Kalamazoo
COMMERCIAL REAL ESTATE

THE BARTON GROUP
CONSTRUCTION CONSULTING
COMMERCIAL REAL ESTATE

# WAREHOUSE

# FOR SALE OR LEASE

**2450 W COLUMBIA AVE**
**BATTLE CREEK, MI**







## FOR SALE OR FOR LEASE
## $1,250,000 | $7.75 PSF NNN

This 27,900 SF warehouse property offers a functional layout and convenient location for a variety of industrial, warehouse, distribution, and storage uses. Situated on approximately 3.07 acres, the property features three semi-truck loading docks, one overhead door, and ample outdoor storage space.

Located between Dickman Road and Beckley Road and adjacent to the Battle Creek Executive Airport, the property provides accessibility throughout the Battle Creek area. It is less than 6 miles from I-94 and less than 5 miles from downtown Battle Creek, offering connections to major transportation routes, businessses, and surrounding markets.


***LISTING AGENTS***

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# 2450 W COLUMBIA AVE
# BATTLE CREEK, MI

**$1,250,000** OR
**$7.75 PSF NNN**
LISTING PRICE

## THE PROPERTY

| | |
|---|---|
| **APN:** | 0066-00-120-0 |
| **Acres:** | 3.07 |
| **Zoning:** | B1<br>Corridor Commercial District |

## THE BUILDING

| | |
|---|---|
| **Building Size:** | 27,900 SF |
| **Year Built:** | 1964 |
| **Ceiling Height:** | 18 FT |
| **GL Doors:** | One (1) |
| **Loading Docks:** | Three (3) |

## REAL ESTATE TAXES

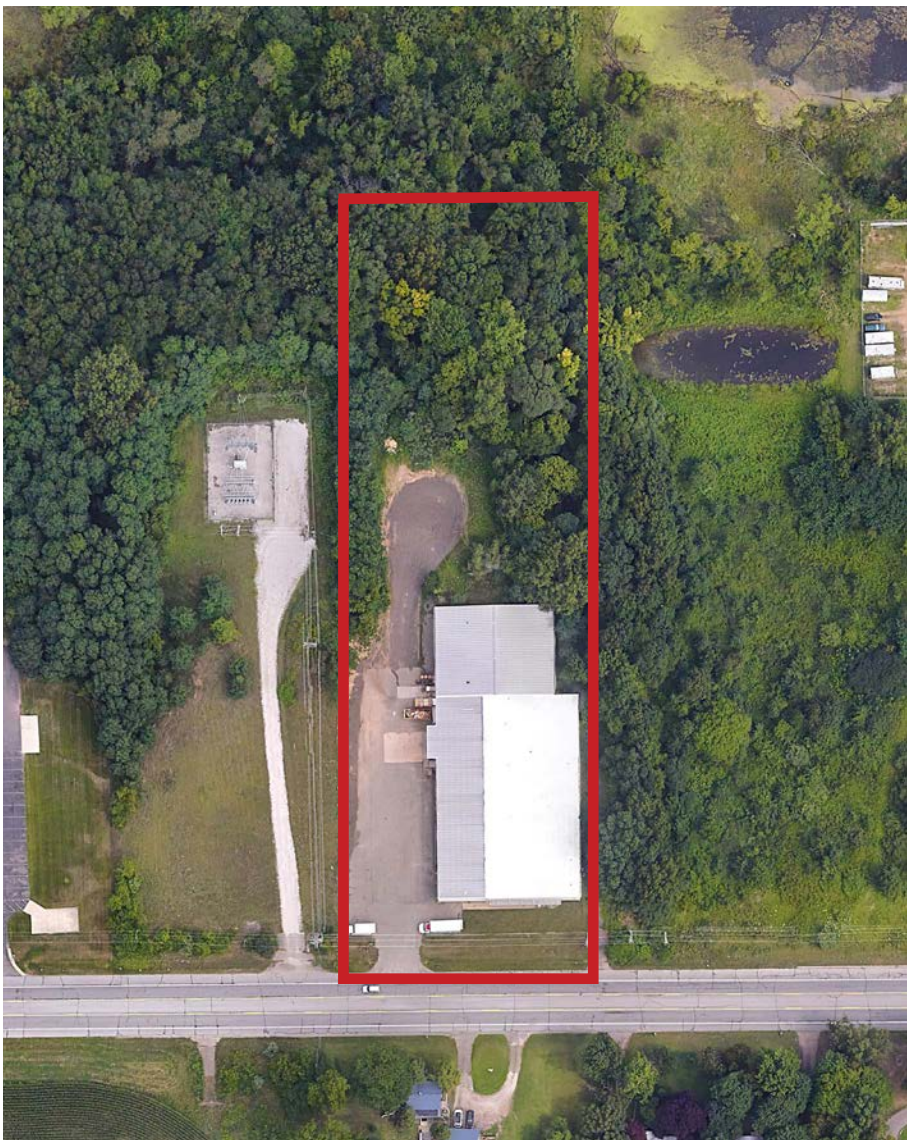
| | |
|---|---|
| **2025 Annual** | $21,915.00 |

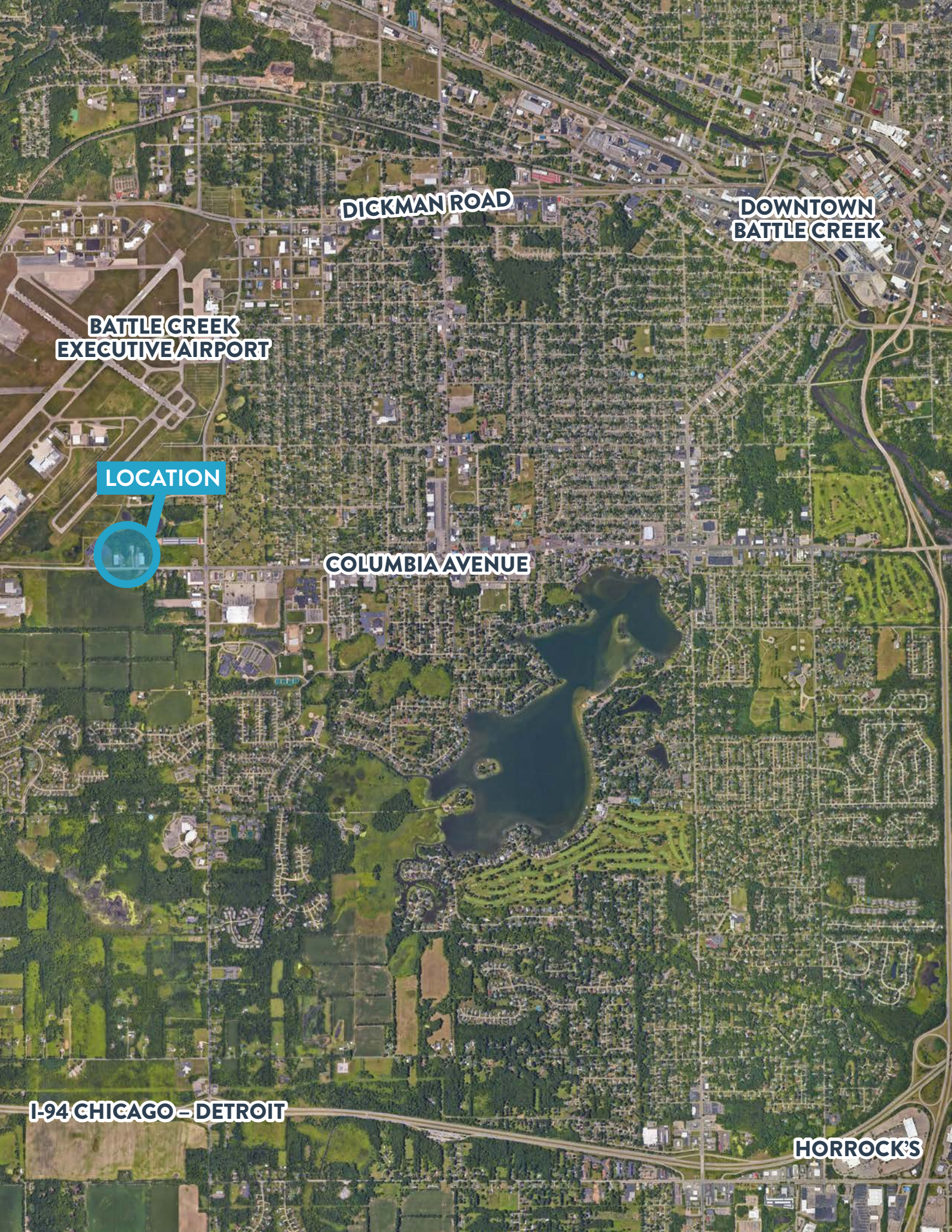
The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.

## PROPERTY + BUILDING INFORMATION



## AERIAL OUTLINE OF PARCEL




DICKMAN ROAD
DOWNTOWN BATTLE CREEK
BATTLE CREEK EXECUTIVE AIRPORT
LOCATION
COLUMBIA AVENUE
I-94 CHICAGO – DETROIT
HORROCK'S

# PROPERTY PHOTOS













# PROPERTY PHOTOS











