NAI Wisinski of West Michigan

Commercial Real Estate Services, Worldwide.

For Lease

Manufacturing

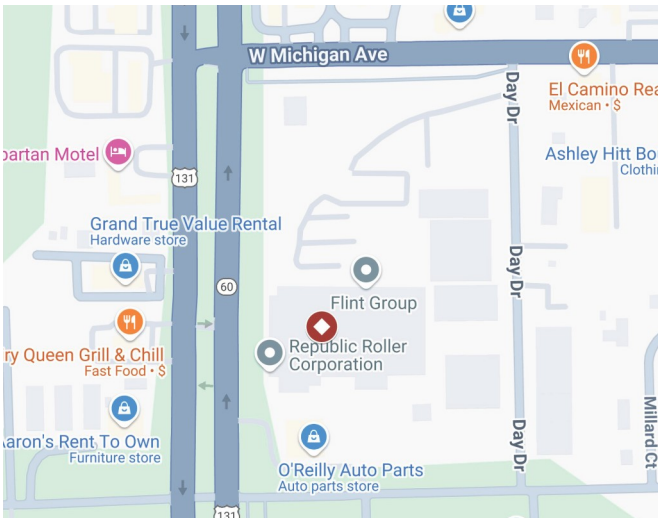


205 S. US-131

Three Rivers, Michigan 49093

Property Features

- Recently renovated warehouse building with prominent frontage on US-131 in the heart of Three Rivers
- New lighting & paint throughout the building
- Two dock doors; two overhead doors
- 16’ ceiling heights
- Heavy power & three cranes
- Office is ready to be designed for a new occupant. Owner will consider leasing office separately from warehouse
- Warehouse will be available for occupancy June 1st, 2025; Office ready for occupancy upon completion of improvements



For more information, contact:

Kara Schroer, CCIM

+1 269 459 0435 direct +1 269 569 0953 cell

karas@naiwwm.com

Connor Schultze

+1 269 459 0438 direct +1 269 370 6437 cell

connors@naiwwm.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

1803 Whites Rd, Suite 2

Kalamazoo, Michigan 49008

+1 269 459 0435

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Asset Overview

205 S. US-131
Three Rivers, Michigan

More Than An Address

Recently renovated warehouse building with prominent frontage on US-131 in heart of Three Rivers, Michigan. New lighting and paint throughout the building. Two dock doors; Two overhead doors, 16' ceiling heights. Heavy power & three cranes. The office is ready to be designed for a new occupant. Owner will consider leasing office separately from warehouse. Warehouse will be available for occupancy June 1st; Office ready for occupancy upon completion of improvements.

Building Information

Total Building Size	+/- 77,726 SF
Year Built / Remodeled	1962
Construction	Block
Air Conditioning	Office only
Parking	On-site, surface
Power	3-phase
Ceiling Height	16’
Docks	Two (2)
Overhead Doors	Two (2)
Cranes	2-Ton: Three (3) 3-Ton: Seven (7) 1/4 Ton: Two (2)

Site Specifications

Lot Dimensions	290’ x 500’
Acreage	+/- 3.6 Acres
Frontage	+/- 290’
Parcel Number	051-399-066-02
Municipality	City of Three Rivers
Zoning	I-1



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Lease Overview

205 S. US-131
Three Rivers, Michigan

Lease Information

Lease Rate	$6.50/SF
Lease Type	NNN
Tenant Provides	Phone & Internet, Janitorial, Casualty & Liability Insurance, Water, Sewer, Gas / Heat, Electric, Air Conditioning, Refuse Removal, Taxes, Insurance, Property Maintenance including Snow Removal & Landscaping
Landlord Provides	Roof & Structural
Possession	Immediately Available

Availability

Suite	Rentable SF	Rate/SF/Year	Monthly Base Rent
Entire Building	77,726 SF	$6.50/SF NNN	$42,101.58



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Photos

205 S. US-131
Three Rivers, Michigan













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Aerial Overview

205 S. US-131
Three Rivers, Michigan



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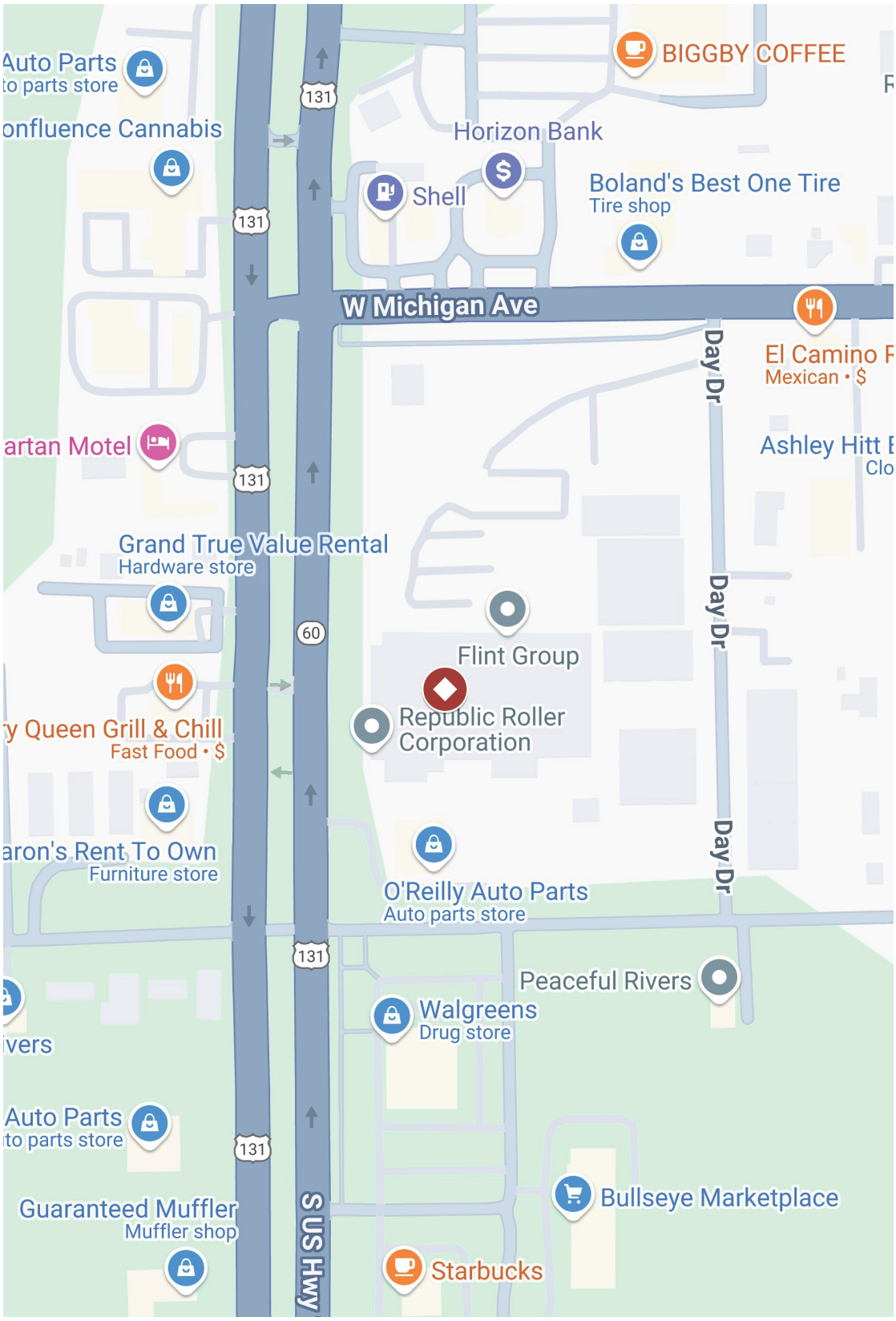
Property Location

205 S. US-131
Three Rivers, Michigan



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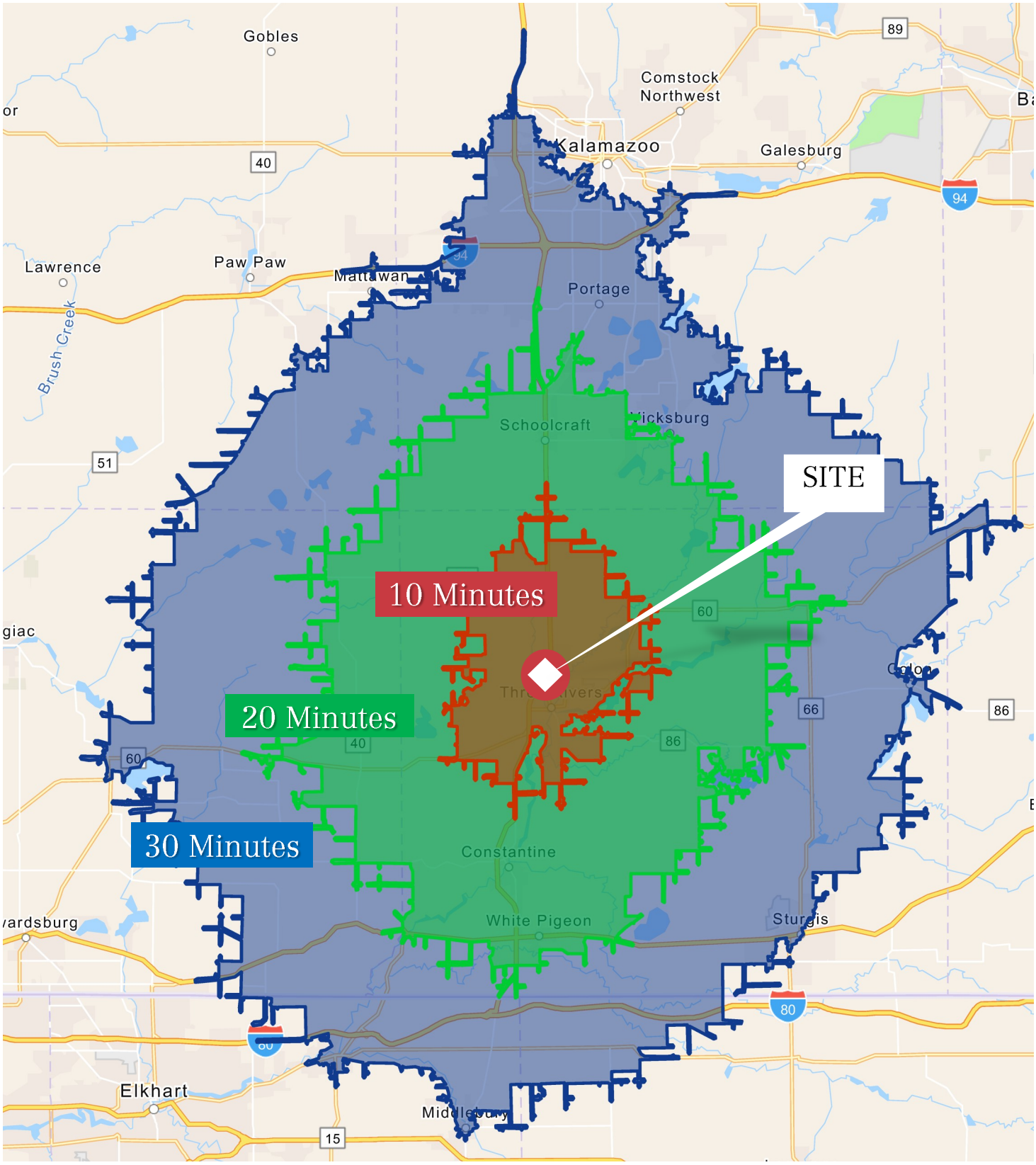
Drive Time Map

205 S. US-131
Three Rivers, Michigan



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Demographics

10-Minutes

205 S. US-131
Three Rivers, Michigan

KEY FACTS

14,388
Population

39.5
Median Age

2.5
Average Household Size

$63,090
Median Household Income

EDUCATION

7%
No High School Diploma

36%
High School Graduate

36%
Some College

21%
Bachelor's/Grad/ Prof Degree

BUSINESS

642
Total Businesses

8,699
Total Employees

EMPLOYMENT

48%
White Collar

41%
Blue Collar

11%
Services

6.6%
Unemployment Rate

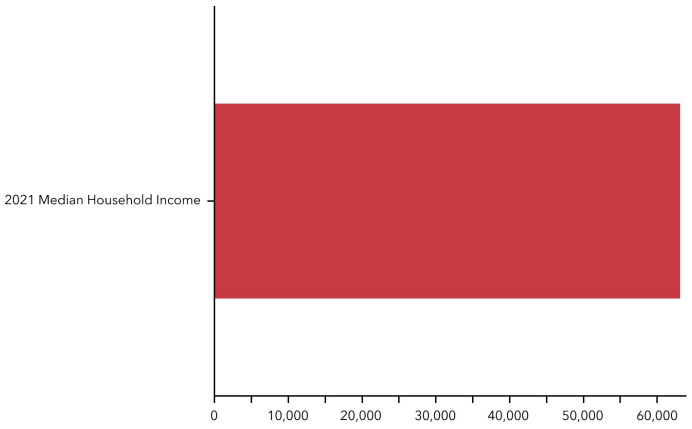
INCOME

$63,090
Median Household Income

$32,736
Per Capita Income

$177,310
Median Net Worth

2021 Median Household Income



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Demographics

20-Minutes

205 S. US-131
Three Rivers, Michigan

KEY FACTS

44,021
Population

41.7
Median Age

2.5
Average Household Size

$71,395
Median Household Income

EDUCATION

8%
No High School Diploma

35%
High School Graduate

33%
Some College

24%
Bachelor's/Grad/ Prof Degree

BUSINESS

1,548
Total Businesses

17,938
Total Employees

EMPLOYMENT

52%
White Collar

38%
Blue Collar

10%
Services

4.1%
Unemployment Rate

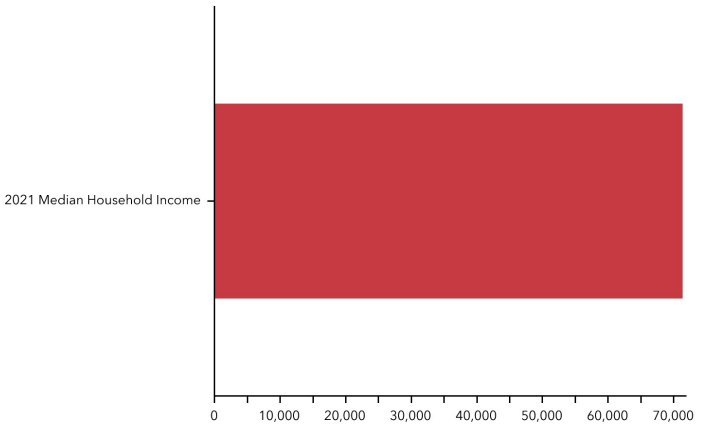
INCOME

$71,395
Median Household Income

$37,170
Per Capita Income

$258,544
Median Net Worth

2021 Median Household Income



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Demographics

30-Minutes

205 S. US-131
Three Rivers, Michigan

KEY FACTS

210,907
Population

38.4
Median Age

2.4
Average Household Size

$74,638
Median Household Income

EDUCATION

7%
No High School Diploma

26%
High School Graduate

29%
Some College

38%
Bachelor's/Grad/ Prof Degree

BUSINESS

7,514
Total Businesses

106,090
Total Employees

EMPLOYMENT

63%
White Collar

24%
Blue Collar

12%
Services

4.4%
Unemployment Rate

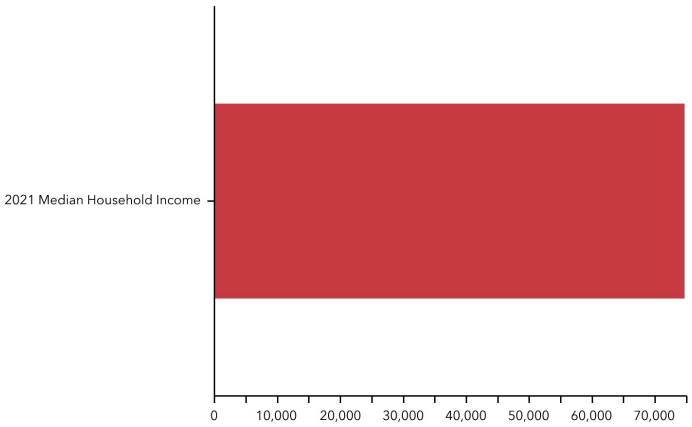
INCOME

$74,638
Median Household Income

$41,084
Per Capita Income

$244,330
Median Net Worth

2021 Median Household Income



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