

Food Grade Distribution Center

with Freezer/Cooler

Andy Lubinski, SIOR
Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix
Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore
Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund
Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com

Julie O'Brien
Senior Vice President
+1 517 662 3530
julie.obrien@colliers.com

2501 Coolidge Rd, Ste. 300
East Lansing, MI 48823
+1 517 662 3535
colliers.com/msp

For Sale or Lease

332,750 SF | High Clear

1701 Technical Dr, St Johns, MI

Cold Storage Warehouse & Distribution

- 107,070 SF freezer/cooler space
- 225,680 SF dry warehouse/front office
- 30' 9" Clear Height
- 62 Dock Doors
- Immediate access to Hwy US-127 with linkages to entire state of MI
- Under new ownership
- ESFR sprinkler system throughout

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

For Sale or Lease

Property Highlights

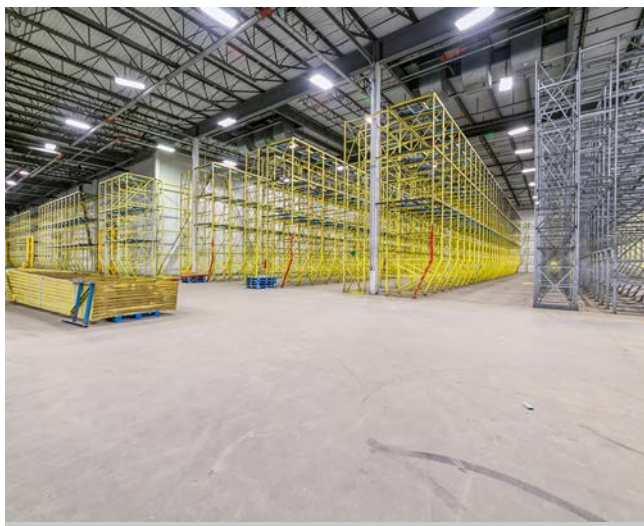
Address:	1701 Technical Dr, St Johns, MI 48879
Parcel #:	300-004-300-095-00
Building SF:	332,750 SF
Office & Mezzanine:	12,778 SF
Acres:	27.53 acres
Year Built:	2003
Dry Dock Doors:	38 Levelers & Locks
Refrigerated Dock Doors:	24 Levelers & Locks
Drive-in Doors:	Three (3) Grade Level Doors
Clear Height:	30’ 9”
Roof:	Fully Ballasted EPDM
Construction:	Precast Concrete Panels
Floors:	Estimated 6”-8” Concrete
Column Spacing:	Typical 40’x40’ - 80’ Speed Bay
Trailer Parking:	77 Spaces (Plus 62 Dock Positions)
Car Parking:	196 spaces (Space Expansion For Additional 180)
Power:	3,000 Amp, 480v Main Service
Lighting:	400 Watt Highbay Light Fixtures
Fire Protection:	ESFR System With 303,000 Gallon Tank On-site. Fed By Municipal Water
Water:	Municipal Service
Restrooms:	Six (6) Total
Potential Expansion:	135,880 SF
Lease Rates:	Full Building: $6.95 psf NNN Freezer/Cooler: $10.75 psf NNN Dry: $5.75 psf NNN
Sale Price:	$25,000,000 ($75.13/SF)

*Listing broker has a minority interest in the property



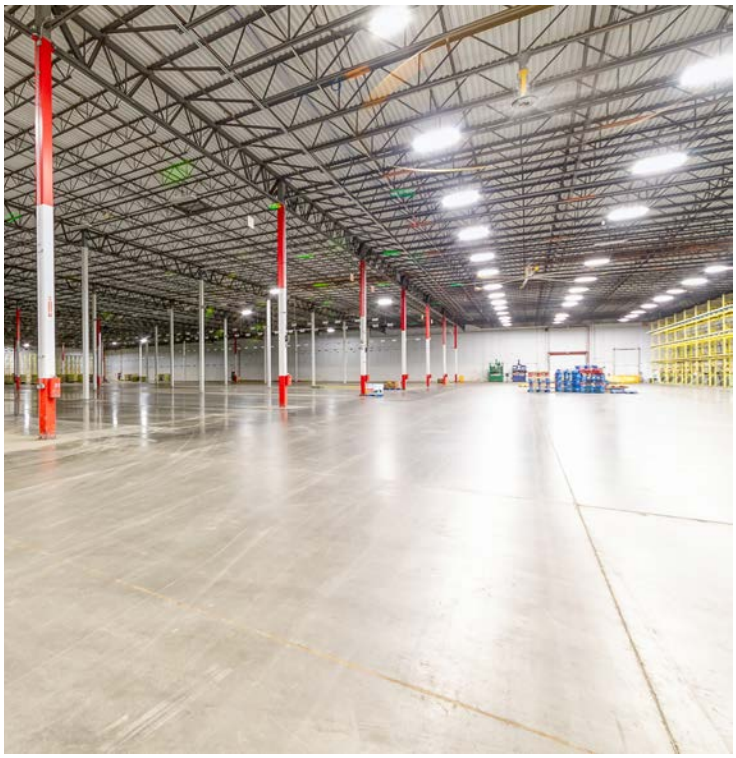


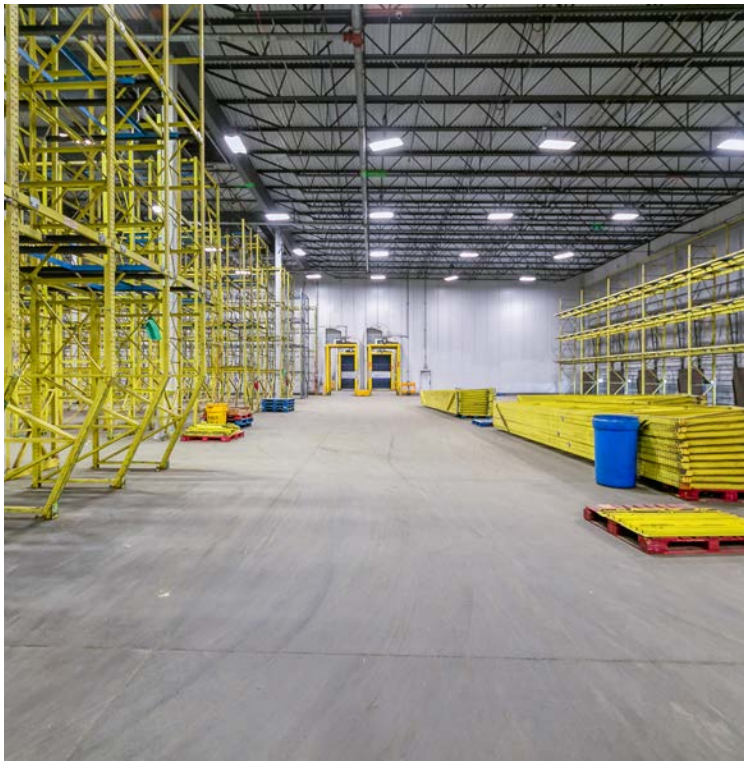


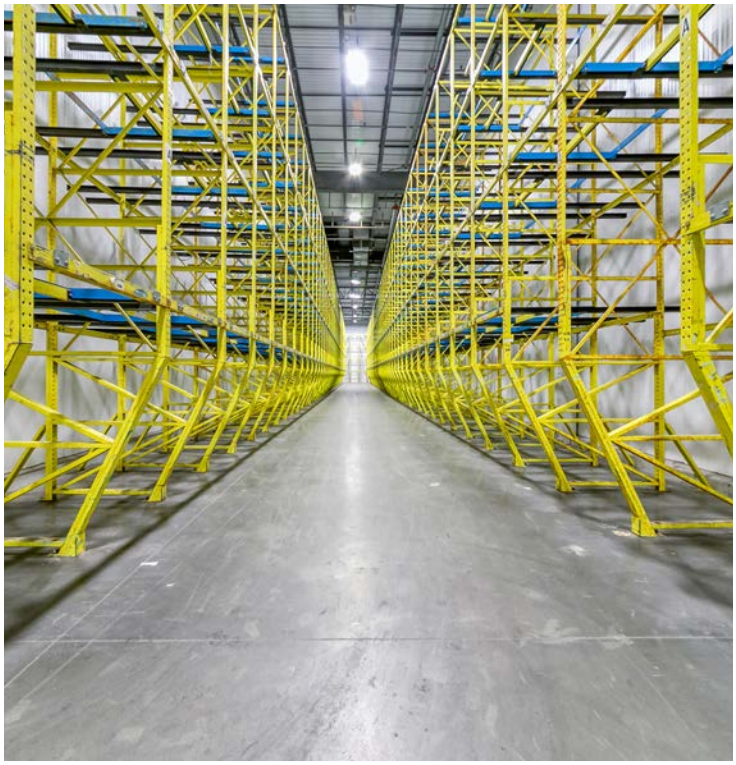


Property Photos

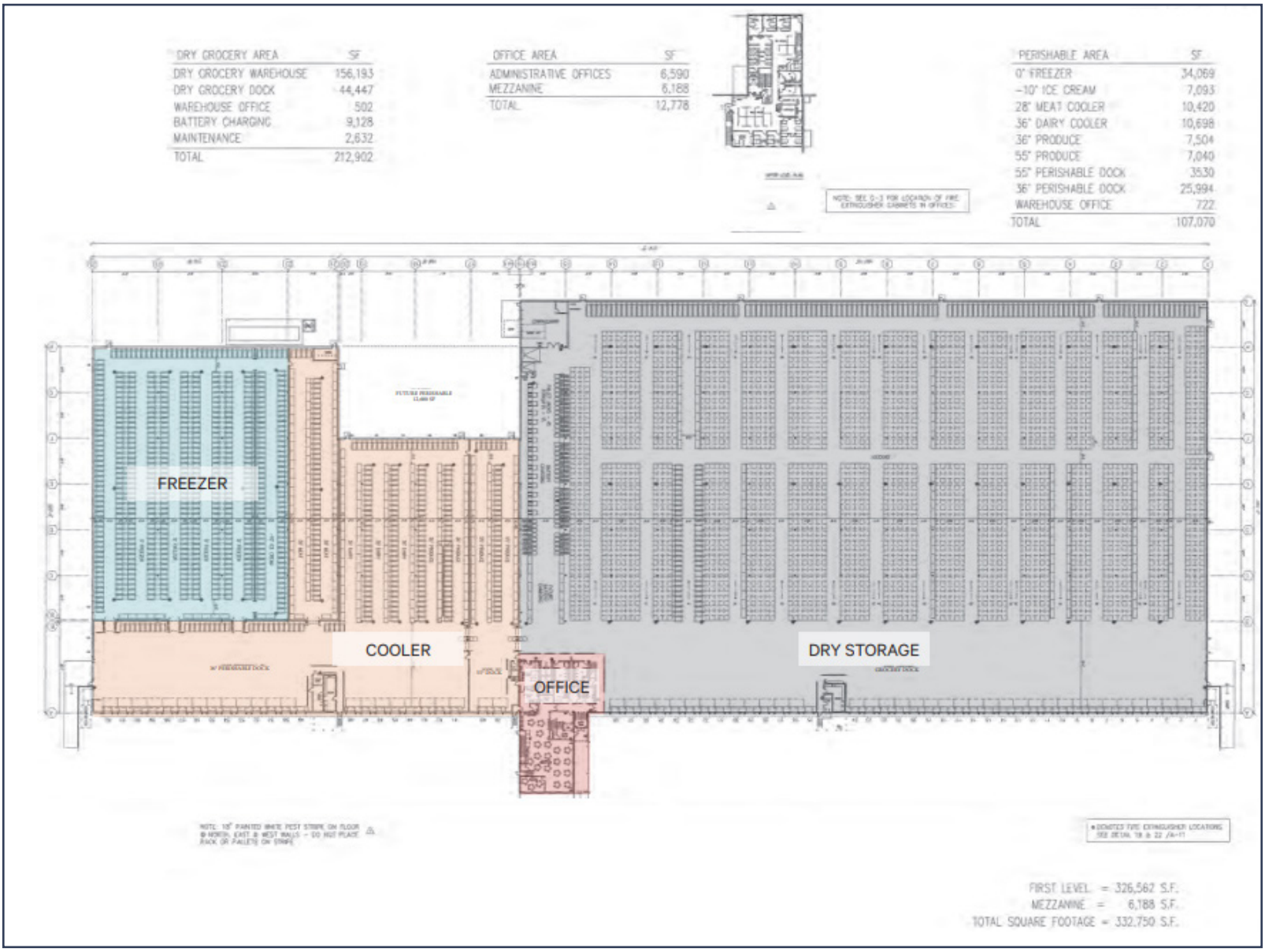








Floor Plan

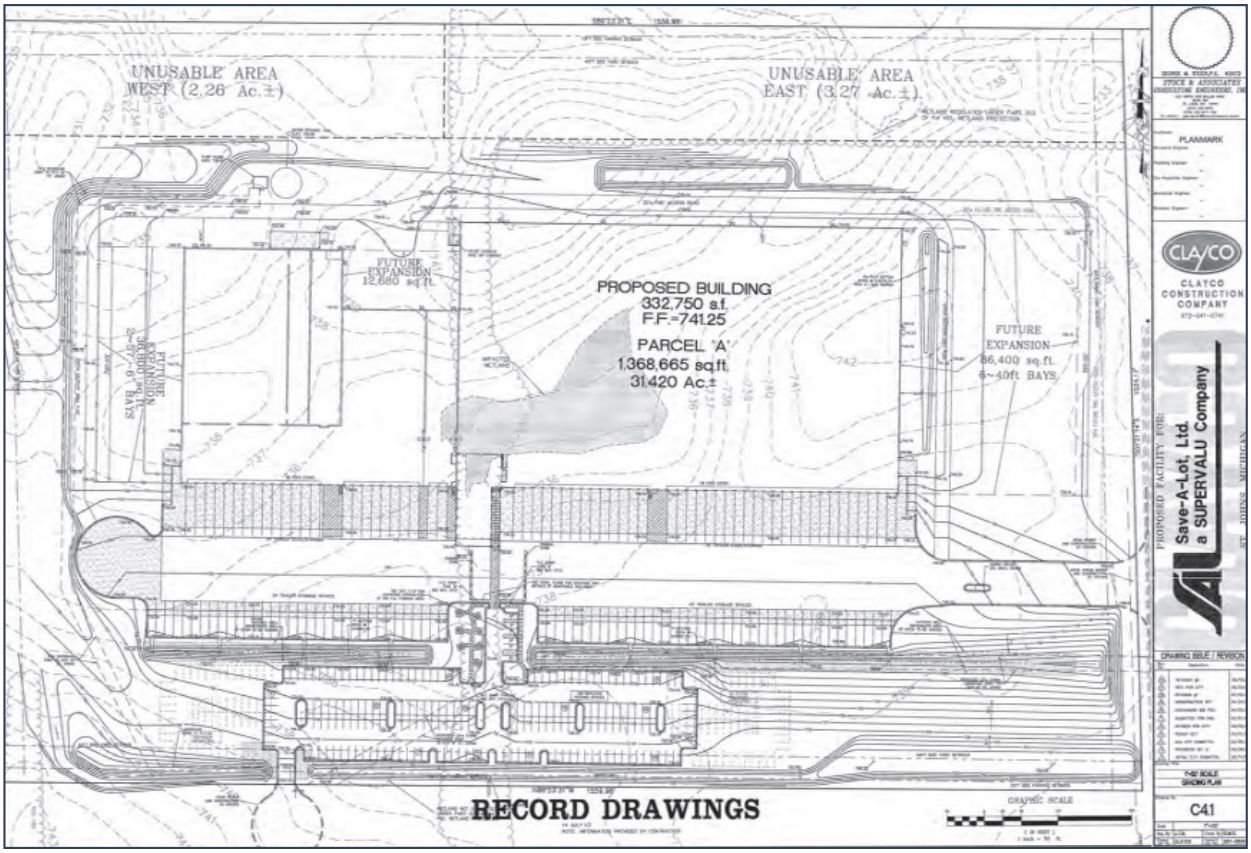


Perishable Area

0° Freezer	34,069 SF
-10° Ice Cream	7,093 SF
28° Meat Cooler	10,420 SF
36° Dairy Cooler	10,698 SF
36° Produce	7,504 SF
55° Produce	7,040 SF
55° Perishable Dock	3,530 SF
36° Perishable Dock	25,994 SF
Warehouse Office	722 SF
TOTAL	107,070 SF

Property Plans

Site Plan



Parcel Map



Location Overview

Clinton County

79,823 (2026)

Population

67% of population between ages 19-75

Workforce

$93,200 (2026)

Median Household Income

2,138 (2026)

Businesses

Web Links

Clinton County, MI

St Johns, MI





2501 Coolidge Rd, Ste. 300
East Lansing, MI 48823
+1 517 662 3535

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.