


401 Barth St

401 Barth St, Midland, MI 48640

 Presented By:
Strategic Property Services, LLC



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Property Details

The 38,560 SF is vacant acreage adjacent to the 83,701 sq. ft. existing warehouse facility. It is a 1.5 acre build to suit opportunity to join IFF - Nutrition and Bio Science at a great location with convenient access to Business US-10. The total development is located on 4.66 gross acres. Final rent will be dependent on tenant requirements such as climate control or office space. The 1,850 SF is a warehouse space with roll up door and small office.

Price: \$7.00 - \$12.97 /SF/YR

- Build to Suit Opportunity

View the full listing here: <https://www.loopnet.com/Listing/401-Barth-St-Midland-MI/17871590/>

| | |
|------------------------|-------------------------|
| Rental Rate: | \$7.00 - \$12.97 /SF/YR |
| Property Type: | Industrial |
| Property Subtype: | Distribution |
| Rentable Building Area | 83,134 SF |
| : | |
| Year Built: | 1965 |
| Rental Rate Mo: | \$0.58 /SF/MO |

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Listing spaces

| | | |
|-----------|------------------|---------------|
| 1st Floor | Space Available: | 38,560 SF |
| | Rental Rate: | \$7.00 /SF/YR |
| | Date Available: | Now |
| | Service Type: | TBD |
| | Space Type: | Relet |
| | Space Use: | Industrial |
| | Lease Term: | Negotiable |

This is a 1.5 acre build to suit opportunity as well as an existing 1,850 SF existing facility.

| | | |
|-----------|------------------|------------------|
| 1st Floor | Space Available: | 1,850 SF |
| | Rental Rate: | \$12.97 /SF/YR |
| | Date Available: | January 01, 2025 |
| | Service Type: | Modified Gross |
| | Space Type: | Relet |
| | Space Use: | Industrial |
| | Lease Term: | Negotiable |

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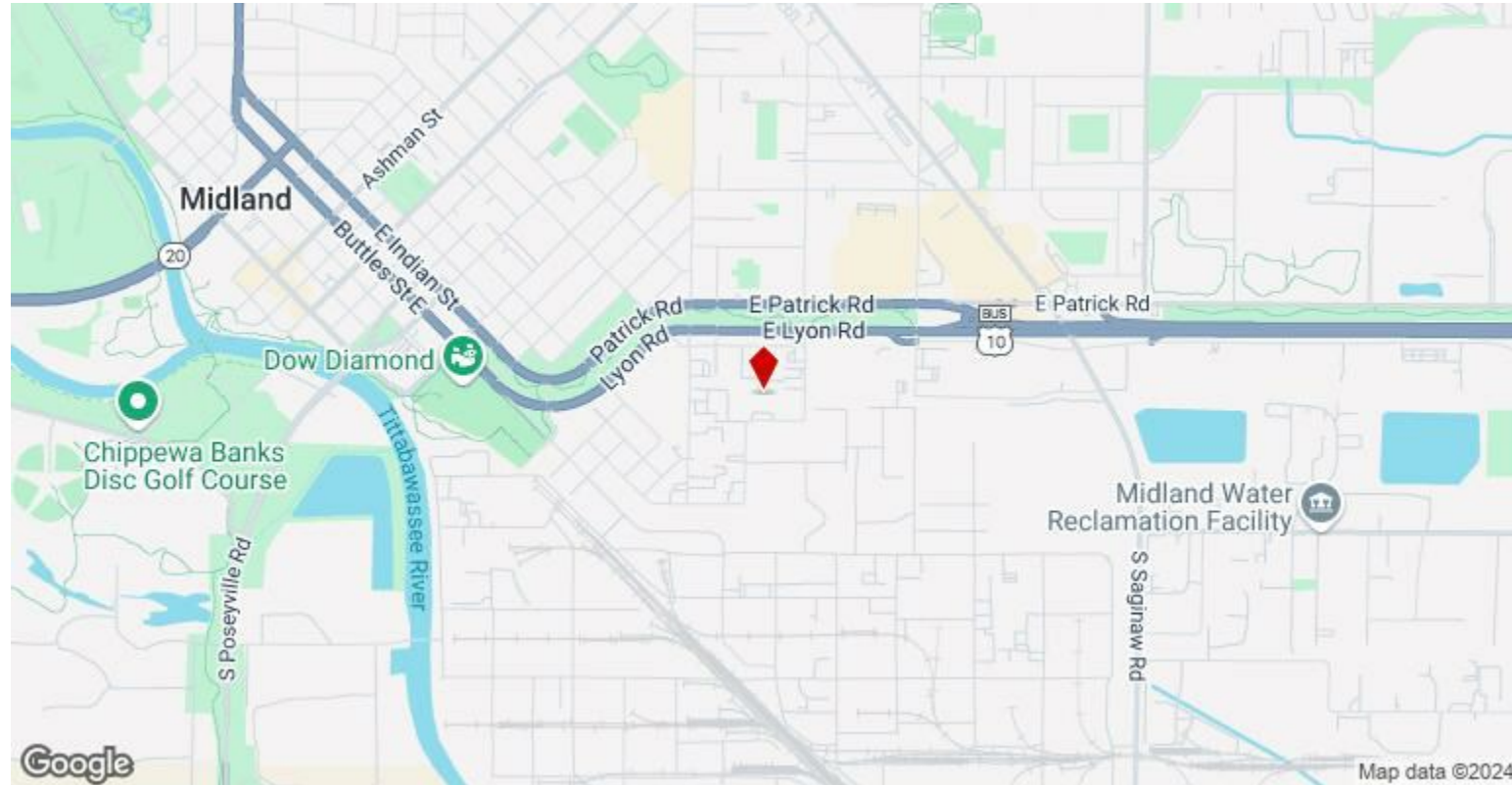
Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------------------------------|-------------|---------------|
| IFF - Nutrition and Bio Science | - | |
| R.L. Bondy Insulation, LLC | 1,850 | |

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Location



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Property Photos



Primary Photo



Other

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Property Photos



Other



Other

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Property Photos



Other



Other

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Property Photos



Other



1,850 sq. ft. space - exterior

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Property Photos



1,850 sq. ft. space - exterior

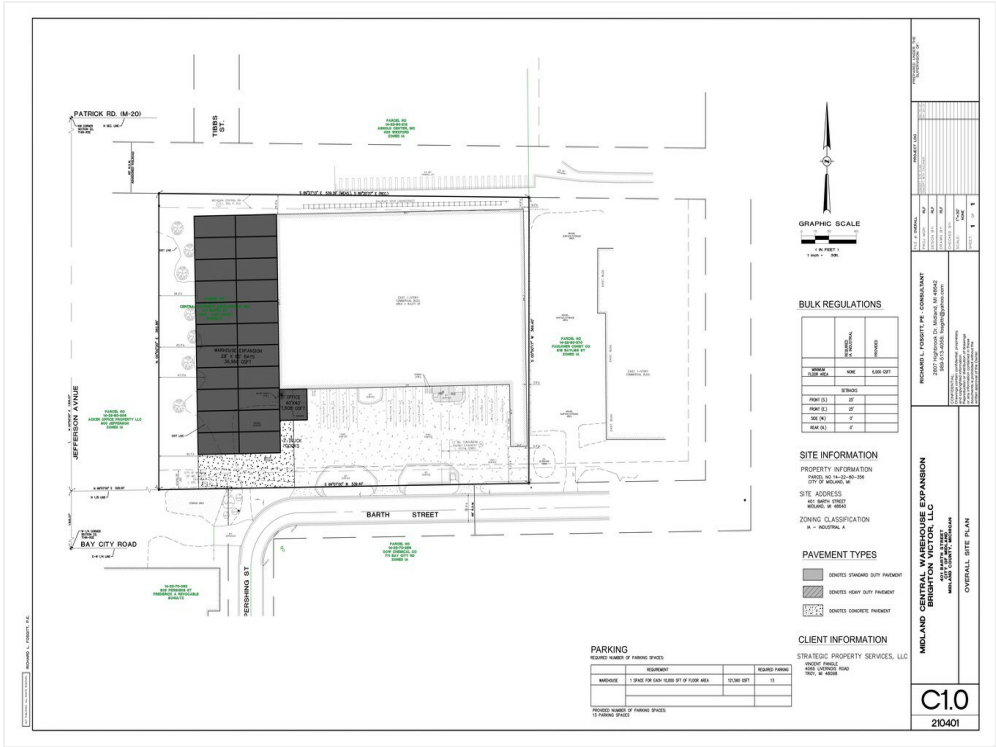


1,850 sq. ft. space - interior

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Property Photos



Barth Site Plan 11-22-2021 (1)

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**Strategic Property
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