

FOR LEASE

412 W BEECHER STREET

Adrian, Michigan 49221 — Forward Storage & Business Park

LEASE RATE **\$5.99+(NNN)/SF/YR** AVAILABLE **10,000 – 107,000 SF**

157,750 SF

BUILDING AREA

7.29 Acres

SITE AREA

20 – 30 ft

CLEAR HEIGHT

L-I Zoning

LIGHT INDUSTRIAL

EXCLUSIVELY LISTED BY

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PROPERTY DETAILS

Property Address	412 W Beecher St Adrian, MI 49221
Building Area	157,750 SF
Available Space	10,000 – 107,000 SF
Lease Rate	\$5.99+(NNN)/SF/YR
Land Area	7.29 Acres
Year Built / Renovated	1991 / 2024–2025
Zoning	L-I / Light Industrial
Clear Height	20–30 ft
Loading Docks	6 Truck Docks
Drive-In Doors	4 Grade-Level Doors
Parking	100+ Surface Spaces
Power	1.25 MW now → up to 200 MW (138 kV)
Crane	1 @ 3 Tons
Rail Served	Yes — Norfolk Southern RR
Sprinklers	Full — ESFR System
Office Space	2,880 SF (Remodeled)



Forward Storage & Business Park is a 157,750 SF industrial campus at 412 W Beecher Street in Adrian, Michigan — available for lease from 10,000 to 107,000 SF. This versatile facility accommodates manufacturing, warehousing, logistics, distribution, specialty storage, and **data center operations**, and stands among the few Michigan properties offering climate-controlled drive-in vehicle, boat, and RV storage with oversized bay doors and high clear heights.

The property underwent a comprehensive 2024–2025 renovation: new roof, updated HVAC systems, new cement flooring, LED lighting throughout, fresh interior and exterior paint, and a fully remodeled 2,880 SF office suite. A state-of-the-art fire suppression system was installed across the entire facility. Active rail service via Norfolk Southern Railway and the Adrian & Blissfield Railroad further expands operational capacity.

DATA CENTER READY — SCALABLE POWER INFRASTRUCTURE

1.25 MW
Immediate — No Upgrades Required

3.5 MW
Near-Term via Distribution Upgrades

18 MW
46 kV Dedicated Substation (36–60 mo.)

100–200 MW
138 kV Redundant Substation · 99.999% Uptime

138 kV transmission infrastructure is adjacent to the site. Consumers Energy construction incentives may cover capital costs. Source: Consumers Energy Appraisal, March 2026.

KEY HIGHLIGHTS

- On M-34/W Beecher St corridor — direct access to M-52, US-223 & I-23 (approx. 10 miles)
- 20–30 ft clear heights — suited for manufacturing, distribution & oversized storage
- Six (6) loading docks and four (4) grade-level doors; 100+ surface parking spaces
- Comprehensive 2024–2025 renovation — new roof, HVAC, flooring, lighting & 2,880 SF office
- Scalable power: 1.25 MW immediate → 3.5 MW → 18 MW → 100–200 MW (138 kV, 99.999% uptime) — data center ready
- State-of-the-art fire suppression system installed throughout the entire facility
- Rail served — Norfolk Southern Railway & Adrian & Blissfield Railroad
- Flexible multi-tenant configurations: 10,000 SF minimum to 107,000 SF maximum contiguous
- 5 minutes from downtown Adrian; Lenawee County Airport 4 miles; Detroit Metro Airport 52 miles

INTERIOR PHOTOGRAPHY



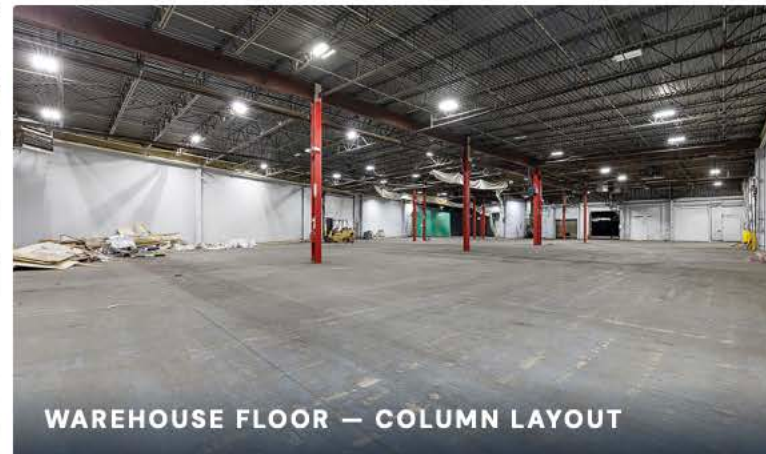
MAIN WAREHOUSE FLOOR — OPEN CLEAR SPAN



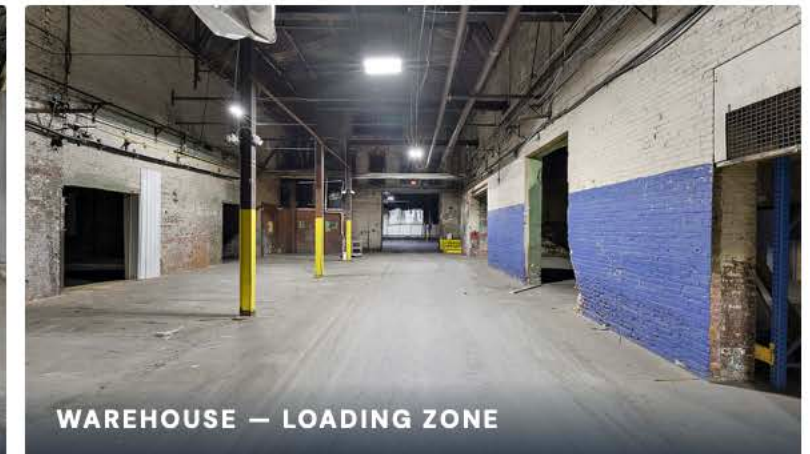
INTERIOR STORAGE BAYS



WAREHOUSE — WIDE CLEAR SPAN



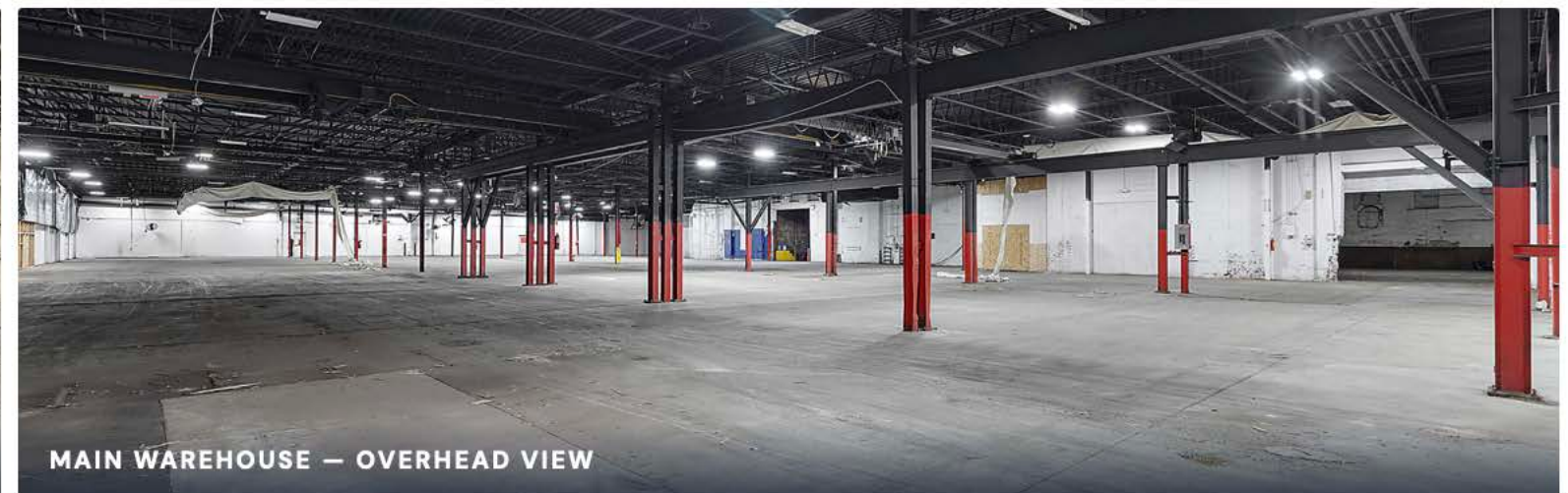
WAREHOUSE FLOOR — COLUMN LAYOUT



WAREHOUSE — LOADING ZONE



ADDITIONAL WAREHOUSE BAY



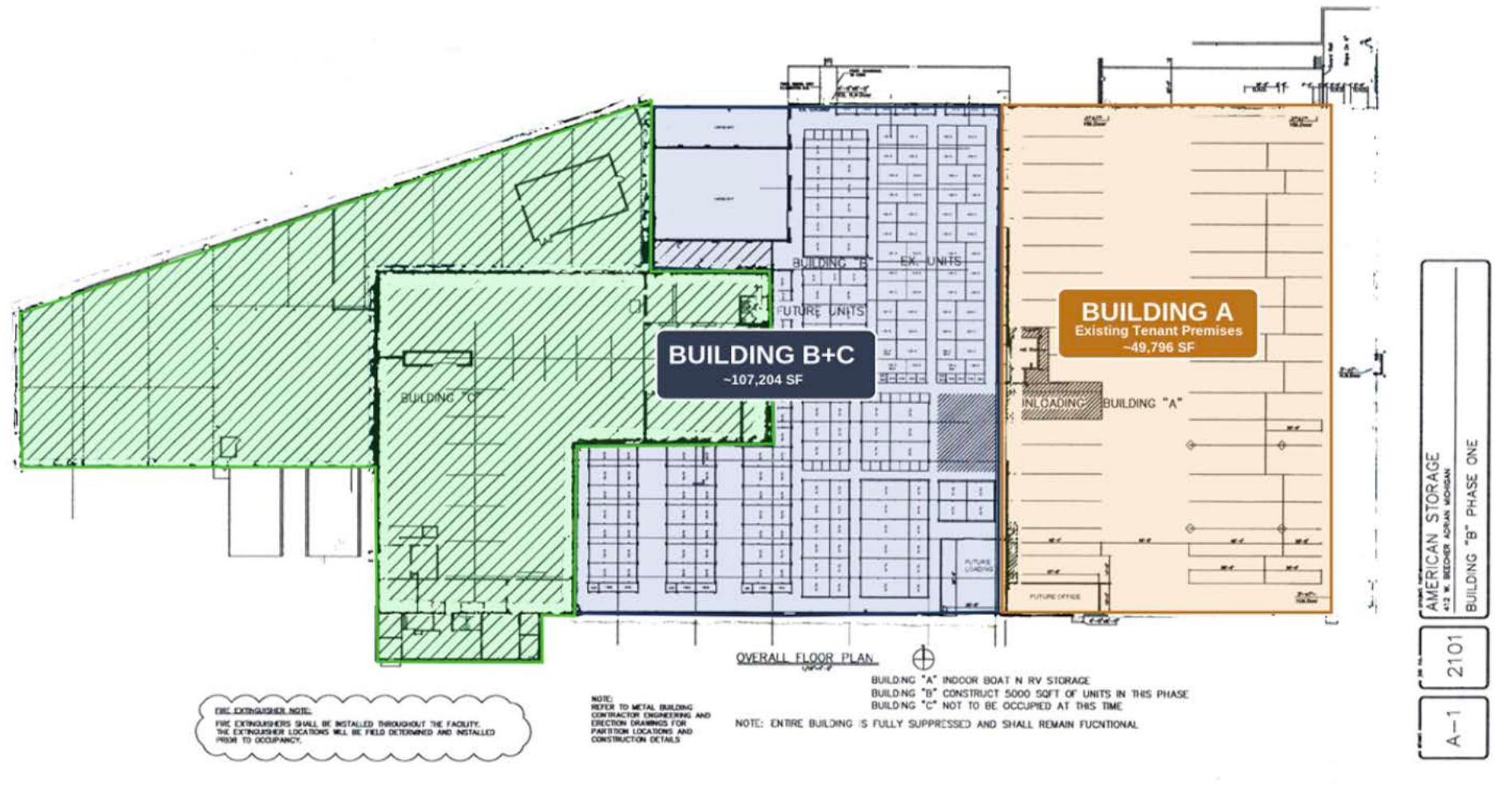
MAIN WAREHOUSE — OVERHEAD VIEW

OVERALL FLOOR PLAN

■ **Building B+C** — 107,204 SF Available for Lease

■ **Building A** — 49,796 SF Existing Tenant Premises

TOTAL BUILDING: 157,000 SF



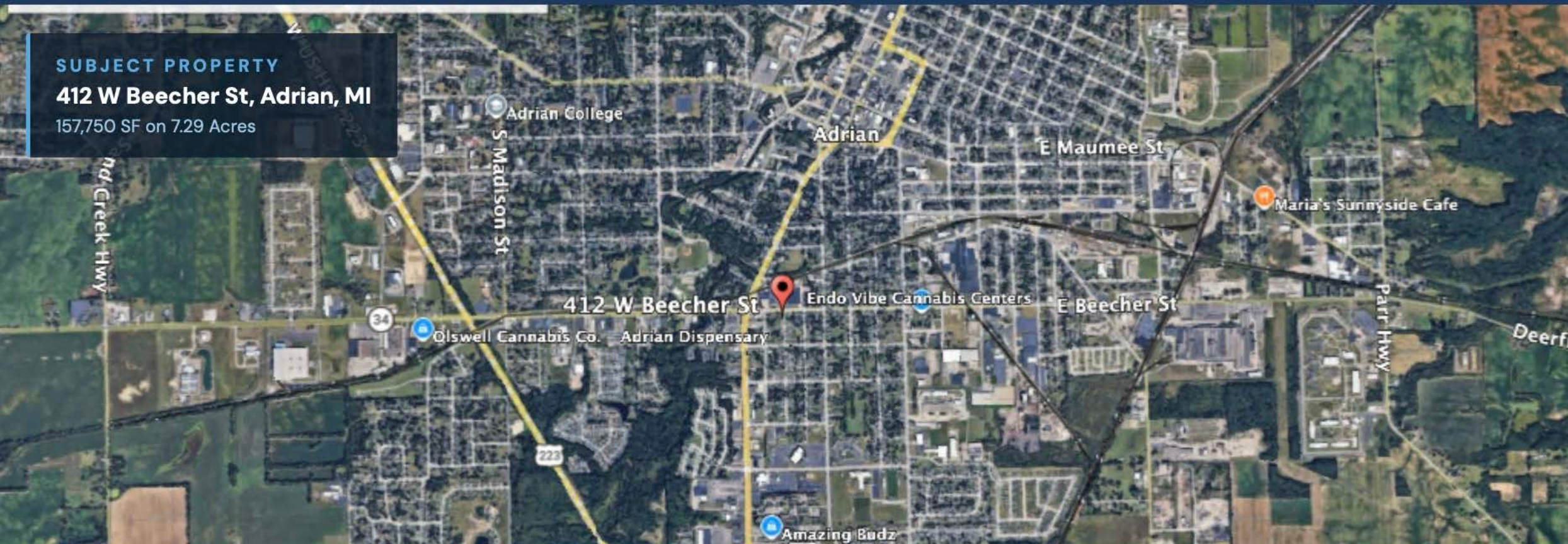
Overall Floor Plan — 412 W Beecher Street, Adrian MI 49221. Building "A" (orange): Indoor Boat, RV & Vehicle Storage — existing tenant premises. Building "B+C" (green/blue): 107,204 SF available for lease — flexible industrial/flex configurations. Note: entire building is fully suppressed and shall remain functional.

AERIAL OVERVIEW & LOCATION

SUBJECT PROPERTY

412 W Beecher St, Adrian, MI

157,750 SF on 7.29 Acres



HIGHWAY ACCESS

M-34 (W Beecher St)	Direct Access
M-52 (Main St)	Direct Access
US-223	Direct Access
I-23	10 Miles

Signalized intersection at M-34 & M-52 — a primary north-south regional logistics corridor serving both Michigan and Ohio markets.

DISTANCE TO MARKETS

Downtown Adrian	5 Minutes
Ann Arbor, MI	35 Miles
Toledo, OH	40 Miles
Jackson, MI	35 Miles
Detroit Metro Area	52 Miles

INFRASTRUCTURE

Lenawee County Airport	4 Miles
Detroit Metro Airport	52 Miles
Rail — Norfolk Southern	On-Site
Rail — Adrian & Blissfield RR	On-Site
Adrian College	5 Minutes

MARKET OVERVIEW & LEASE COMPARABLES

LENAWEE COUNTY INDUSTRIAL MARKET

The Lenawee County industrial submarket posted a **5.9% vacancy rate** in Q2 2026 — below its 10-year average of 5.8% — with 60,000 SF of positive net absorption over the trailing 12 months. Market-wide asking rents average **\$6.20/SF/YR**, up 2.0% year-over-year, and are forecast to reach **\$6.55/SF by 2029**.

The Adrian industrial submarket contains roughly 630,000 SF of total inventory with minimal new construction pipeline. Tenant renewal rates remain elevated at 75.9% (2026), reflecting strong retention demand and limited alternatives for users requiring heavy power, rail access, or large contiguous blocks.

ASKING RATE CONTEXT

The most recent lease at the subject property transacted at **\$6.95/NNN in September 2023**. The current asking rate of \$5.99+ (NNN) reflects prevailing market conditions and the building's updated infrastructure following the 2024–2025 renovation program.

Comparable industrial transactions in the broader region have ranged from \$5.50–\$6.95/SF NNN. Properties offering comparable or lesser specifications — including clear heights, power capacity, rail access, and condition — have generally transacted within the \$6.25–\$6.95/SF range.

5.9%

MARKET VACANCY

\$6.20

AVG. ASKING/SF

+2.0%

RENT GROWTH YOY

LEASE COMPARABLES

#	Property	Market	Size (SF)	Clear Ht	Lease Rate	Type	Date
★	412 W Beecher St (Subject — Prior Lease)	Adrian, MI	50,750	20'	\$6.95	NNN	Sep 2023
1	960 Woodland Dr (Saline–Redies Ind. Park)	Saline, MI	82,165	12'	\$6.25	NNN	Apr 2026
2	Saline–Redies Industrial Park	Saline, MI	58,651	12'	\$6.25	NNN	Available
3	911–915 Matzinger Rd	Toledo, OH	99,408	40'	\$5.60	NNN	Available
4	6033–6061 Telegraph Rd	Toledo, OH	8,800	14'	\$5.50	NNN	Apr 2025
COMPARABLE AVERAGE (EXCL. SUBJECT)					\$5.90	Subject asking \$5.99+(NNN) — below its own 2023 precedent	



412 W Beecher Street — Adrian, Michigan 49221

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COMMERCIAL REAL ESTATE · REACH HIGHER

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157,750 SF Industrial/Flex · \$5.99+(NNN)/SF/YR · 10,000 – 107,000 SF Available



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