



Industrial | For Sale / Lease | 12,780 SF

**12,600 SF Industrial Building for Sale
in Kalamazoo**

**12,600 SF Industrial Building near I-
94**

**1330 Healy Street
Kalamazoo, MI 49048**

Overview

Hard to find free standing industrial building for sale in Kalamazoo County. The building is 12,600 SF and has 3 box truck OH doors and one grade level OH door. Three phase power available. There is approximately 1,500 SF of office space that is open. The facility is conveniently located to I-94 for easy access! The facility has City water and sewer. Please contact David Keyte with Callander Commercial for a showing today at 269-349-1000 or 269-806-0554 mobile.

Lease Price

\$4.50/SF NNN

Sale Price

\$530,000

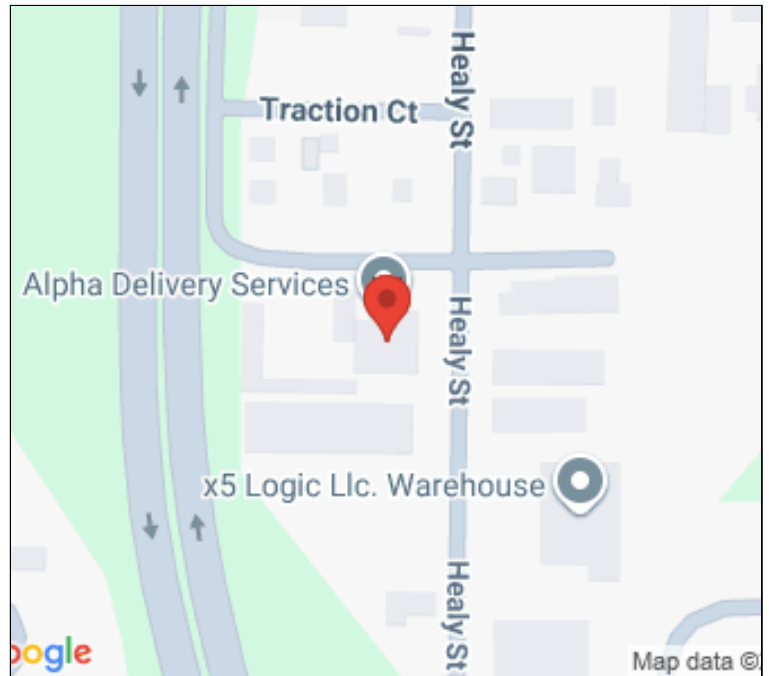
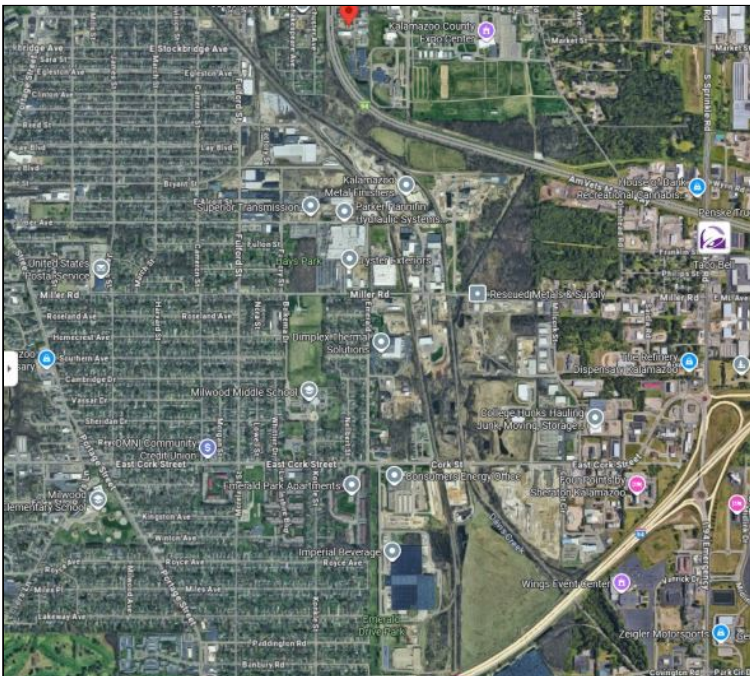
Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com



PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Kalamazoo Township
Gross Size:	12,780 SF
Buildings / Units:	1 Building / 1 Unit
Total Acres:	1.48 Acres
Lot Dimensions:	250' x 230' x Irreg.
Year Built:	1970
Zoning Code / Description:	I-2 / General Industrial District3
Construction:	Metal / Steel
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	20 / Gravel
Restrooms:	1 / Common Area
Grade Level Doors:	Four Doors
Ceiling Ht Max:	24'
Utilities Attached:	Gas and Electric

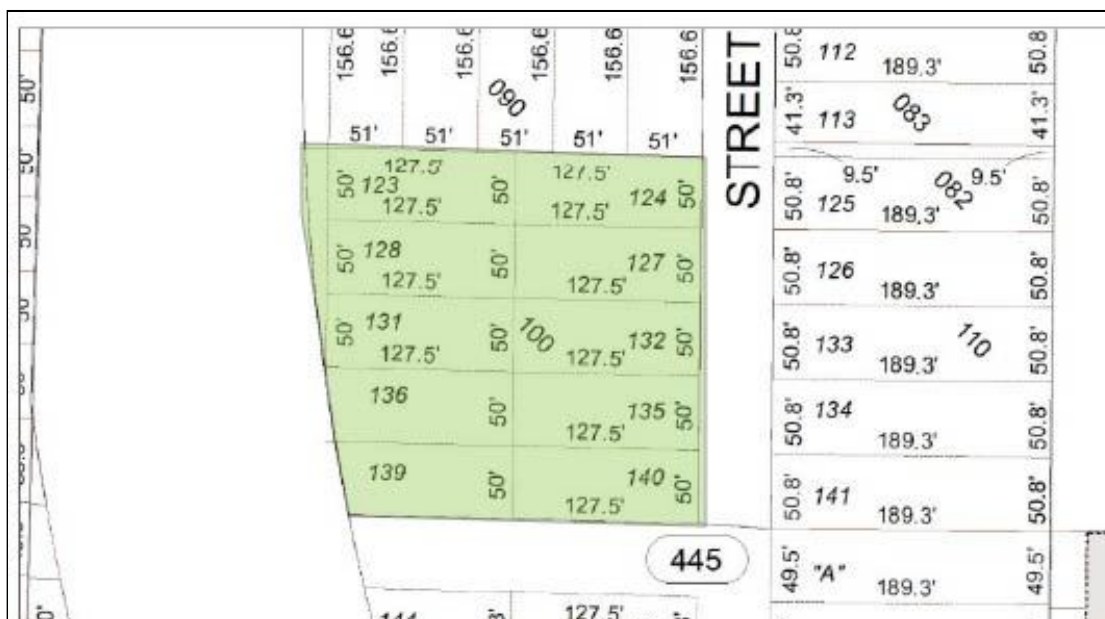


1330 Healy Street | Kalamazoo, MI 49048

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com



AERIAL & SITE PLAN



1330 Healy Street | Kalamazoo, MI 49048

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com



ARTICLE 20.00

I-2, General Industrial District

Section 20.01 Statement of Purpose

The intent of the I-2, General Industrial District is to permit the use of land, buildings, and structures for the manufacturing, processing, fabricating, compounding, treatment, packaging and/or assembly of materials or goods, warehousing or bulk storage of goods, and related accessory uses. Related accessory uses may include, by way of example, research, design, and prototype development related to the industrial operations; the storage of goods in connection with or resulting from industrial operations; the provision of amenities for persons engaged in such operations; the sale of goods resulting from such operations; and, administration or accounting in connection with the industrial operations.

The I-2 General Industrial District is also intended to accommodate certain quasi-industrial uses that have characteristics typically associated with industrial operations even though such uses are not engaged in manufacturing, processing, or other industrial operations. Such uses may include, by way of example, lumber yards, contractor yards, gravel mining and processing, metal recycling, concrete and asphalt crushing, and composting.

The regulations in this Article are further intended to protect lands and uses surrounding industrial development. These regulations are therefore intended to promote only those industrial operations that pose minimal risk from fire; explosions; release of toxic, noxious or hazardous material; exposure to radiation; or other hazards to the health, safety, and welfare of the citizens of Kalamazoo Township.

Section 20.02 Permitted Uses and Structures

A. Principal Permitted Uses

In the I-2, General Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this ordinance:

1. The manufacturing, compounding, assembling, packaging, or treatment of articles or merchandise from previously prepared materials.
2. Food and kindred products processing.
3. Breweries, distilleries, wineries, soft drink, water, and juice bottling.
4. Textile mills and apparel production.
5. Wood products manufacturing, including furniture manufacturing.
6. Printing and publishing.
7. Rubber and plastic product manufacturing.
8. Leather and leather product manufacturing.
9. Glass, clay and stone product manufacturing.
10. Fabricated metal product manufacturing, including tool and die shops.
11. Industrial machinery and equipment manufacturing.

1330 Healy Street | Kalamazoo, MI 49048

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com



Article 20

I-2, General Industrial District

12. Electronic equipment manufacturing.
13. Vehicles and transportation equipment manufacturing.
14. Laboratories and research, testing, design, technical training, and experimental product development facilities.
15. Water supply and sewage disposal plants.
16. Building materials storage and sales.
17. Vehicle repair establishments, including engine repair, body repair and painting, exhaust system repair, tire replacement, glass repair and transmission repair, when operated in a completely enclosed building.
18. Dry cleaning plants.
19. Tennis houses, racquetball courts, ice arenas and other similar uses involving large structures of the type which can be easily converted to industrial use, subject to Section 8.02, sub-section LL.
20. Gas and electric service and storage buildings and yards.
21. Warehousing and wholesale establishments within a wholly enclosed building.
22. Self-storage warehouse facilities, subject to Section 8.02, sub-section AA.
23. A permanent efficiency-type on-site manager's apartment, not to exceed five hundred (500) sq. ft. in total living area.
24. Automobile body and paint shops, subject to Section 8.02, sub-section C.
25. Governmental activities and uses, subject to Section 8.02, sub-section R.
26. Freezer locker and cold storage plants.
27. Urgent care facilities.
28. Accessory buildings and uses customarily incidental to any of the above uses.
29. Essential services.
30. Uses determined to be similar to the above principal permitted uses and which are not listed as special land uses.

B. Special Land Uses

The following uses may be permitted by the Planning Commission pursuant to Section 26.03, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety and general welfare, of the abutting property, neighborhood and Township:

1. Salvage yards, subject to section 8.02, sub-section Z.
2. Mineral and soil extraction, subject to Section 8.02, sub-section S.
3. Wireless communication facilities, subject to Section 8.02, sub-section UU.
4. Freight yards and terminals.
5. Tractor and trucking facilities, including storage and repair.
6. Chemicals and allied products manufacturing.
7. Primary metals industries.

1330 Healy Street | Kalamazoo, MI 49048

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com



Article 20

I-2, General Industrial District

8. Motor freight warehousing businesses, subject to Section 8.02, sub-section DD.
9. Gravel mining and processing, earth removal, and mineral extraction, subject to Section 8.02, sub-section S.
10. Metal recycling operations, subject to section 8.02, sub-section Z.
11. Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult outdoor motion picture theaters, and group "A" cabarets, subject to Section 8.02, sub-section A.
12. Proving grounds when directly related to an adjoining lawful use.
13. Concrete and asphalt crushing operations when contained within a gravel mining operation or as part of a freight yard.
14. Composting facilities, subject to Section 8.02, sub-section J.
15. Concrete plants, subject to Section 8.02, sub-section K.
16. Petroleum storage.
17. State or federal penal or correctional places of incarceration or imprisonment, subject to the following requirements:
 - a. Minimum size: 100 acres.
 - b. The site shall be screened by natural compact barriers pursuant to Section 5.02.
18. Lumber and planing mills.
19. Metal plating, buffing and polishing.
20. Septic service establishments.
21. Electric power and heat generating plants and all accessories.
22. Rental space for the storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats, and similar facilities.
23. Recycling centers.
24. Contractor's yards and storage facilities for building materials, sand, gravel, stone, lumber, equipment and supplies.
25. Landscape contractor's operations, subject to Section 8.02, sub-section Y.
26. Utility structures and substations, subject to Section 8.02, sub-section QQ.
27. Vehicle impoundment lots, subject to Section 8.02, sub-section RR.
28. Offices, professional or corporate.
29. Business services, such as mailing, copying and data processing businesses.
30. Accessory buildings and uses customarily incidental to any of the above land uses.
31. Uses determined to be similar to the above land uses.
32. A marijuana grower as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
33. A marijuana processor as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.

1330 Healy Street | Kalamazoo, MI 49048

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com



Article 20

I-2, General Industrial District

34. A marijuana provisioning center as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
35. A marijuana secure transporter as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
36. A marijuana safety compliance facility as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
37. *Reserved for future use.*
38. *Reserved for future use.*
39. *Reserved for future use.*
40. An adult use marijuana retailer, and/or grower, processor, transporter, and/or testing facility, subject to Article 8, Section 8.02 WW 4.
41. An adult use marijuana microbusiness subject to Article 8, Section 8.02 WW. 5.

Section 20.03 Development Standards

A. Required Conditions

Except as otherwise noted, buildings and uses in the I-2, General Industrial District shall comply with the following requirements:

1. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall comply with the Performance Standards set forth in Article 9.00.
2. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building, except as otherwise specified.
3. Outside storage may be permitted, subject to the following conditions:
 - a. Outside storage areas shall be located no closer than one hundred fifty (150) feet to any street right-of-way line and no closer than twenty (20) feet to all other property lines.
 - b. Outside storage areas shall be located no closer than one hundred (100) feet to any residential district.
 - c. Outside storage areas which have the potential to be visible from a public or private road or which abut a residential or commercial district shall be screened by a wall or fence, constructed in accordance with Article 6.00.
 - d. No materials shall be stored above eight (8) feet in height, except for aggregate materials which may be stored to a height of up to fifty (50) feet.
 - e. Proper access to all parts of the storage areas shall be provided for fire and emergency vehicles.

B. Site Plan Review

Site plan review and approval is required for all new construction and expansion of existing buildings, in accordance with Section 26.02.

C. Area, Height, Bulk, and Placement Requirements

Buildings and uses in the Light Industrial District are subject to the area, height, bulk, and placement requirements in Article 25.00, Schedule of Regulations.

D. Planned Unit Development

Planned unit development is permitted as a regulatory option to achieve the intent of this district, in accordance with Article 21.00 and Section 26.04.

1330 Healy Street | Kalamazoo, MI 49048

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com

