

CONTRACTOR BUILDINGS AVAILABLE NEAR I-94

CONVENIENTLY LOCATED BETWEEN BATTLE CREEK & KALAMAZOO



FOR SALE
101 McCollum Ave.
Galesburg, MI

SIZE:
3,600 SF

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VERSATILE WAREHOUSE/SERVICE BUILDINGS NEAR I-94

This 1.11-acre industrial property features two pole buildings with over 150 feet of frontage on McCollum Avenue, offering excellent visibility and accessibility.

Building One: A 2,400 SF warehouse/distribution space with 9' ceilings, a showroom, two grade-level overhead doors, forced air heat, a restroom, and 100-amp service.

Building Two: A 1,200 SF insulated shed/equipment building with 10' ceilings, one grade-level overhead door, and ceiling heaters for added functionality.

Strategically located in Galesburg, between Kalamazoo and Battle Creek, this area is home to key industrial users, including Michigan Grower Products, Classic Gutter Systems, and Smith's Machine & Grinding. Positioned just six minutes from two, I-94 interchanges, the site offers convenient access for transportation and distribution needs.

This property is an ideal solution for a local contractor, supplier, or business in need of warehouse space, supplemental storage, or distribution capabilities in a thriving industrial corridor.

SALE PRICE:

\$200,000

CASH OR NEW MORTGAGE



SIZE: 1,200 & 2,400 SF
Pole Buildings



POWER:
100 Amp
Service



DOORS:
Three 10' Grade-Level Doors



YEAR:
Built 1995



CEILINGS:
9'-10' height



ZONING:
I-2 Industrial

AREA MAP



AREA INFORMATION

<6 Minute

drive to two I-94 Interchanges

9.9 Miles

to Kalamazoo

16 Miles

to Battle Creek

Convenient

to highways, Target distribution and
Bells Comstock Breweries

City of Galesburg Tax Data

Parcel No.	08-18-376-028
2024 SEV	\$68,200
2024 Taxable Value	\$62,188
2024 Taxes	\$4,570±

DRIVE TIME MAP

