



BOARD OF DIRECTORS SPECIAL MEETING

Monday, October 12, 2026 at 4:30 pm
Room 225, Behavioral Health Center, 201 Mulholland Street, Bay City, MI 48708

AGENDA

Page

1. CALL TO ORDER & ROLL CALL
2. PUBLIC INPUT (5 Minute Maximum Per Person)
3. FUTURE FACILITIES PLANNING
 - 3.1 Consideration of the draft purchase agreement received for the property located at 3933 Monitor Road, Bay City, MI 48706
4. BOARD MEMBER COMMENTS
5. ADJOURNMENT

FOR SALE: TECH/INDUSTRIAL/OFFICE CAMPUS:50,000 +/- SF/10AC/3 BLDGS

3933 Monitor Rd. Bay City, MI, 48706

FOR SALE: \$2,675,000

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PRESENTED BY:

Gretchen Witherspoon, SIOR, CCIM

Broker/Owner

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Key Facts

- Tax ID: 100-012-300-030-00
- Building Size: 50,000 SF +/-
- Year Built: 1995, 2014 (Automotive testing garage renovation), 2018 (Lab/Tech/Office built, shed and pavilion constructed)
- Land Size: 10.2 acres
- Municipality: Bay County
- Zoning: Commercial—
(with previous Industrial use)
- Taxes: Winter 2025: \$34,366.12
Summer 2025: \$57,085.04

Key Attributes

- There are multiple buildings on the parcel
- Bldg 1: Main building is 32,708 features attractive brick and custom designed with a welcome entrance showing brick columns and architectural windows— SF includes garage addition.
- Main building has three levels and has an elevator for easy accessibility
- In 2014, a 4,924 SF Automotive testing garage was added and connected to main building and features 4 OHDs each 10' H X 9'W
- Garage has 4 floor drains, 6" concrete slab, oil separator, and has heated bays
- Bldg 2: Lab/Tech/Office is very attractive with mezzanine deck, office, conference room, and large open testing areas (11,698 SF including both levels) . Also has three 14' OHDs, kitchenette, and restrooms
- Bldg 3: There is a shed and a pavilion added with a total of 5,780 SF and 3 OHDs 10' H
- Visibility on M-13/access to I-75/23 as well as east access to US-10/M-25
- Conveniently located in Bay County, right off Wilder Rd
- All utilities present at property —water, sewer, gas, 3 phase heavy power, transformer at least 225 KVA/208 V PRI/277/480V, and backup generator on site
- Security systems are in the buildings
- Furniture left behind is negotiable.
- Commercial Zoning but was used as Industrial / Automotive— check zoning

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Source: Bay Area GIS

Property dimensions are approximate and should be verified independently.

Baycountymi.gov

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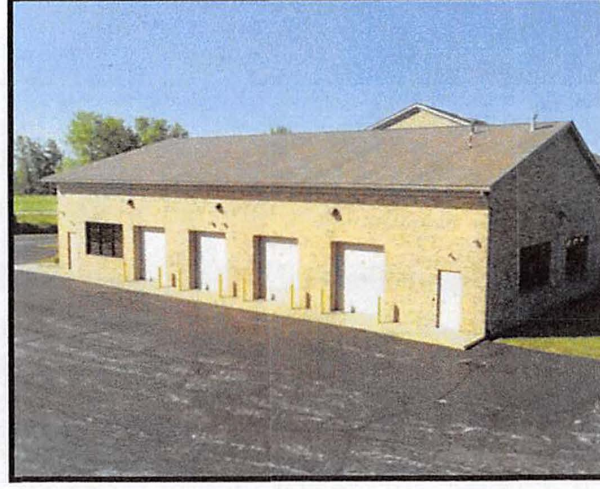
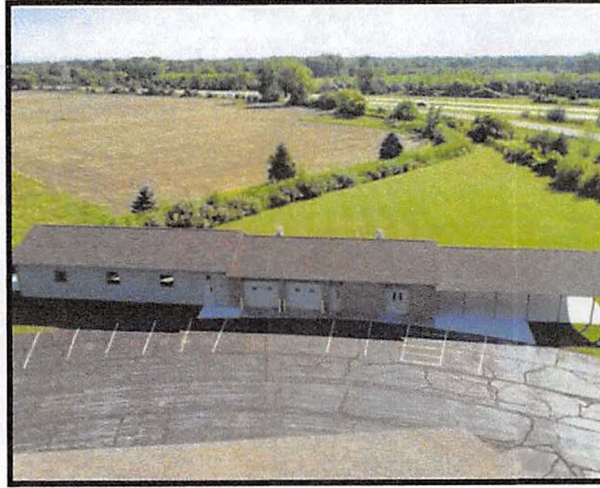
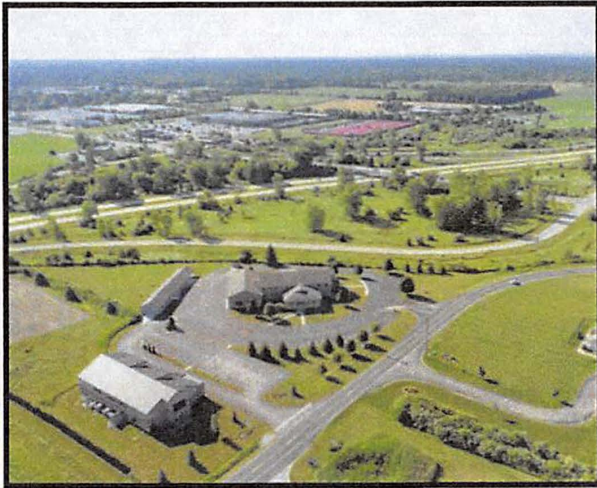
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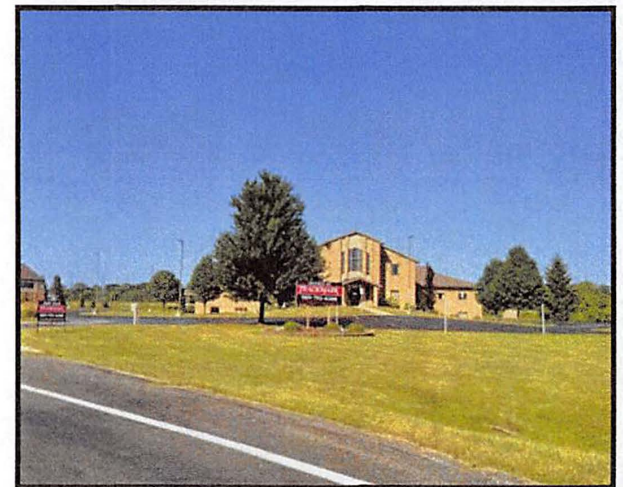
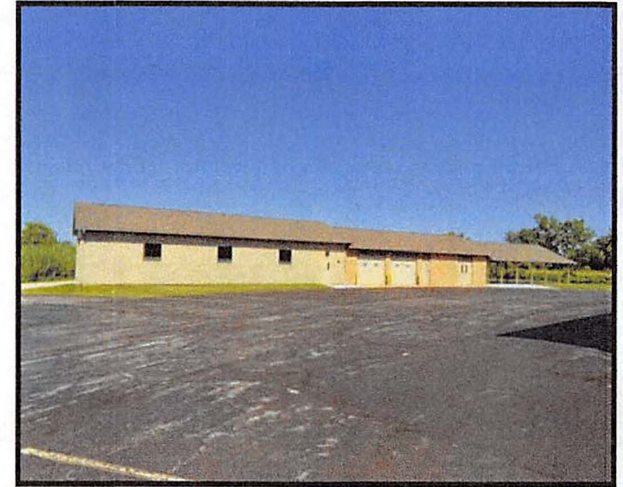
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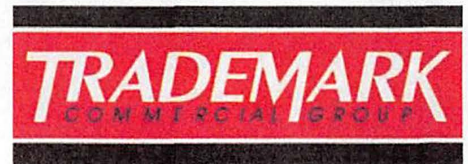


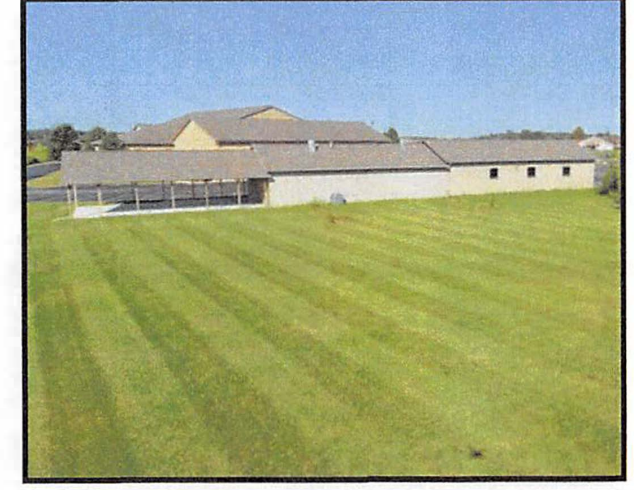
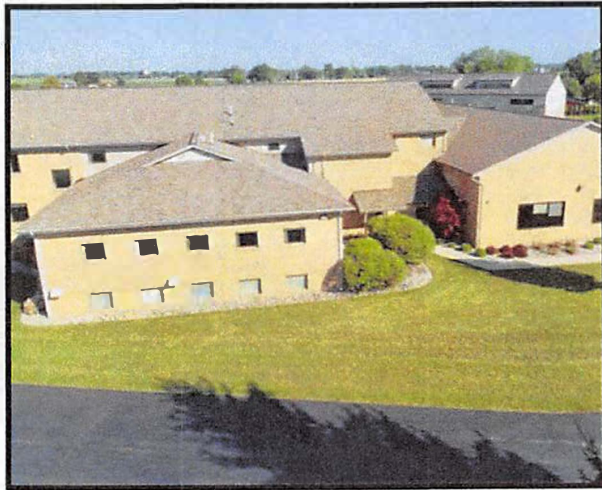
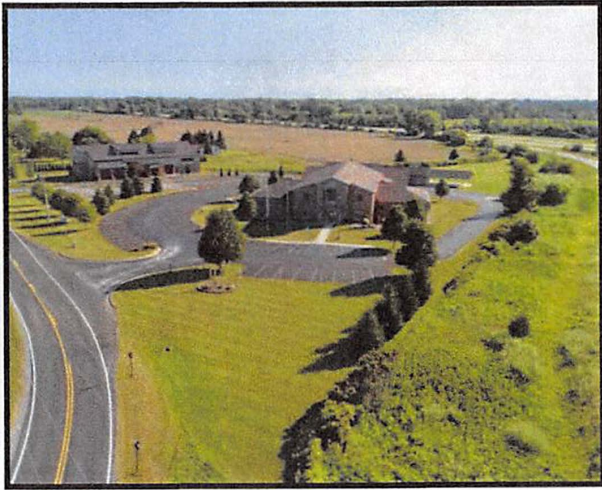
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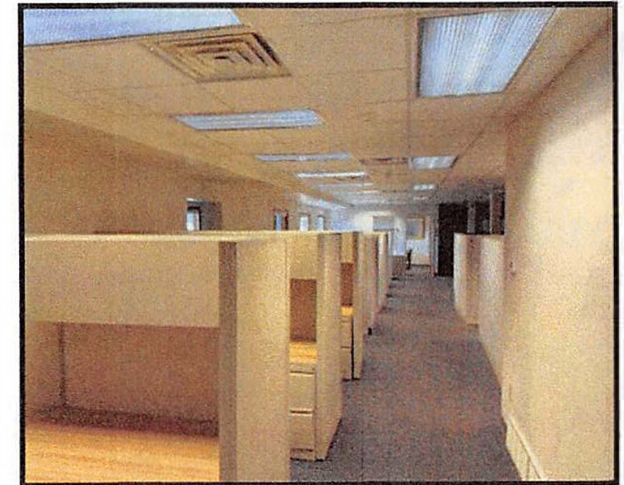
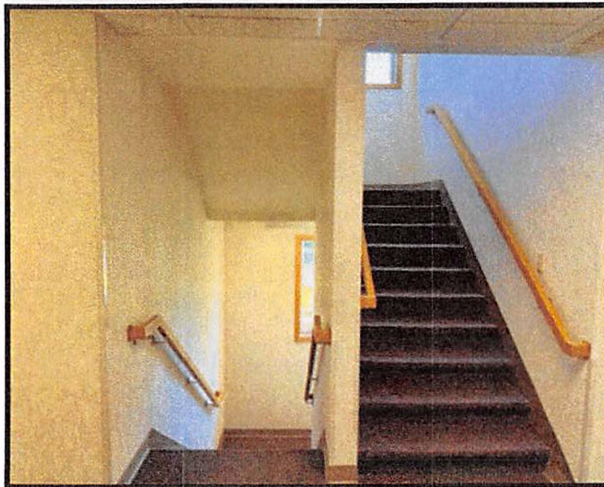
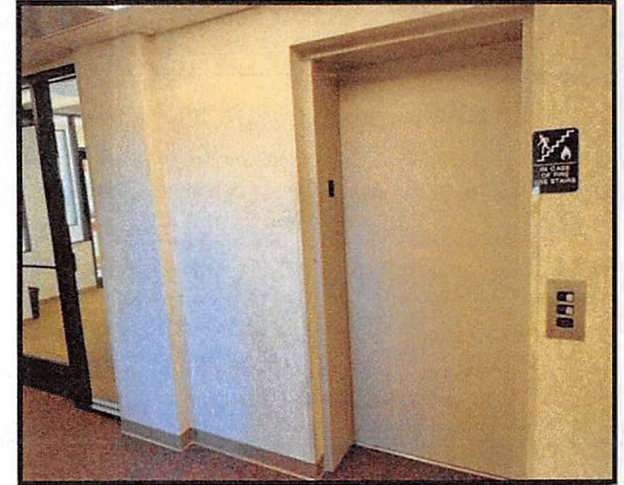
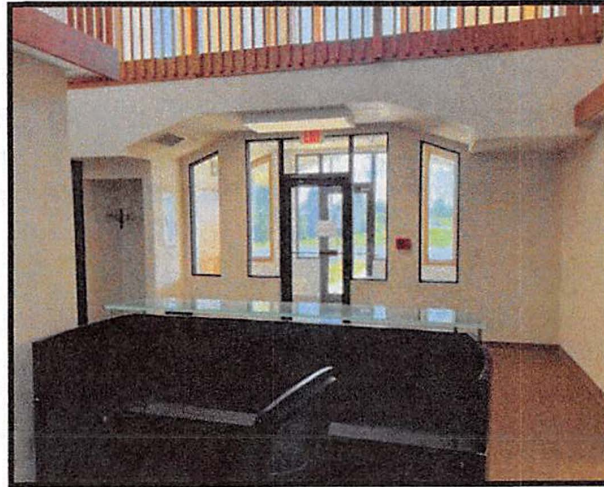
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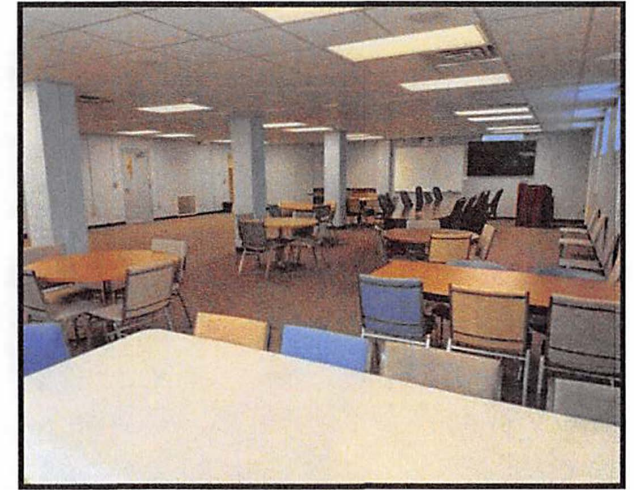
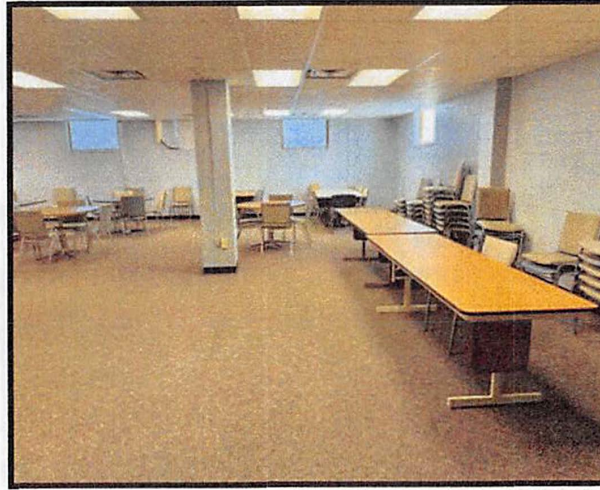
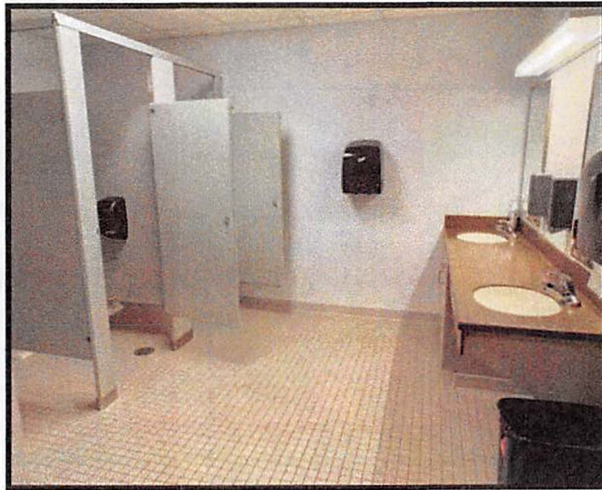
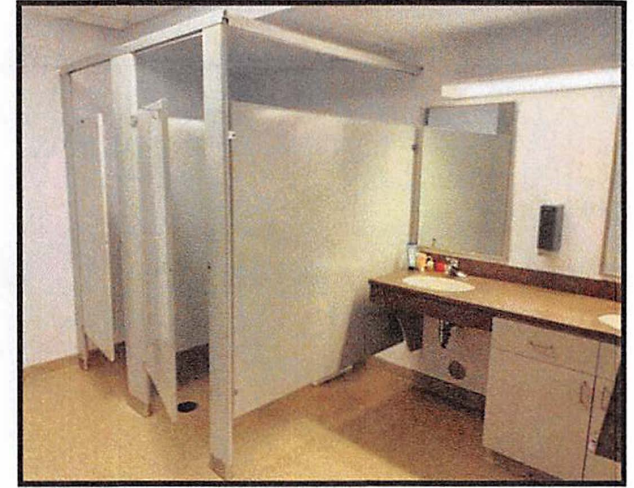
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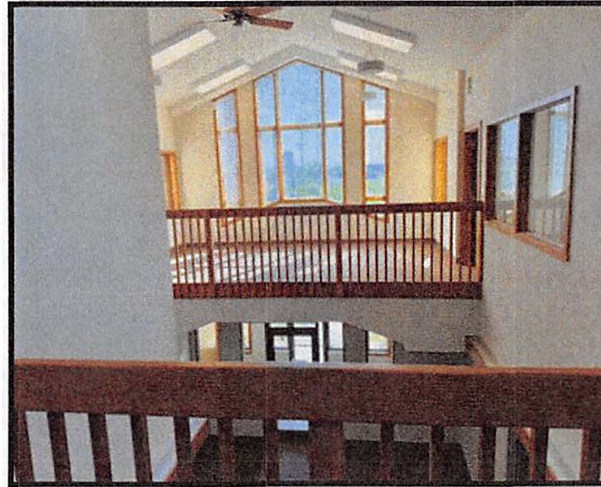
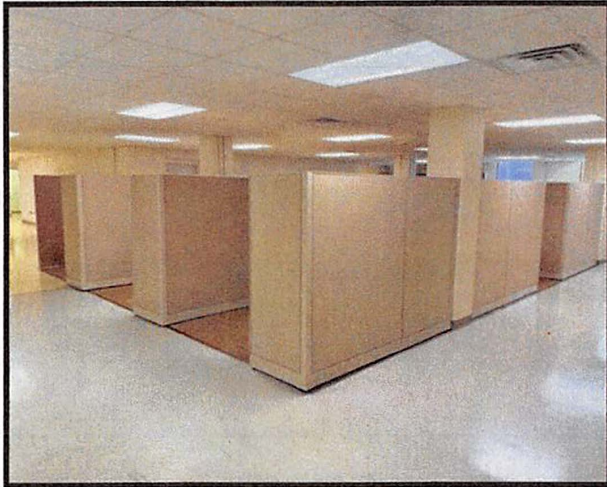
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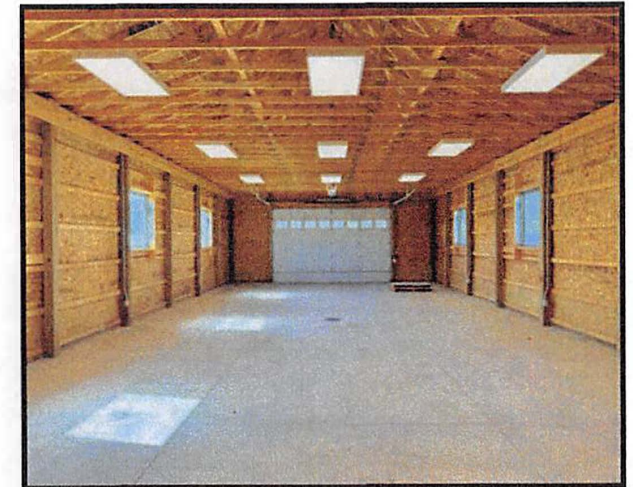
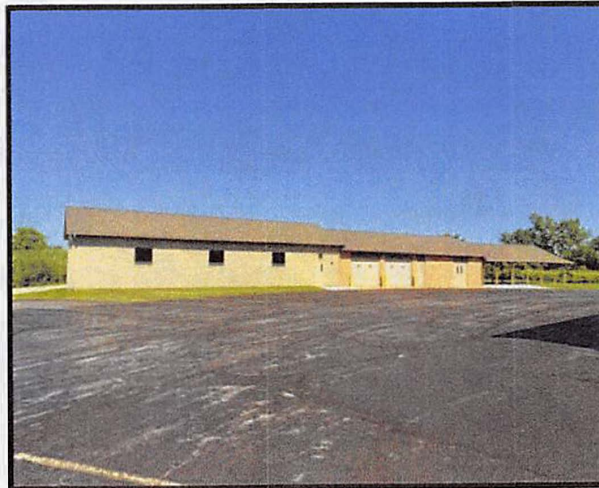
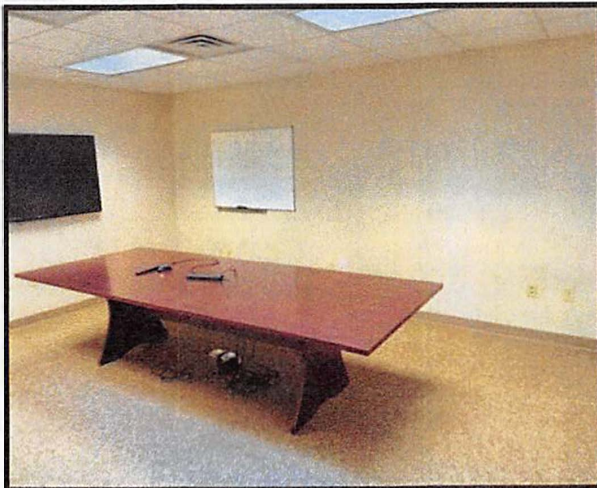
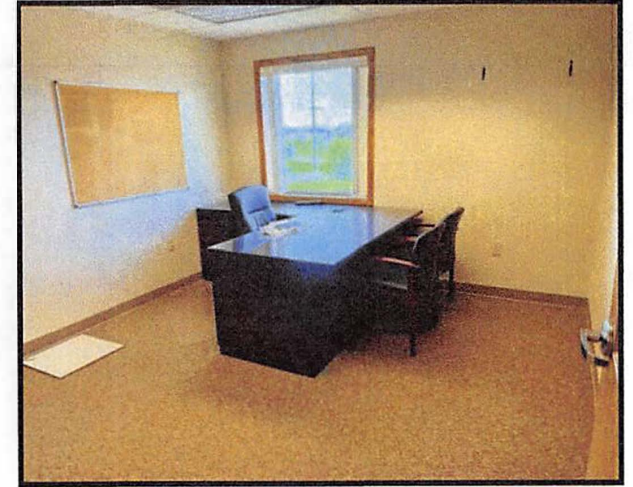


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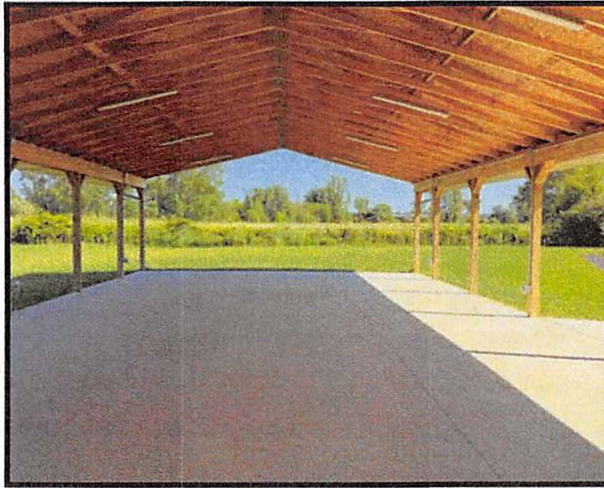
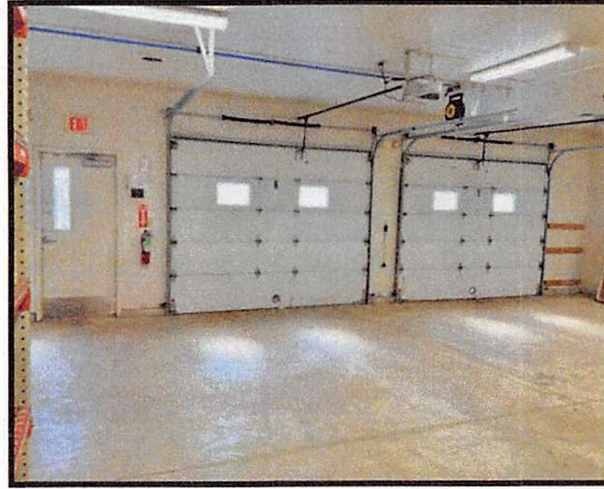
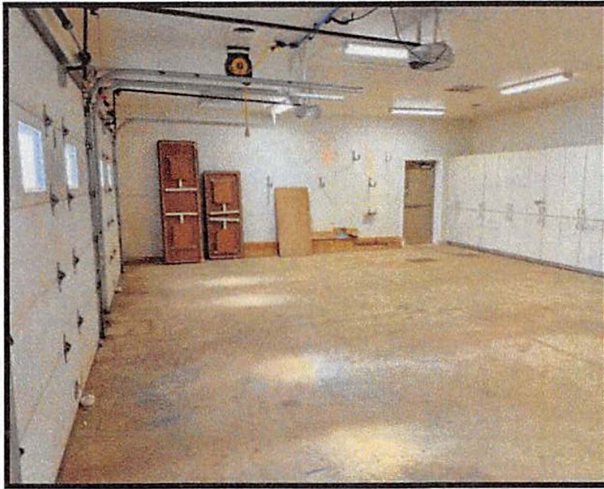






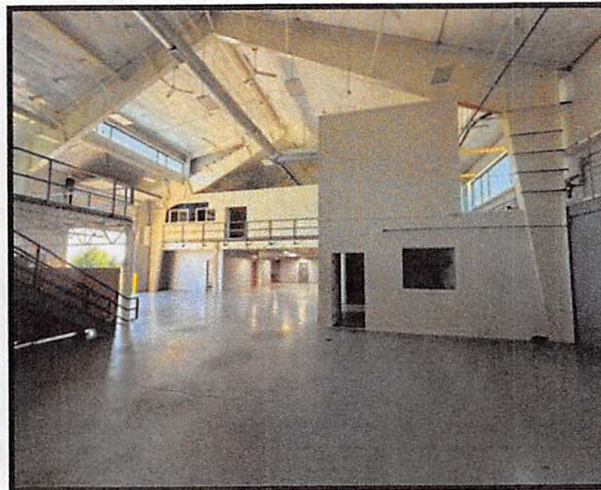
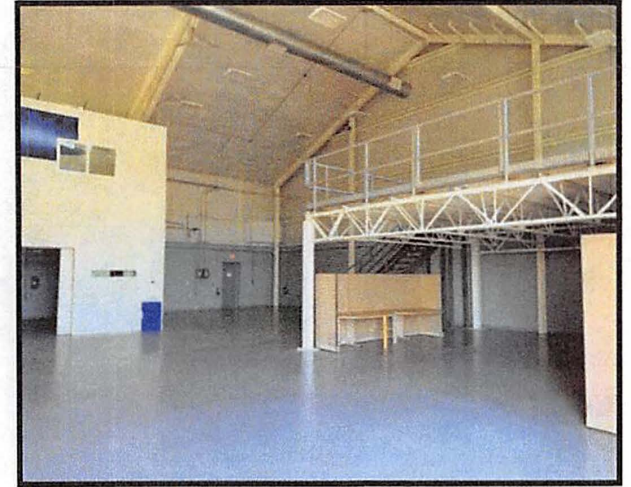
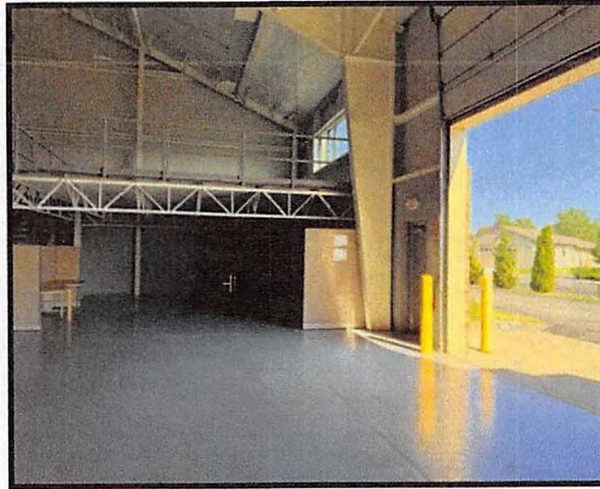
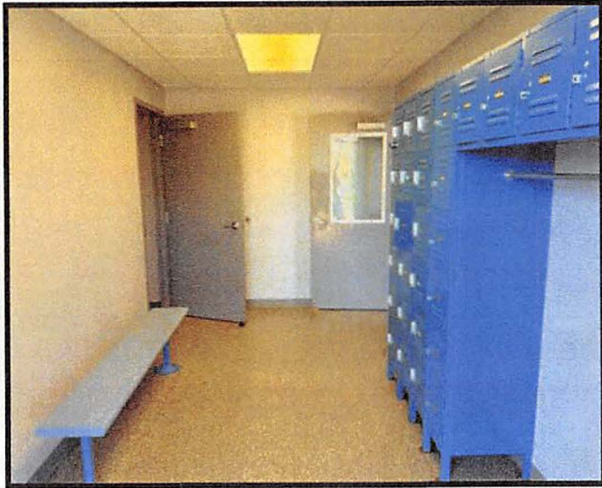
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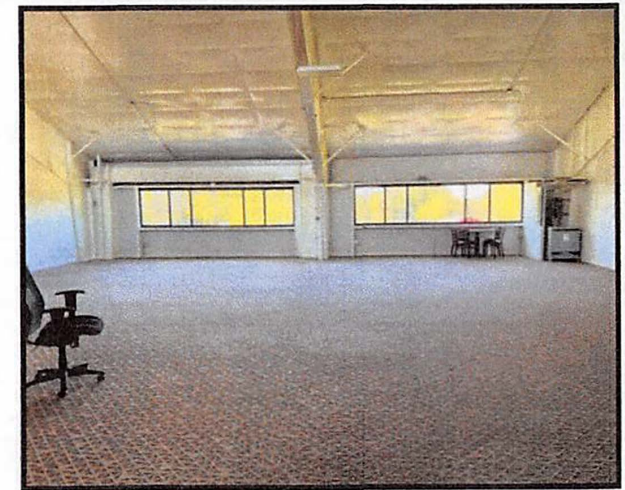
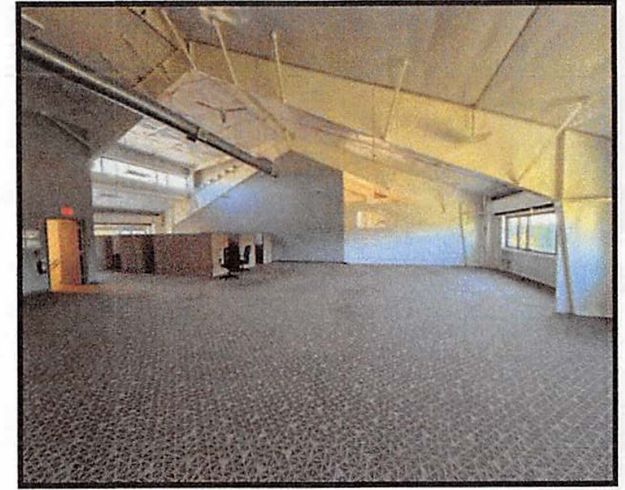
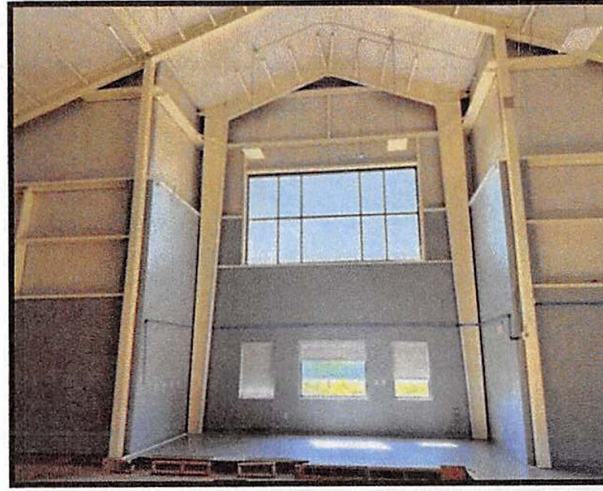
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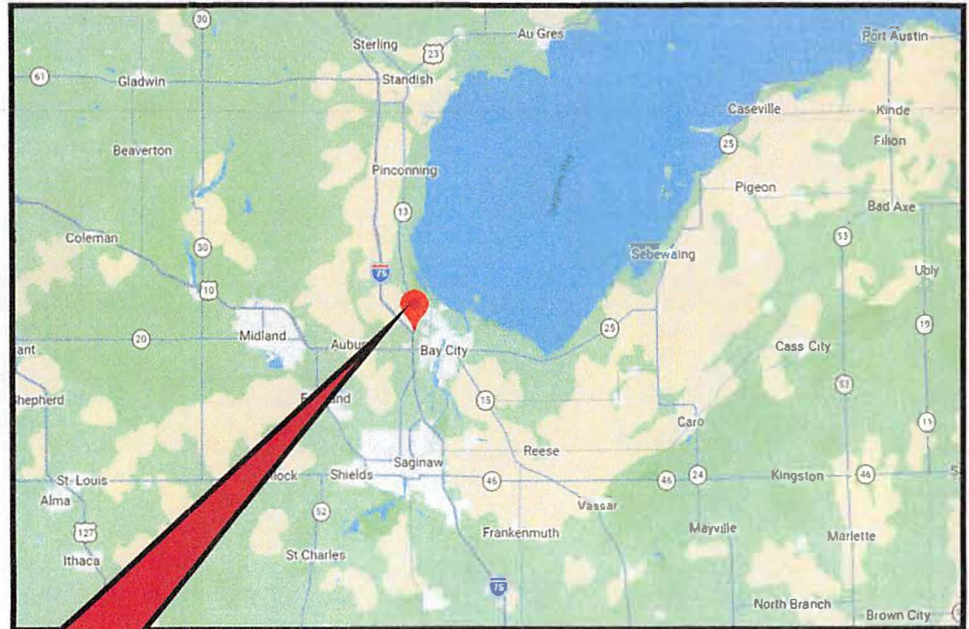


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