Kalamazoo
COMMERCIAL REAL ESTATE

INDUSTRIAL SPACE

FOR SALE

1018 STAPLES AVENUE
KALAMAZOO, MI







OFFERED **FOR SALE** FOR
$995,000

This 28,675 SF building is a must see for anyone looking for industrial space in Downtown Kalamazoo. The building features indoor loading docks, clear span shop space, exterior fenced-in storage areas and ample private parking. The office space was remodeled in 2024. The building also has 480 - 3 phase power, 8" water service, and is fully sprinkled. It's location, near the 131 Business Loop, on the Northside of Kalamazoo makes it very convenient for many types of business including distribution.

LISTING AGENT

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1018 STAPLES AVE KALAMAZOO, MI

$995,000
LISTING PRICE

THE PROPERTY

APNs:	06-16-212-010 06-16-212-020 06-16-207-016 06-16-212-014
Total Acres:	1.415
Zoning:	M1 Limited Manufacturing

THE BUILDING

Building Size:	28,675 SF
Office Size:	4,800 SF
Year Built:	1951

REAL ESTATE TAXES

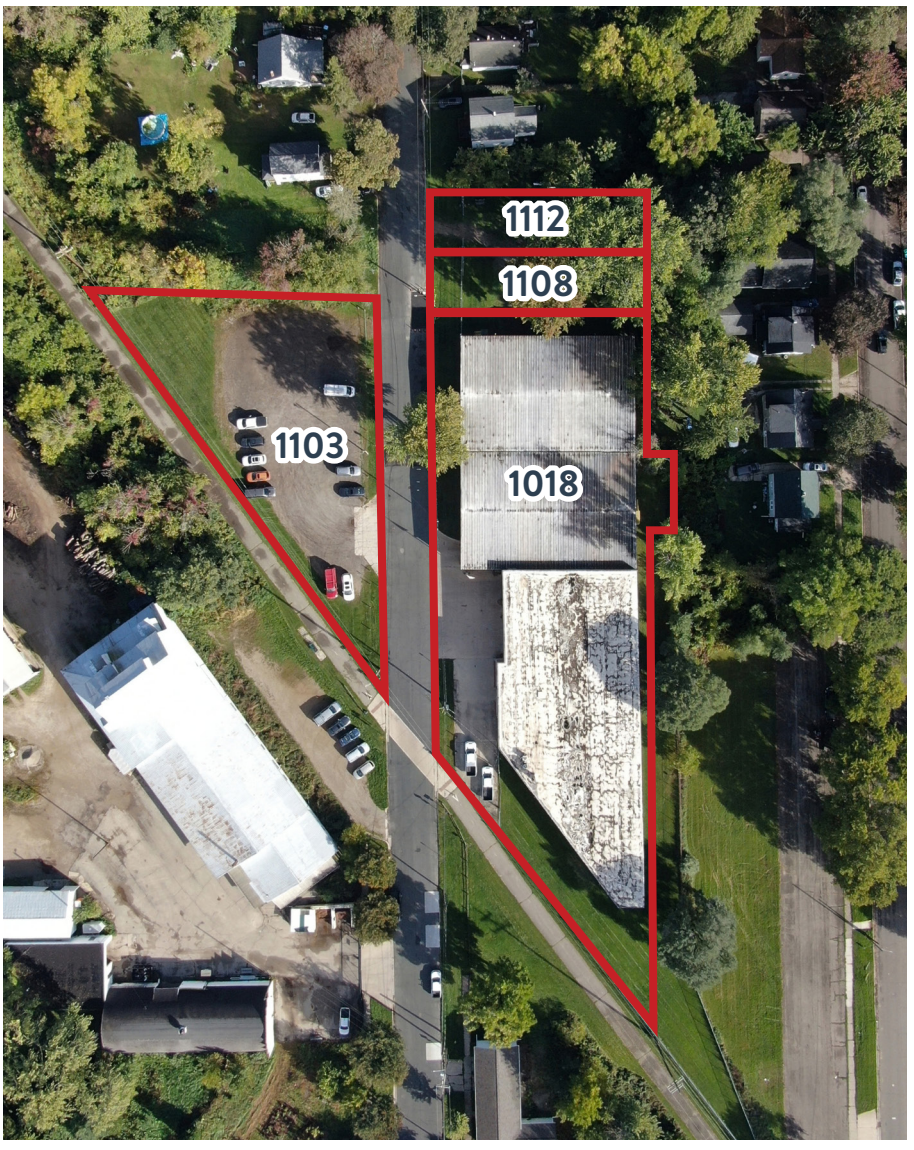
	$18,515.83
2025 Winter	$10,841.75
2025 Summer	$7,674.08

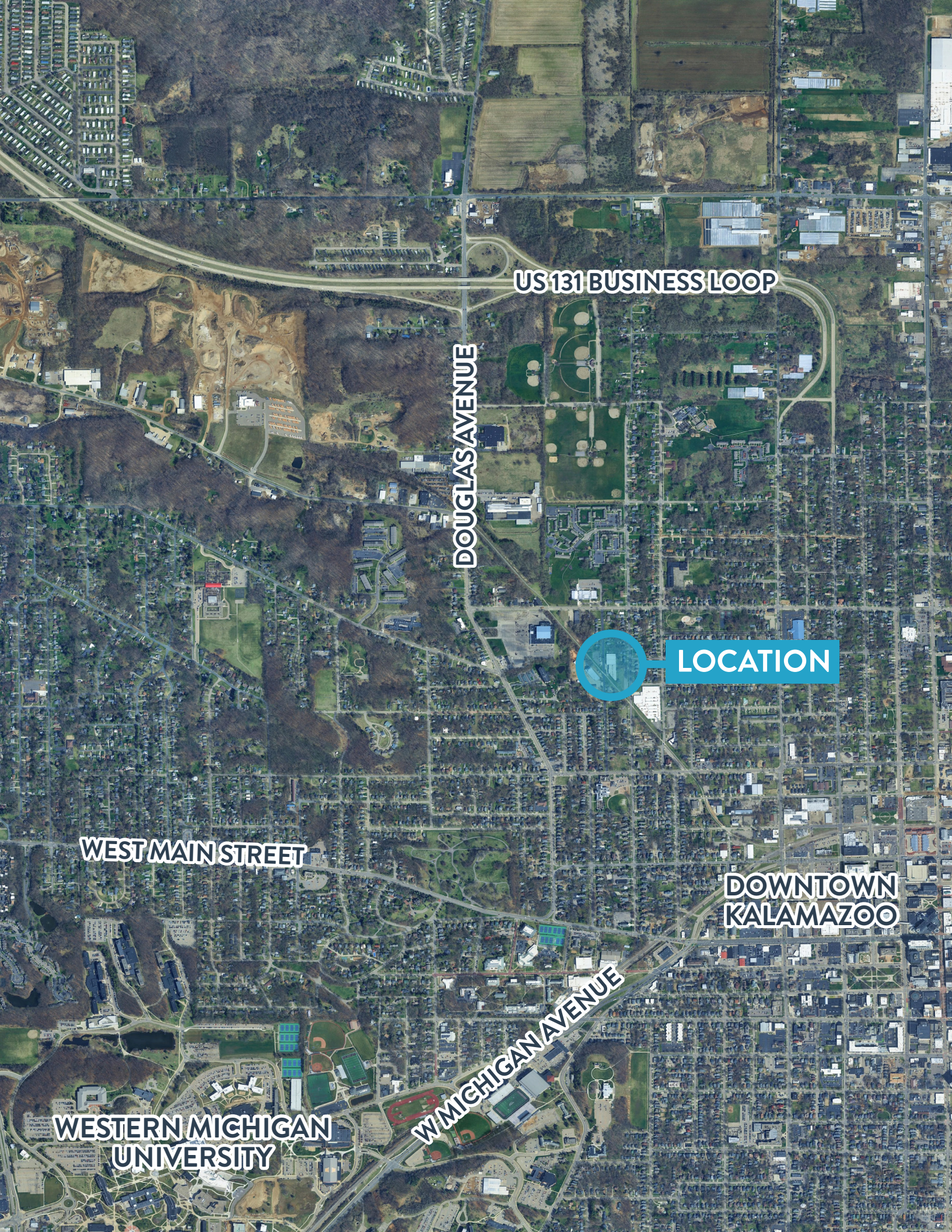
The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.

PROPERTY + BUILDING FACTS



AERIAL OUTLINE OF PARCEL




US 131 BUSINESS LOOP
DOUGLAS AVENUE
LOCATION
WEST MAIN STREET
DOWNTOWN KALAMAZOO
W MICHIGAN AVENUE
WESTERN MICHIGAN UNIVERSITY

MORE INFORMATION

BUILDING OVERVIEW

- Total Building Area: 28,675 SF
- Finished Office Area: 4,800 SF
- Original Steel I-Beam Construction (1950s): 13,750 SF
  - Ceiling Height: 16’ to the deck
- Two Steel Purlin Additions (1970s): 14,925 SF
  - Ceiling Height: 15’ at the peak and 13’6” at the outside wall

BUILDING SYSTEMS & UTILITIES

- 480V, Three-Phase Power
- Three Interior Loading Docks (Two Rear, One Full Side Access)
- Fire Protection Sprinkler System
- 8” Sprinkler Water Service, 2” Domestic Water Service
- Four Gas Unit Heaters in Warehouse
- Two Office Furnace/A/C Units

IMPROVEMENTS & UPDATES

- AWS Foam Roofing System (2015/2017)
- Thermo Windows Installed (2001)
- Office Renovations Completed (2024)

SECURITY & SITE FEATURES

- Monitored Alarm System
- Interior and Exterior Camera System
- Fully Fenced Building Property
- Additional Parking Lot Across the Street

PROPERTY PHOTOS













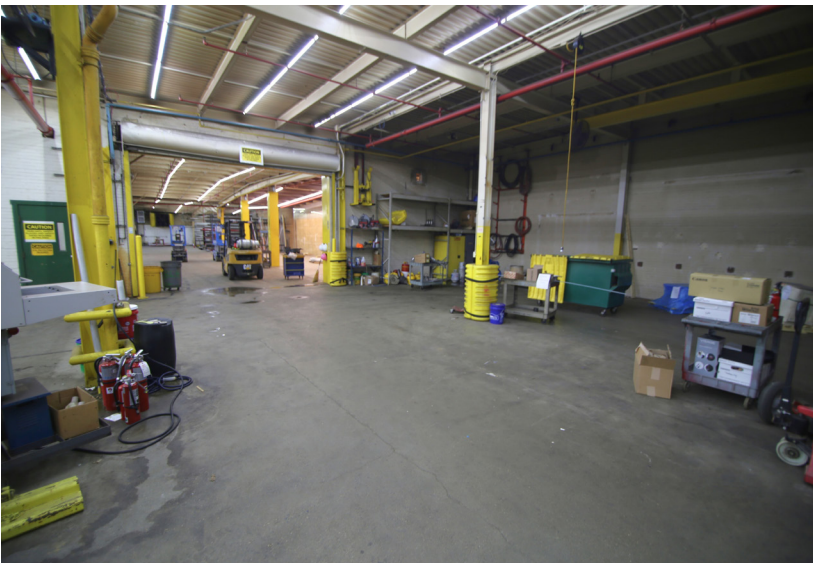
PROPERTY PHOTOS













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