

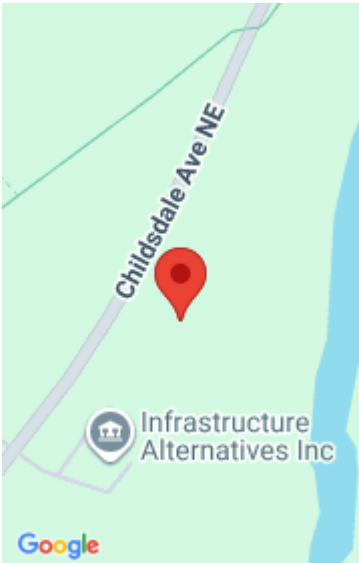
# 7970, CHILDSDALE, ROCKFORD, MI, 49341

<https://tuckerbenner.com>



Exceptional Tool & Die Facility – Real Estate + Equipment Package Offered at \$1,900,000 | Includes \$450,000 in Equipment Rare chance to acquire a turnkey Tool & Die business with an 18,000 SF industrial facility plus 1,688 SF mezzanine. Features include 26’ eave heights, four 16’x16’ drive-thru doors, 8” slab, heavy 480V 3-phase power, and [...]

- 4 baths
- Industrial
- Commercial Sale
- Active



## Call us now

Phone: (231)730-8781  
Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

## Basics

**Category:** Commercial Sale  
**Status:** Active  
**Lot size:** 2.59 sq ft  
**Bathrooms Full:** 4  
**Business Type:** Manufacturing

**Type:** Industrial  
**Bathrooms:** 4 baths  
**Year built:** 1998  
**Lot Size Acres:** 2.59 acres  
**County:** Kent

## Building Details

**Building Area Total:** 18000 sq ft  
**Construction Materials:** Metal Siding  
**StoriesTotal:** 2  
**Roof:** Metal  
**Number Of Buildings:** 1

**Number Of Units Total:** 1  
**Heating:** Forced Air  
**Building Features:** Expandable, Fire Sprinkler, Over Head Crane  
**Foundation Details:** Slab

## Amenities & Features

**Parking Total:** 31  
**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Phone Connected, Natural Gas Connected, Electricity Connected, Cable Connected

**Inclusions:** Real Estate, Furniture, Equipment  
**Cooling:** Central Air, Wall Unit(s)

## Fees & Taxes

**Tax Assessed Value:** \$411,674  
**Tax Annual Amount:** \$20,909

**Tax Year:** 2024

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# School Information

**High School District:** Rockford

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# Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Cahill Dr. & Kroes St.

**Listing Terms:** Conventional, Other, Cash

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