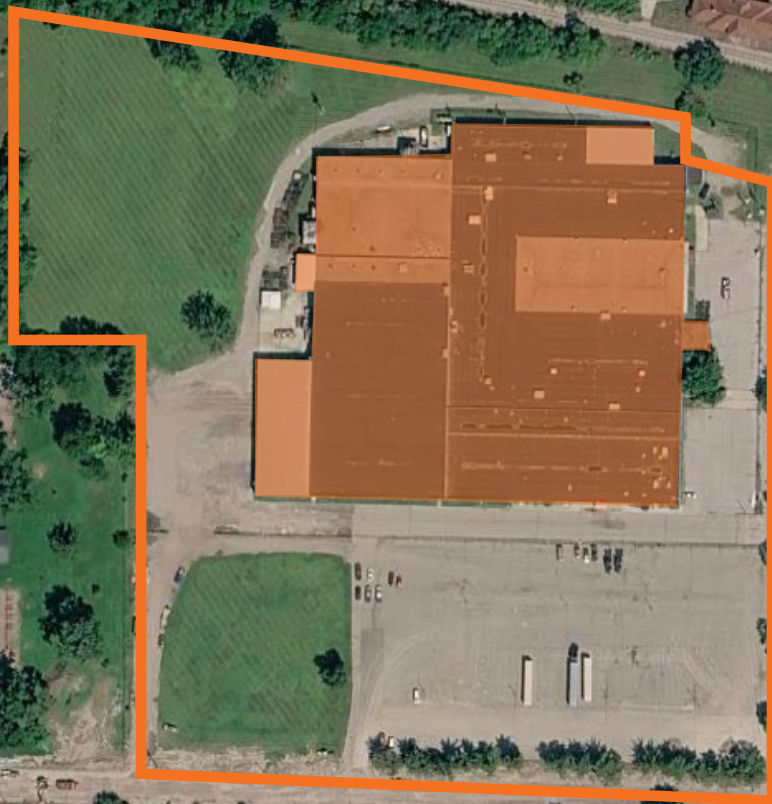


AMPLE CAR & TRAILER PARKING



SITE PLAN

200 UNIVERSAL DR | OWOSSO, MI



LOCATION MAP

200 UNIVERSAL DR | OWOSSO, MI

GRAND RAPIDS, MI	80 MILES
DETROIT, MI	92 MILES
FORT WAYNE, IN	166 MILES
CLEVELAND, OH	236 MILES
COLUMBUS, OH	253 MILES



OWOSSO