



Industrial | For Sale | 10,033 SF

**Quality Office/Industrial Facility
Battle Creek, MI**

**310 Custer Drive
Battle Creek, MI 49037**

Overview

Wait until you see this new listing that has never been on the market! This building is set in a beautiful location along the Kalamazoo River with boat landing. The office space has been freshly painted and is in wonderful condition. It features several private offices and a large owner/office or conference room on the upper level with an outside balcony. The warehouse has (2) - 12' OH door and (2) - 10' OH doors and (1) - 8' OH. Ceiling heights are 14' with a heated and air conditioned work room/tool storage and the rest are heated.

Sale Price

\$749,900

Sandy Edwards, CCIM
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PROPERTY FEATURES



County:	Calhoun
Municipality:	Bedford Township
Gross Size:	10,033 SF
Office SF:	3,727 SF
Warehouse SF:	6,306 SF
Buildings / Units:	3 Buildings / 2 Units
Total Acres:	6.62 Acres
Zoning Code / Description:	C / Commercial District
Construction:	Siding / Frame
Sewer / Water:	Septic / Well
Parking # / Type:	25 / Asphalt
Grade Level Doors:	Five Doors
Ceiling Ht Min/Max:	10' - 14'
Utilities Attached:	Gas and Electric
Security:	On Premises



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PROPERTY PHOTOS

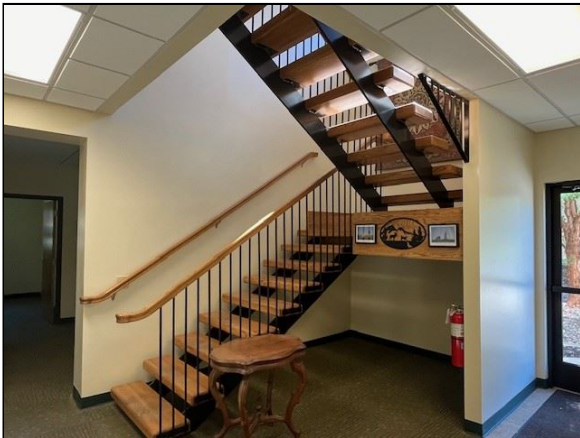


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OFFICE PHOTOS



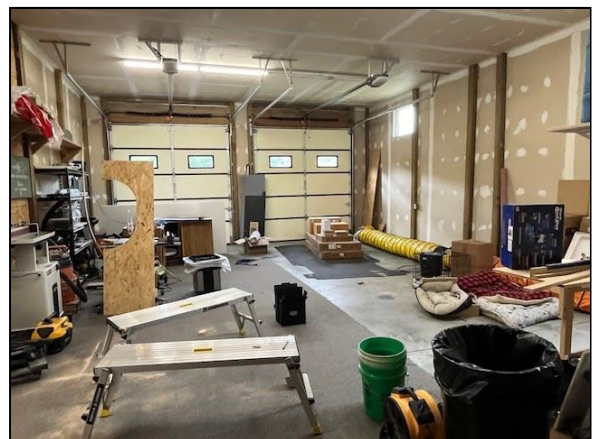
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WAREHOUSE PHOTOS

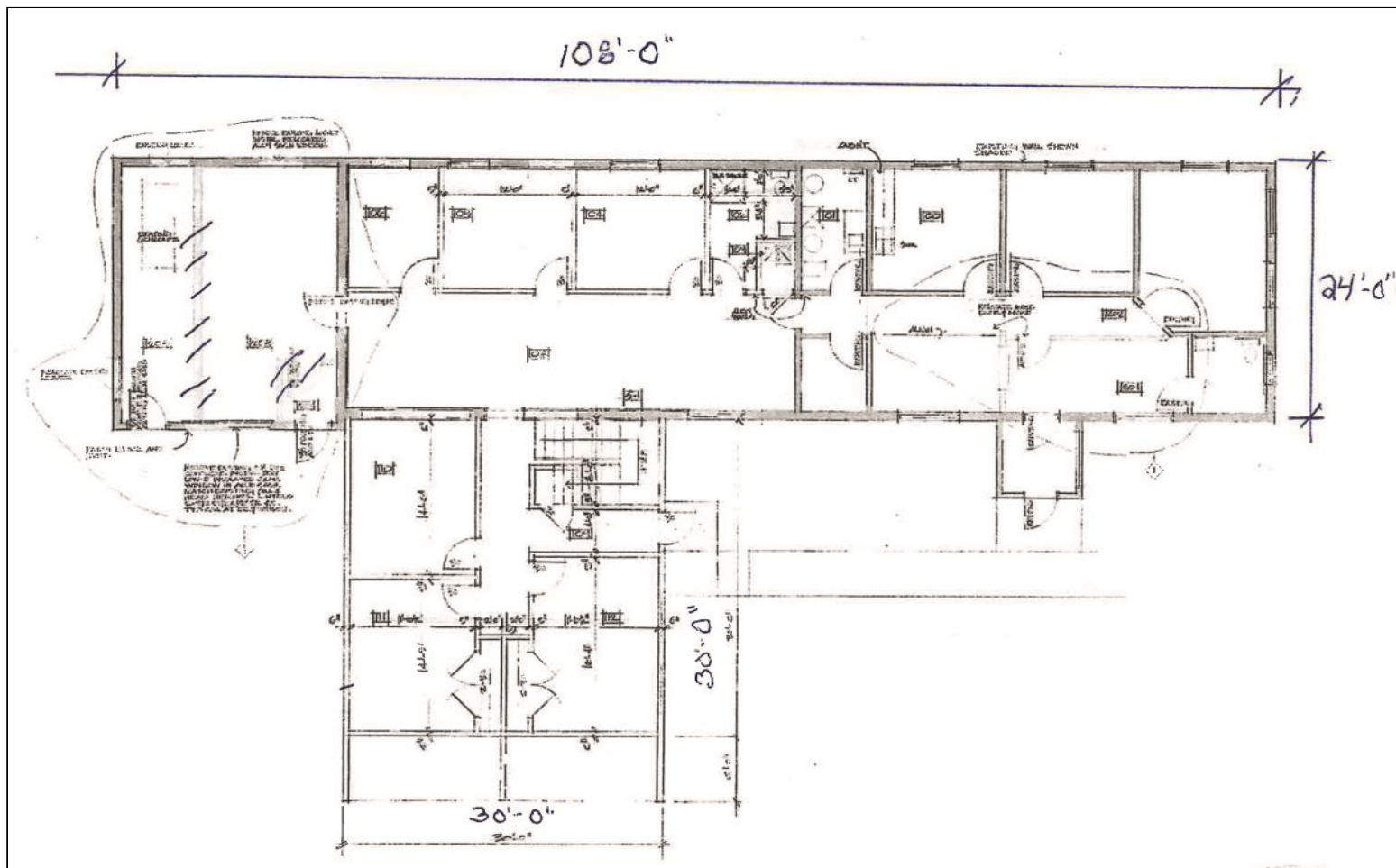


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FLOOR PLAN



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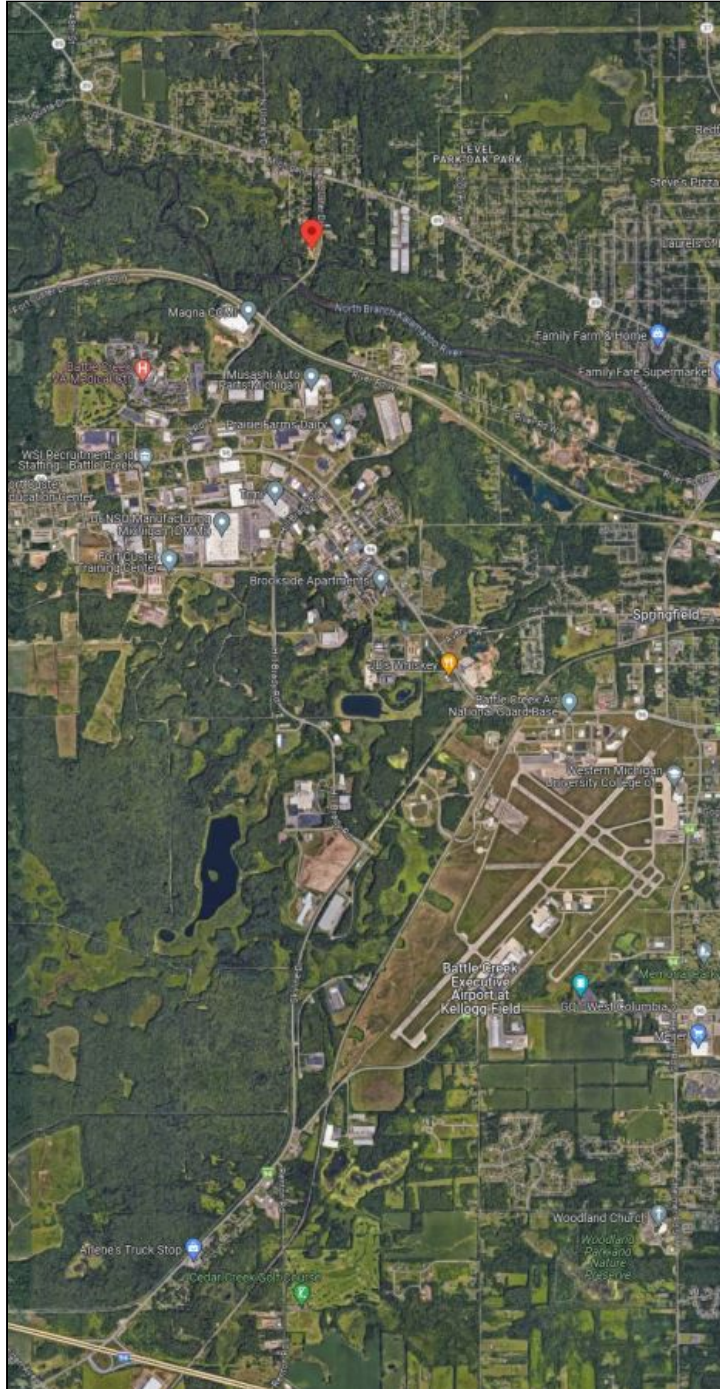


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LOCATION AERIAL MAP



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