INDUSTRIAL/STORAGE OPPORTUNITY

KALAMAZOO - LIGHT/HEAVY INDUSTRIAL & SELF-STORAGE BUILDING

1820 LAKE STREET | KALAMAZOO, MI 49001



FOR SALE | FOR LEASE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Freestanding building available for sale/lease that sits along the main road, offering great signage, visibility, and access. Zoned M-2 Industrial and built in 1946.
- The existing building is 51,196 SF with the ability to expand it to 71,196 SF, add a second building in the rear, or use the excess land for additional truck/outdoor storage parking.
- Currently, it has 3,371 SF of office space and 47,825 SF of warehouse/storage space. Ownership will consider capital improvements and demising the building into smaller units for long-term lease transactions for credit tenants.
- Ceiling heights range from 8-6' FT clear (office) to 19-4' FT clear (warehouse) and has 480 volt / 3 phase / 400 amps electrical service with the ability to upgrade.
- Includes (1) loading dock and (4) overhead doors, (2) 2-ton cranes on heavy-duty monorail crane systems used for unloading trucks.
- Great site located 1.8 miles from the I-94 Freeway Ramp and almost directly on the business loop; within close proximity to Downtown Kalamazoo as well.
- The property sits within an Opportunity Zone, and the City of Kalamazoo offers the possibility of Community Incentives/ Benefits.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,907	25,832	56,972
Total Population	8,403	65,639	138,768
Average HH Income	$43,526	$58,113	$62,839

BUILDING SIZE

51,196 SF (Expansion up to 71,196 SF)

AVAILABLE LEASE SIZE

Minimum 2,961 SF - Maximum 71,196 SF

LAND SIZE

6.2 Acres

SALE PRICE

$1,750,000

LEASE PRICE

$5.95 PSF/NNN (AS-IS)

AREA TENANTS

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EXISTING AND CONCEPTUAL SITE PLANS

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EXISTING FLOOR PLAN

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FLOOR PLAN - PROPOSED DEMISE

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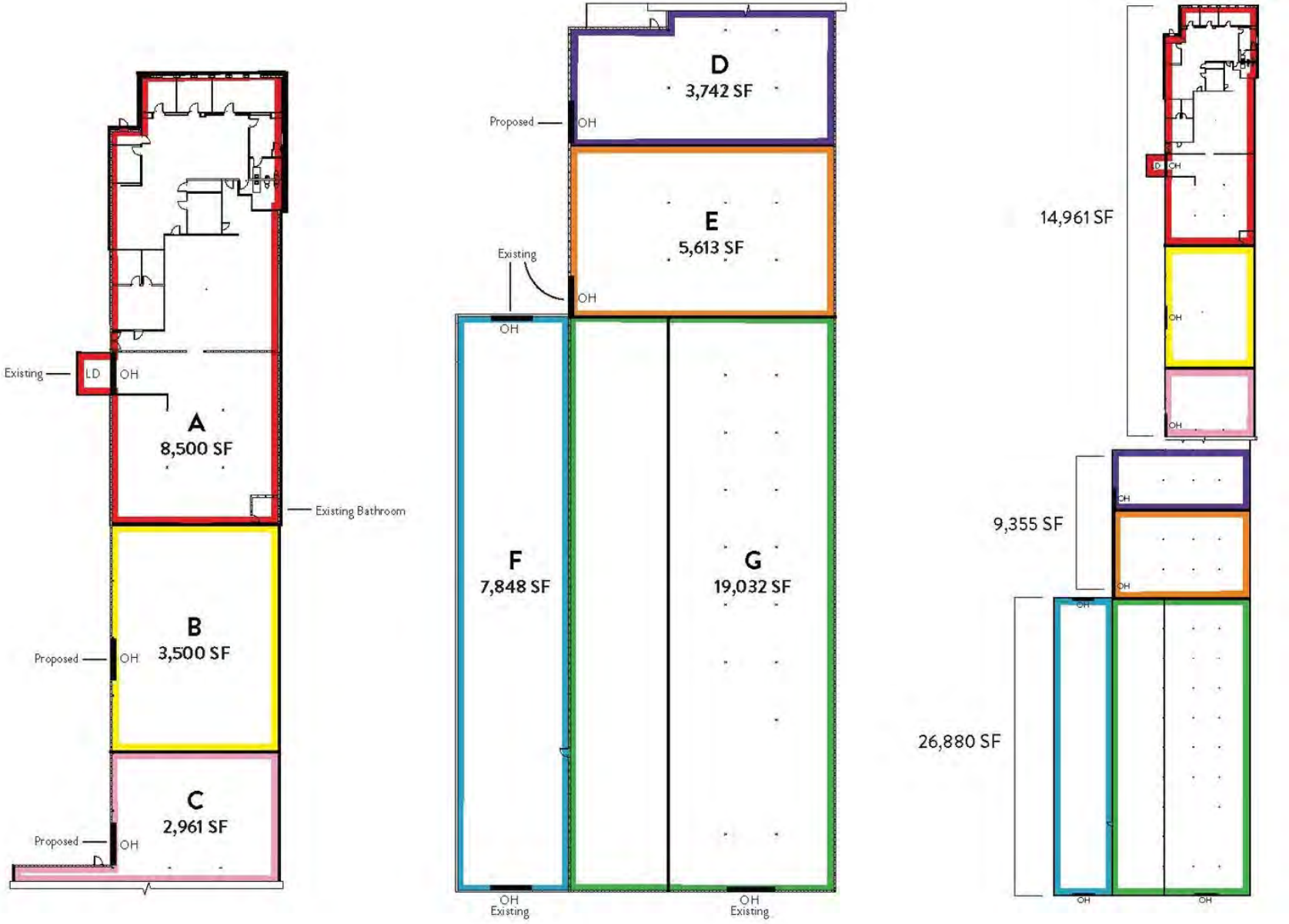

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EXISTING PHOTOS

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PROPOSED RENDERINGS

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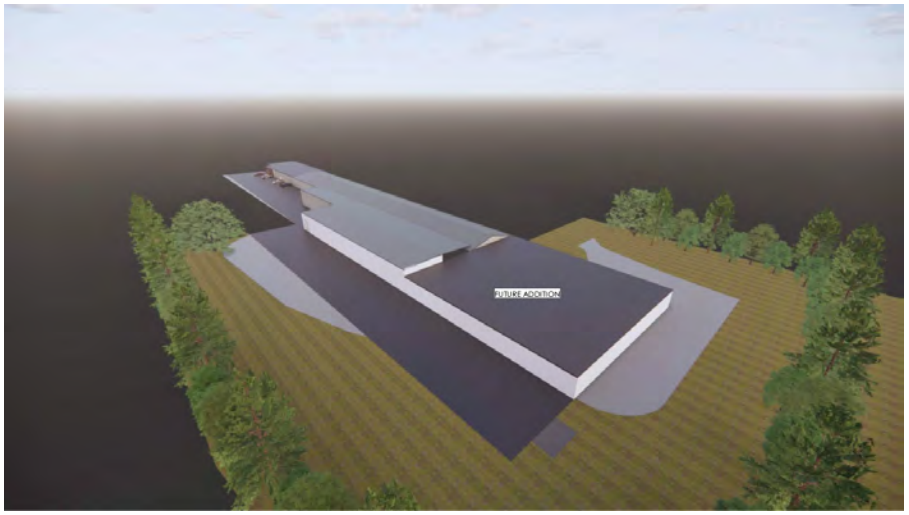

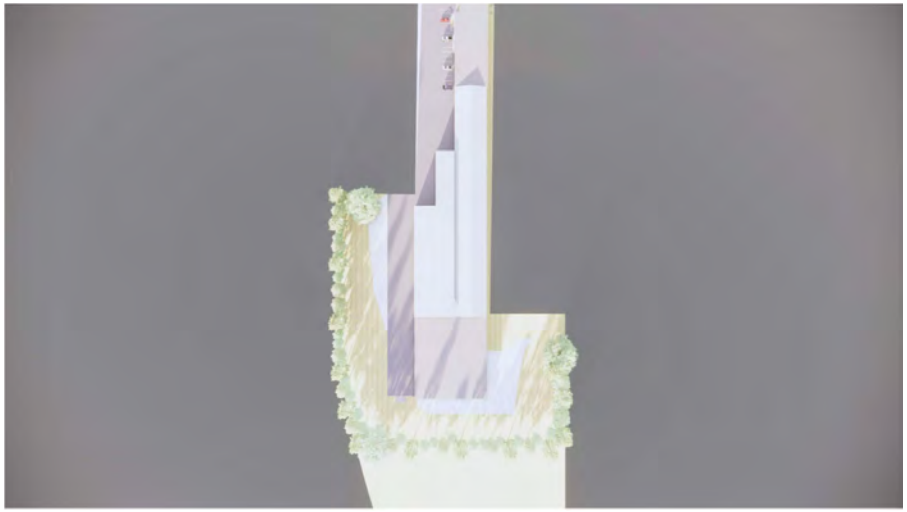

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AERIAL

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CONTACT

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SERVICES

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DISCLAIMER

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, sublease, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Seller's/Owner's Agent - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

Buyer's/Tenant's Agent - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller/owner and the buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.