



FOR LEASE
200 UNIVERSAL DR

205,577 SF
OWOSSO, MI

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PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY DETAILS

200 UNIVERSAL DR | OWOSSO, MI

AVAILABLE SPACE	205,577 SF
MINIMUM DIVISIBLE	25,911 SF
DOCK DOORS	11 Docks with Levelers
DRIVE-IN DOORS	11
CLEAR HEIGHT	8' - 28' 7"
COLUMN SPACING	30' x 40' 40' x 40'
YEAR BUILT	1950s
WALLS	Brick/Steel with Steel Beam
ROOF	Flat, Corrugated Metal Panel
FLOORS	Reinforced Concrete
CRANES	(1) 20-Ton Crane
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	\$0.67/SF

PROPERTY HIGHLIGHTS



FENCED WITH GATED ACCESS



**2.5 MILES TO OWOSSO
COMMUNITY AIRPORT**

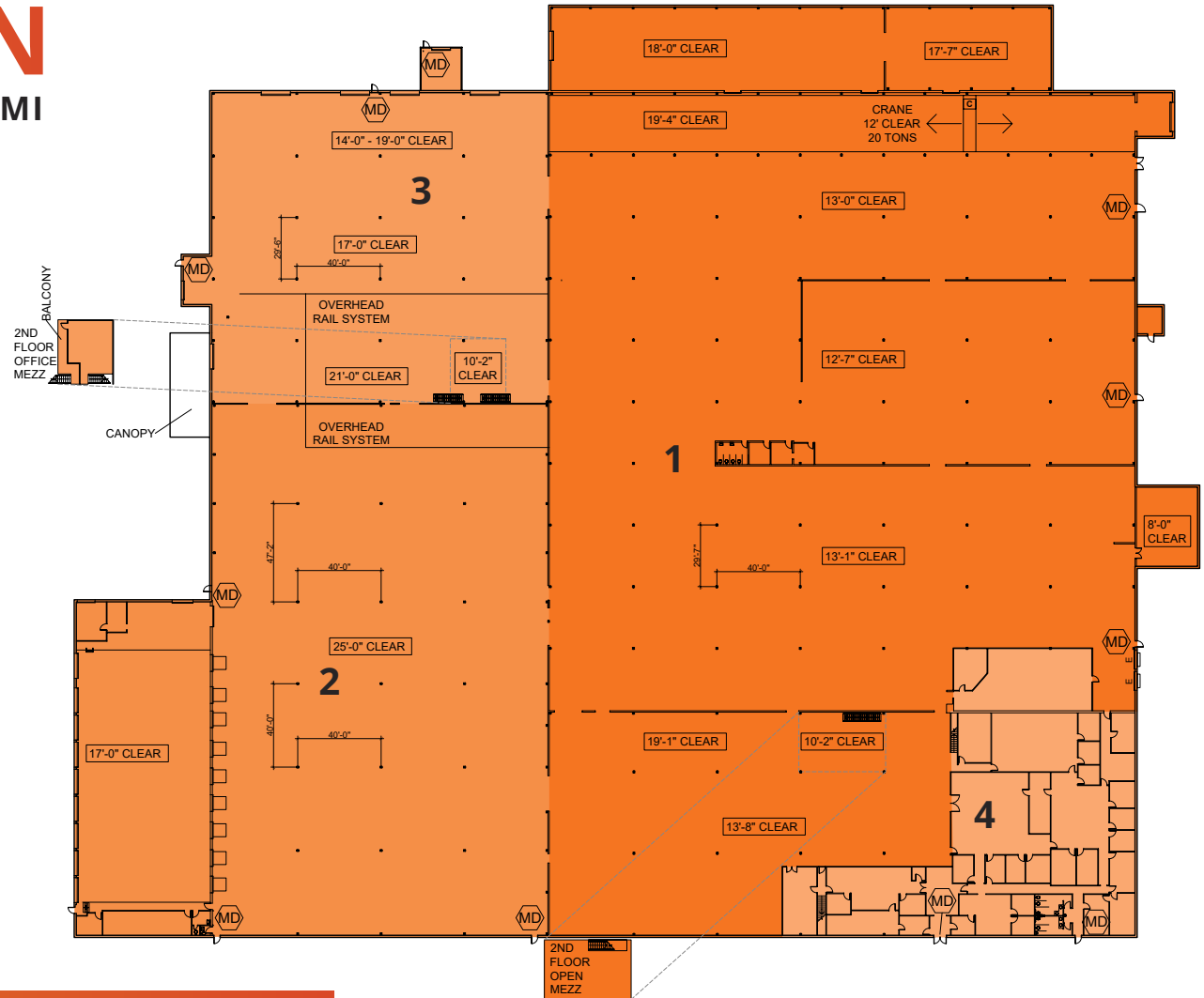


AMPLE CAR & TRAILER PARKING

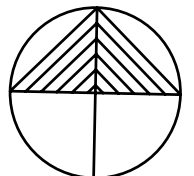


FLOOR PLAN

200 UNIVERSAL DR | OWOSSO, MI



NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	2	2	113,080 SF
2	WAREHOUSE	9	2	52,141 SF
3	WAREHOUSE	N/A	7	25,911 SF
4	OFFICE	N/A	N/A	14,445 SF
TOTAL				205,577 SF



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