

Campbell Soup Building

210 W. Oliver Drive, Marshall, MI 49068



Conveniently located in Marshall's industrial park, this is an opportunity that should not be missed. Formerly occupied by the Campbell's Soup factory, which sits on 9.7 acres. This was a former food grade processing facility and has refrigeration and freezing systems. Within the building is 106,170 square feet of warehouse, 6,400 square feet of office on two floors and open work areas, plus conference areas. There are four covered receiving docks, three shipping docks and two compactor docks with 6" reinforced concrete flooring. Marshall is currently constructing their own fiber utilities within the City which will be a big benefit to all businesses.

Contact: Scott Fleming 734.765.8124 SFleming@marshallaeda.org

Site zoning: I-1 Research and Technical District (light industrial)

Building size: 102,030 square feet

State equalized Value: \$1,908,300

Utilities: Water, sewer, electricity, natural gas, fiber

Marshall Logistics LLC

905 Industrial Road, Marshall, MI 49068



Conveniently located 905 Industrial Road in Marshall's industrial park. This industrial warehouse has a combined 132,000 square feet of warehouse space and small office. It has an overall building ceiling height of 22 feet. The facility has 9 truck docks and 1 grade level door overhead door which gives this building great capacity for storage and receiving trucks. One grade level 1 door, 40 X 40 columns, 1200 KVA 480 Volt Phase power. This building is equipped with all the amenities needed for industrial operation. With the upcoming fiber utilities within the city, you will not want to miss this great opportunity.

Contact: Scott Fleming 734.765.8124 SFleming@marshallaeda.org

Site zoning: I-1 Research and Technical District (light industrial)

Building size: 111,882 square feet

State equalized Value: \$952,400

Utilities: Water, sewer, electricity, natural gas, cable

Charlie's BBQ

924 W. Hanover Street, Marshall, MI 49068



Formerly the home of Charlie's BBQ, this building offers restaurant facilities on .3 acres. The uses as zoned could include everything from convenience stores, retail shops, green house or nursery, and a wide variety of other uses. There is room for growth in this area and the site is conveniently located to the recreation ball fields.

Contact: Scott Fleming 734.765.8124 SFleming@marshallaeda.org

Site zoning: I-1 Research and Technical District (light industrial)

Building size: 2,270 Square Feet

State equalized Value: \$50,500

Utilities: Water, sewer, electricity, natural gas, fiber