

OFFICE WITH WAREHOUSE

FOR LEASE

2535 5TH AVENUE
SPRINGFIELD, MI

LISTING AGENT

Chad VanDerwall

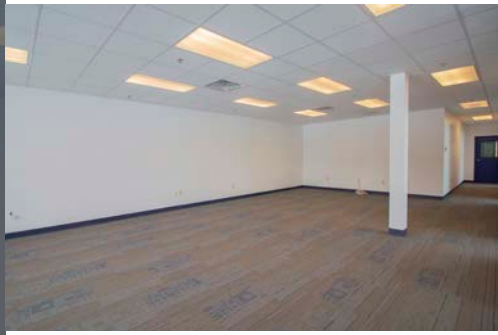
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OFFERED **FOR LEASE** AT
\$10.00 PSF | NNN

This property combines office or retail use with warehouse functionality. The 1,827 SF front area offers an open work space, three private offices, a shared kitchenette/break room, and two restrooms. An additional 952 SF warehouse portion features 20' ceilings and a 14' x 12' overhead door.

Strategically located adjacent to the Battle Creek Executive Airport, just 3 miles from Downtown Battle Creek, 6 miles from I-94, and within 30 minutes of Kalamazoo. 5th Avenue, situated two blocks from Dickman road, is a well-established industrial corridor surrounded by many active businesses and industrial users.

PROPERTY + BUILDING INFORMATION

**2535 5TH AVENUE
SPRINGFIELD, MI**

\$10.00 PSF | NNN
LISTING PRICE

THE PROPERTY

APN: 54-080-049-34

Acres: 2.45

Zoning: I-1
Light Industrial

THE SUITE

Total SF: 2,779 SF

Office SF: 1,827 SF

Warehouse SF: 952 SF

Restrooms: Two (2) Shared

Ceiling Height: 20'

OH Door: One (14' x 12')

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.



AERIAL OUTLINE OF PARCEL



CITY OF
SPRINGFIELD

CITY OF
BATTLE CREEK

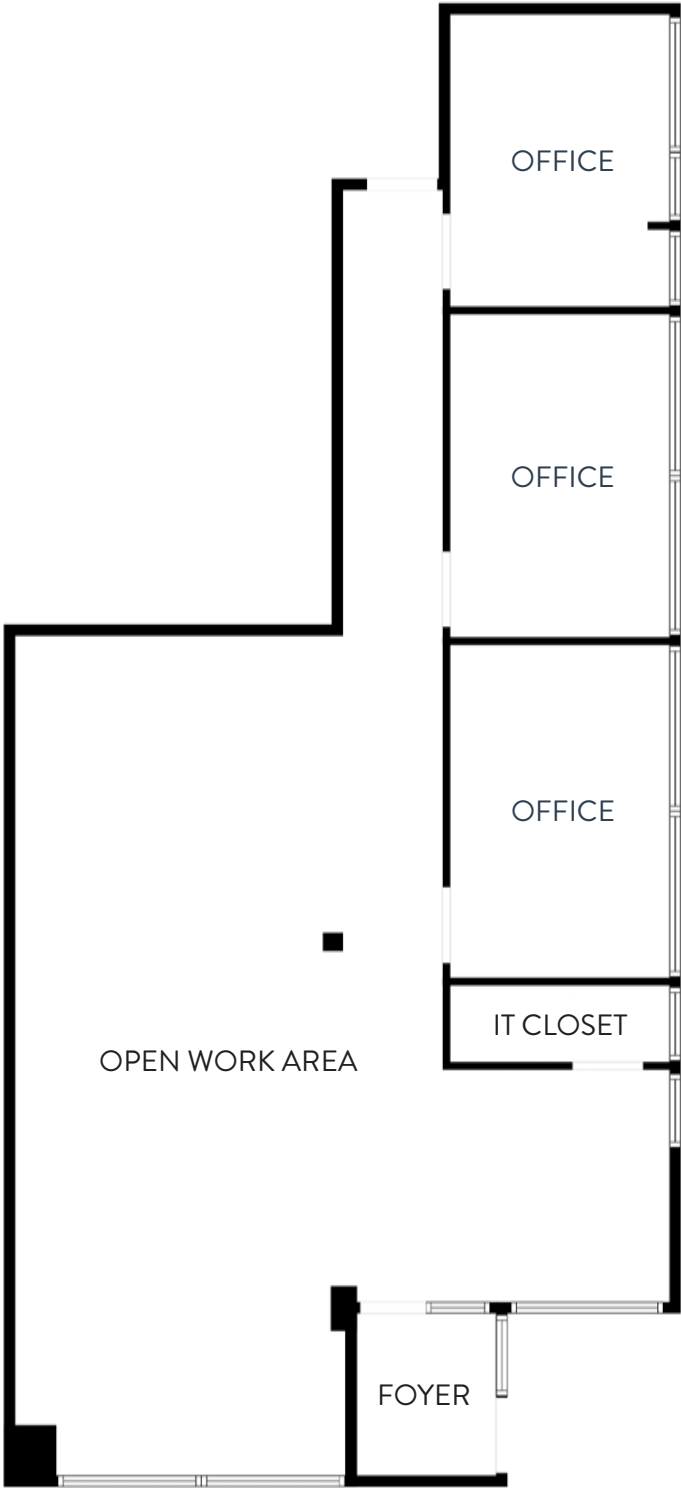
LOCATION

BATTLE CREEK
EXECUTIVE AIRPORT

I-94: CHICAGO - DETROIT

SUITE FLOORPLAN

OFFICE/RETAIL AREA



PROPERTY PHOTOS

