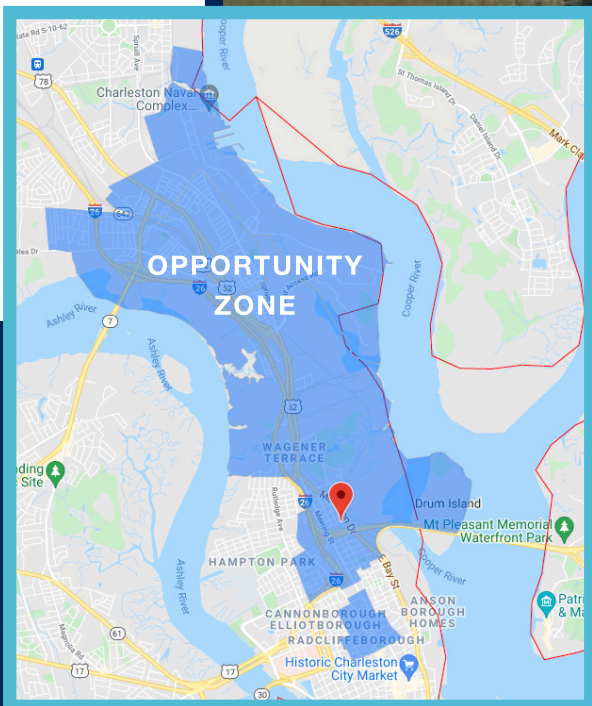


MAJOR REDEVELOPMENT OPPORTUNITY IN NOMO

FOR SALE 975 + 989 MORRISON DRIVE



\$8,700,000

1.4 ACRES

975 Morrison, Parcel A	±.566 acres	\$2.8 million
975 Morrison, Parcel B	±.242 acres	\$1.4 million
989 Morrison	±.590 acres	\$4.5 million
TOTAL	±1.398 acres	\$8.7 million
PRICE PER ACRE		\$6.2 million

Zoning: UP (Upper Peninsula)



FOR 989 MORRISON DR

Contact Eddie Buxton
843-720-2668
eddie.buxton@pcps.com
Palmetto Commercial Properties, LLC

FOR 975 MORRISON DR, PARCELS A + B

Contact Loren Ziff
843-270-6000
lziff@eastrockproperties.com
Eastrock Properties, LLC
Broker is an owner of Parcel A

EASTROCK
PROPERTIES, LLC

MAJOR REDEVELOPMENT OPPORTUNITY IN NOMO

FOR SALE 975 + 989 MORRISON DRIVE

Three adjoining parcels are available for the first time in decades in a rare opportunity to acquire +1.4 acres of high ground on the peninsula in the Opportunity Zone.

AS IS

MLS# 30728177 | TMS# 459 01 01 082

975 Morrison Drive, parcel A: ±4,128 SF building (±2,401SF office and ±1,727SF warehouse)

MLS# 30728175 | TMS# 459 01 01 083

975 Morrison Drive, parcel B: ±2,148 SF office

MLS# 30716651 | TMS# 459 01 01 001

989 Morrison Drive: ±1,000 SF office and ±11,000 SF warehouse, ±24' clear

ALL NUMBERS APPROXIMATE

LAND COMPS

Current leases can be cancelled with a maximum of 90 days written notice.

ADDRESS	PRICE	ACRES	PRICE/ACRE	LIST DATE
475 East Bay St	\$20,000,000	2.01	\$9,950,249	03/30/18
32 Laurens St	\$7,100,000	1.31	\$5,419,847	04/27/18
55 Romney	\$8,700,000	1.60	\$5,437,500	11/01/18
295 Calhoun	\$12,000,000	2.10	\$5,400,000	09/30/20
747 Meeting	\$2,250,000	0.36	\$6,250,000	12/18/20

Average Price Per Acre

\$ 6,362,000



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