

# FOR SALE

1329 Falahee Road | Jackson, Michigan



Colliers Ann Arbor  
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**CHACONAS GROUP**  
ANN ARBOR AREA

# Property Details

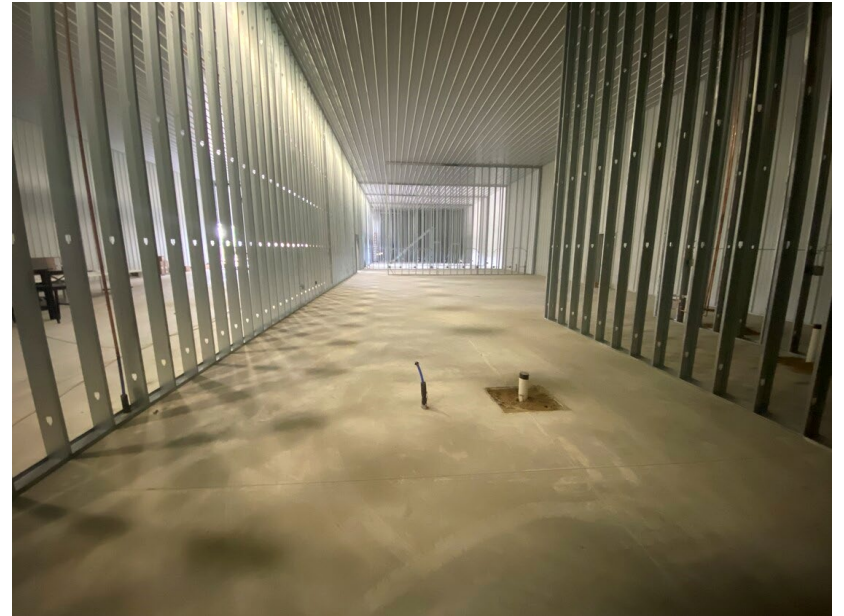
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Fantastic opportunity to acquire a recently constructed warehouse on over 19 acres, boasting a myriad of approved applications such as general storage, climate-controlled storage, and licensed vehicle storage. Presently an owner-user investment, this versatile property would be a great Triple Net (NNN) investment.

Conveniently situated just 3.5 miles east of downtown Jackson, and in close proximity to US 127, Michigan Center, established retail outlets, businesses, and residential neighborhoods, this location offers strategic advantages.

## Key Features:

- Steel and masonry construction
- Jackson County, Leoni Township
- Year Built 2023
- 11,956 square feet
  - Warehouse: 10,756 square feet
  - Office space: 1,200 square feet
- Expansive 19.77-acre lot
- Over 820 feet of frontage on Falahee Road
- Zoned Heavy Industrial District (M) with a wide range of permitted uses
- Ceiling height of 20 feet
- Equipped with 2 rolling doors and 3 pedestrian doors
- Ample space for 121 parking spaces
- Parcel #: 000-14-07-200-001-08
- **Available for purchase at \$1,600,000**



# Property Photos

1329 Falahee Road | Jackson, MI



# Zoning | Heavy Industrial District (M)

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## Purpose

The heavy industrial district is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this chapter and can ensure the protection of the public interest and surrounding property and persons. When such use abuts the side and/or rear line of a lot in any residential district, a compact evergreen hedge, solid wall, or painted board fence not less than five feet shall be maintained at the property line.

## Permitted Uses

**Sale at wholesale and retail, warehousing and storage, and repair, rental, and servicing of any of the uses enumerated in sections (b) (1) and (2) of this section, provided any building used for such purpose shall be located not less than 75 feet from any residential or agricultural district.**

**Section (b) (1):** Manufacturing, processing, and/or fabrication. Any structure used therefore shall be not less than 100 feet from any residential or agriculture district.

- Automotive and aircraft parts (not including tires) and metal working, excluding presses of over 20 tons' capacity and machine-operated drop hammers.
- Automotive assembling, including major repairs.
- Bag, rug, and carpet cleaning.
- Bakery, large wholesale, and chain types.
- Bottling plant, brewery, or dairy products plant.
- Candy, potato chips, and flavoring extracts.
- Cleaning or dyeing plants and laundries.
- Cold storage plant.
- Electrical equipment and motor assembly.
- Electric foundry or small foundry for nonferrous metals.
- Experimental laboratory.
- Felt and felt products.
- Flexible hose lines and fittings, basic manufacture
- Garage maintenance tools and equipment.
- Garment making, apparel, and accessories.
- Heating and air conditioning equipment.
- Mattress making and box springs.
- Paper products fabrication.
- Pharmaceuticals, cosmetics, and toiletries.
- Plastic products from purchased plastic materials.
- Professional and scientific instruments.
- Surgical supports, and hospital equipment.
- Tool and die shops-screw machine products.
- Tube fabrication, bending, and welding.
- Wire fabricators.
- Wood products assembly.

# Zoning | Heavy Industrial District (M)

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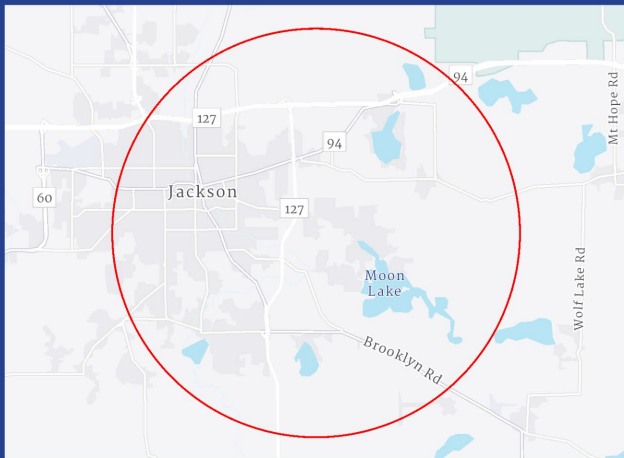
## Permitted Uses

**Section (b) (2):** Manufacturing (basic), processing, and/or fabrication. Any structure used therefore shall be not less than 200 feet from any residential or agricultural district.

- Abrasives, acid, alcohol, ammonia, and asbestos.
- Bone black, carbon black, and lamp black.
- Brick, clay, or tile manufacture.
- Canning and preserving plants.
- Charcoal and coke, basic manufacture.
- Chemicals, manufacture, or processing.
- Cinderblock fabrication.
- Creosote treatment.
- Detergents, soaps, and byproducts.
- Forge plants and foundries.
- Fungicides and insecticides.
- Galvanizing and anodizing processes.
- Gases, manufacture.
- Glass products.
- Glue, size, or gelatin, manufacture.
- Grain milling and mixing.
- Graphite manufacture.
- Insulation, manufacture or fabrication.
- Metals, ingots, castings, sheets, bars or rods.
- Oils and fats, animal or vegetable, manufacture.
- Paints, pigments, enamels, japans, lacquer, and varnishes.
- Paper pulp and cellulose.
- Paraffin, wax, and wax products.
- Petroleum and petroleum products, refining, and processing (buildings and/or plant to be located not less than 150 feet from the boundary line of the lot).
- Plastics, basic manufacture.
- Plating of metals.
- Rubber and rubber products, manufacture.
- Sauerkraut, vinegar, and yeast, manufacture.
- Sawmill or planing mill.
- Serums, toxins, and viruses, manufacture.

# Demographics – 5 Mile Radius

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65,482	25,774	2.36	38.4	\$49,842	\$136,992	56	132	47
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

## Mortgage indicators



**\$8,154**

Avg spent on mortgage & basics



**16.5%**

Percent of income for mortgage

## Population by generation



**4.8%**

Greatest gen:  
born 1945/earlier



**19.6%**

Baby boomer:  
born 1946 to 1964



**19.5%**

Generation x:  
born 1965 to 1980



**24.9%**

Millennial:  
born 1981 to 1998



**22.5%**

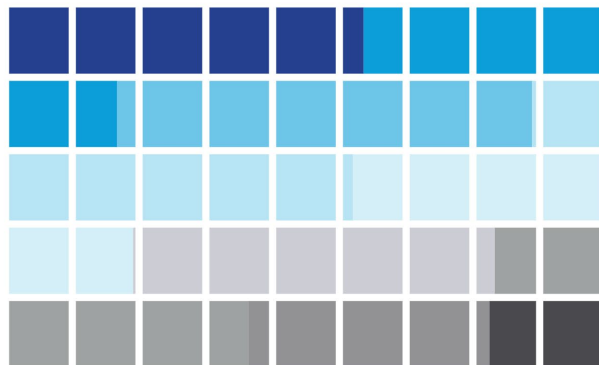
Generation z:  
born 1999 to 2016



**8.7%**

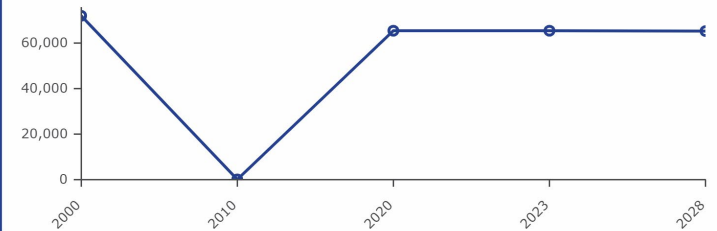
Alpha: born  
2017 to present

## Population by age

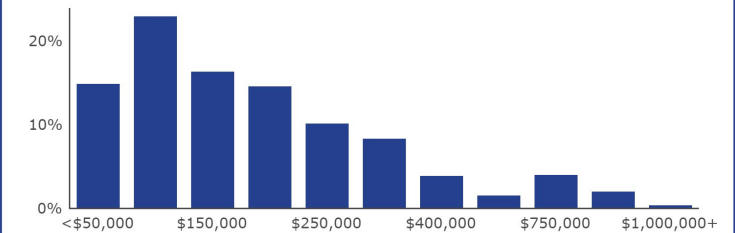


Age 0-9 (%)	(12%)	Age 10-19 (%)	(12%)	Age 20-29 (%)	(14%)
Age 30-39 (%)	(14%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(12%)
Age 60-69 (%)	(12%)	Age 70-79 (%)	(8%)	Age 80+ (%)	(4%)

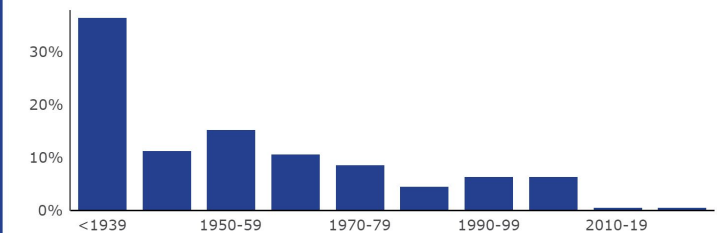
## Historical trends: population



## Home value

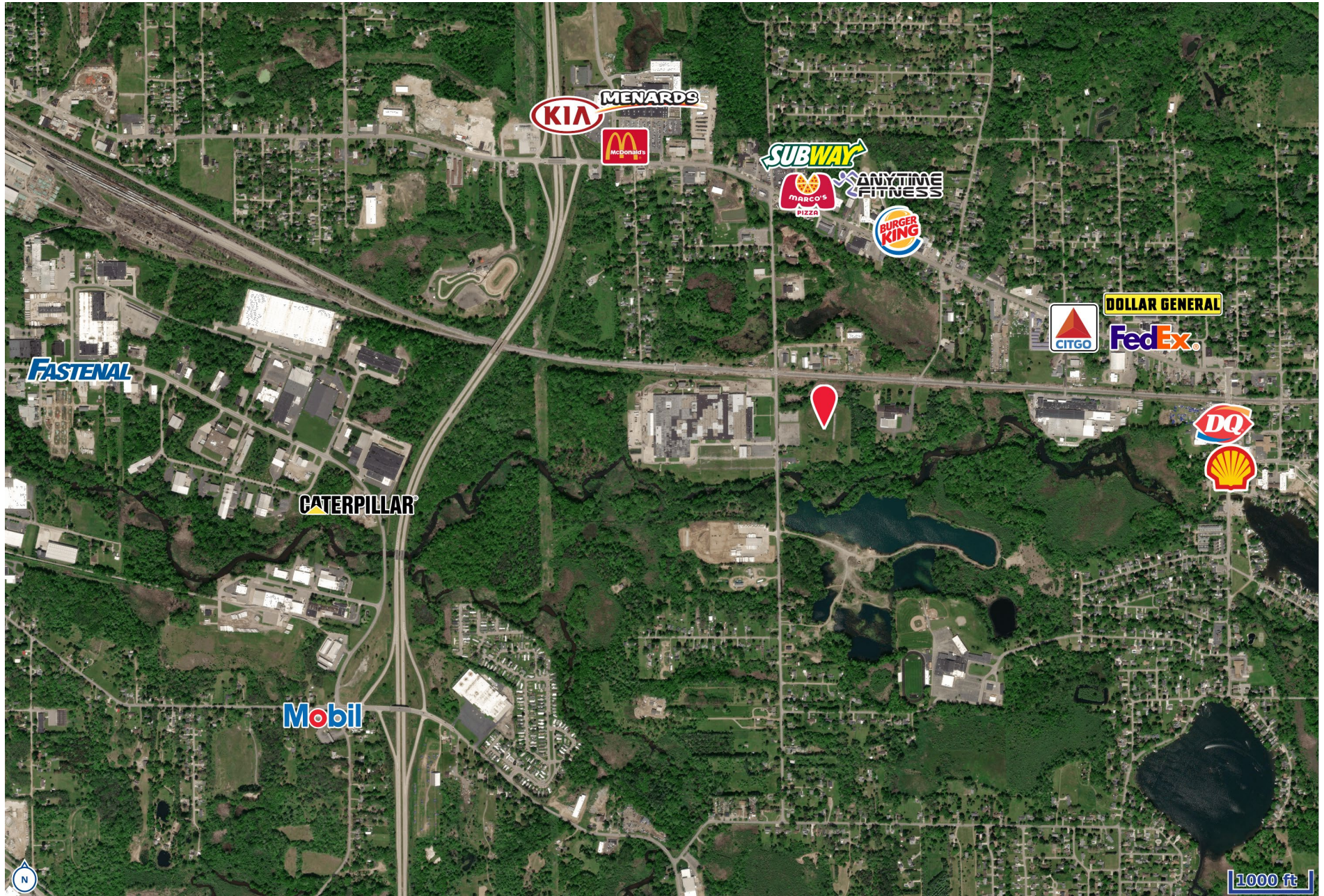


## Housing: year built



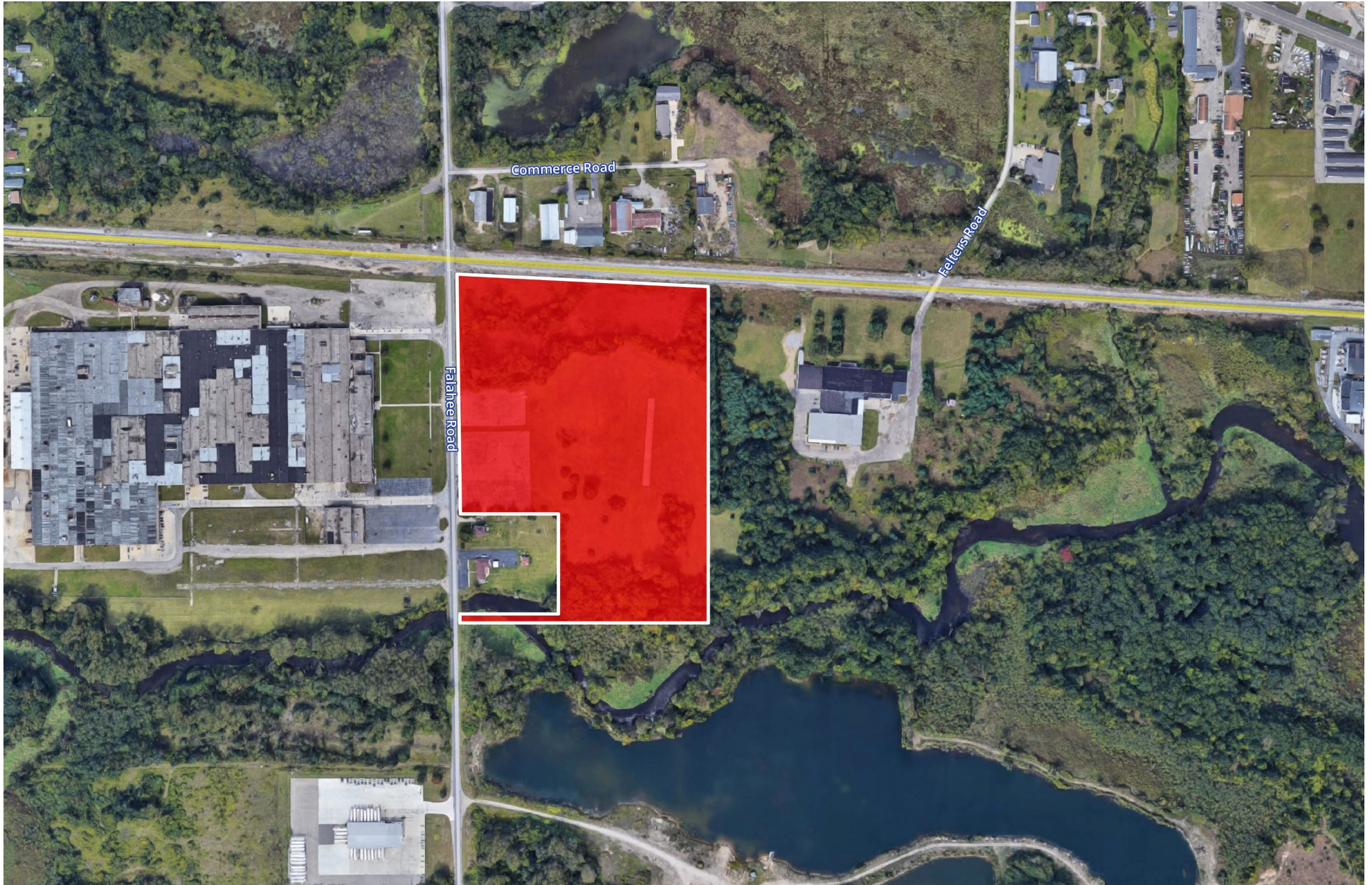
# Merchant Map

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**Jim Chaconas, CCIM**  
Executive Vice President Ann Arbor

**Paul Godek**  
Senior Associate Ann Arbor

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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*

Accelerating success.