OFFERING MEMORANDUM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Callander Commercial



5301 PARK CIRCLE DRIVE KALAMAZOO, MICHIGAN

3.3 ACRES | 35,650 SF AVAILABLE

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OFFERING MEMORANDUM DISCLAIMER

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This offering may contain economic projections concerning the performance of the property, as well as a summary description of certain legal documents affecting the property. All matters relating to the accuracy or completeness of such economic projections and legal documents should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer. This offer of property is made subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by Lee & Associates of Michigan, LLC or the owner. The property owner and Lee & Associates of Michigan, LLC expressly reserve the right at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any prospective buyer reviewing this information making an offer to lease or purchase the property, unless a written agreement for the lease or purchase of the property has been fully executed, delivered and approved by the owner and any conditions to the owner's obligations hereunder have been satisfied or waived. Lee & Associates of Michigan is not authorized to make any representations or agreements on behalf of the owner.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on broker herein.

EXECUTIVE SUMMARY

Callander Commercial and Lee & Associates of Michigan have been exclusively retained by ownership as its exclusive advisor in the sale of 5301 Park Circle Drive, Kalamazoo, MI 49048; a one-of-a-kind propagation facility easily adaptable to uses in cultivation, bio-science, food processing and beyond.

The property is currently a facility for Hark Orchids. Hark has owned and operated the building since its construction in 2012. The subject property measures 35,650 Square Feet. The building sits on 3.30 acres of land.

5301 Park Circle Drive is uniquely positioned in the West Michigan market, offering easy access to Michigan's primary logistical transportation route connecting Detroit and Chicago.

Industrial zoning, economic development initiatives and a skilled workforce make this site an ideal location for many industry types.

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with Callander Commercial and Lee & Associates of Michigan on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

Written notification will be sent regarding the bid date.

Initial bids must be submitted to the attention of:
Matthew Callander, David Keyte and Dan Flynn

Property Owner reserves the right to accept an offer prior to this date or to remove the Property from the market at any time.



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PROPERTY INFORMATION

35,650 SF
TOTAL BUILDING SIZE

3.3 ACRES
TOTAL LAND SIZE

2012
YEAR BUILT

07-31-104-081
07-40-013-115
PARCEL NUMBERS

INDUSTRIAL
ZONING

$59,696.40
TAXES

$3,499,000.00
ASKING SALE PRICE







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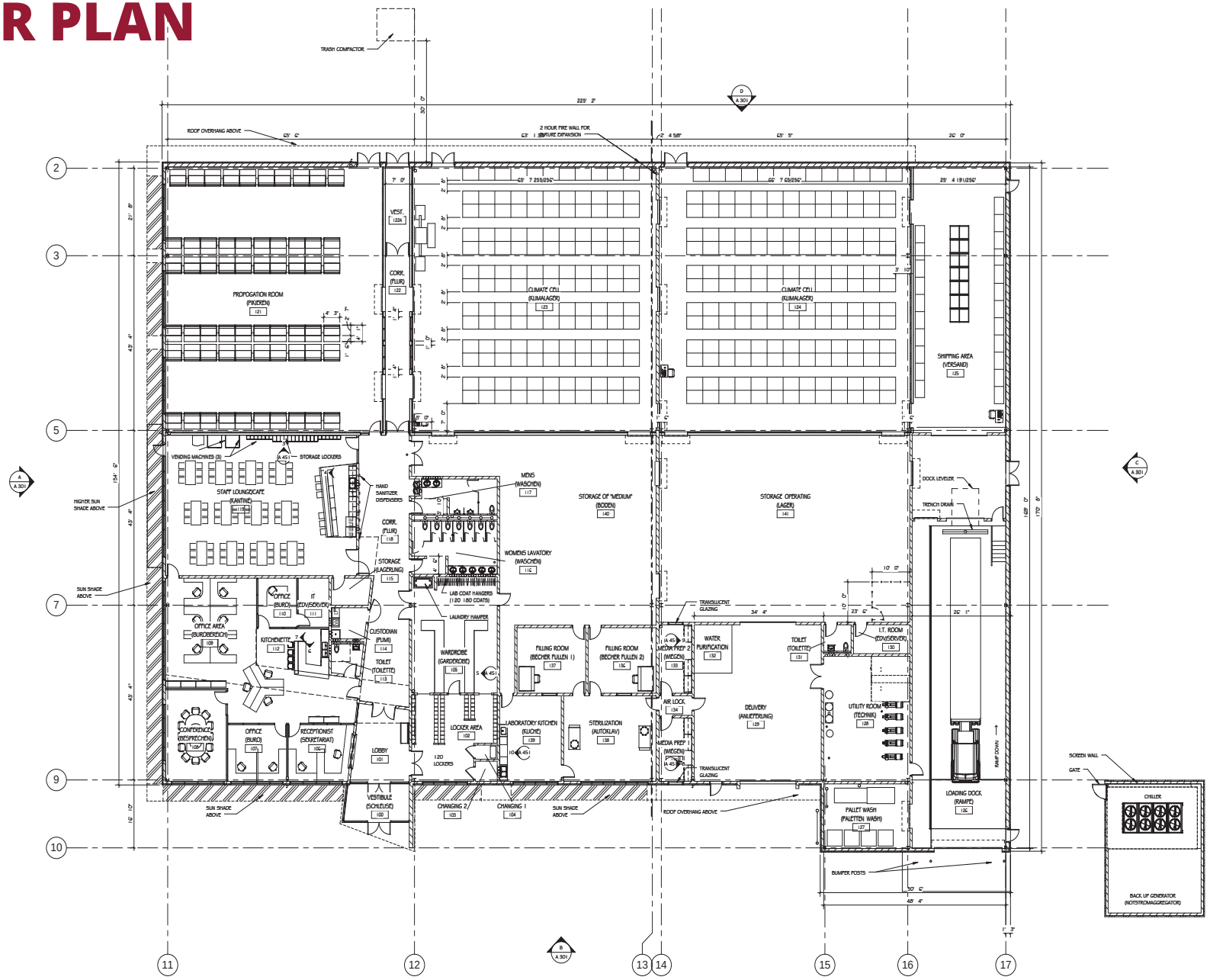
FLOOR PLAN



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LOCATION MAP



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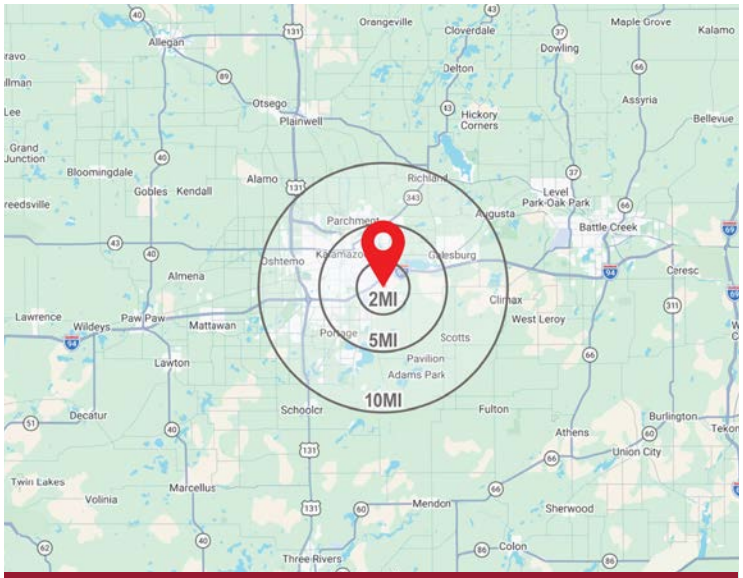
DEMOGRAPHICS



	2 MILE	5 MILE	10 MILE
POPULATION	9,302	86,313	230,138
AVG INCOME	$58,824	$68,258	$78,669
HOUSEHOLDS	3,910	36,211	94,745
DAYTIME EMPLOYMENT			
EMPLOYEES	10,517	96,056	147,185
BUSINESSES	610	8,579	14,140

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RADIUS MAP



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PROPERTY PHOTOS







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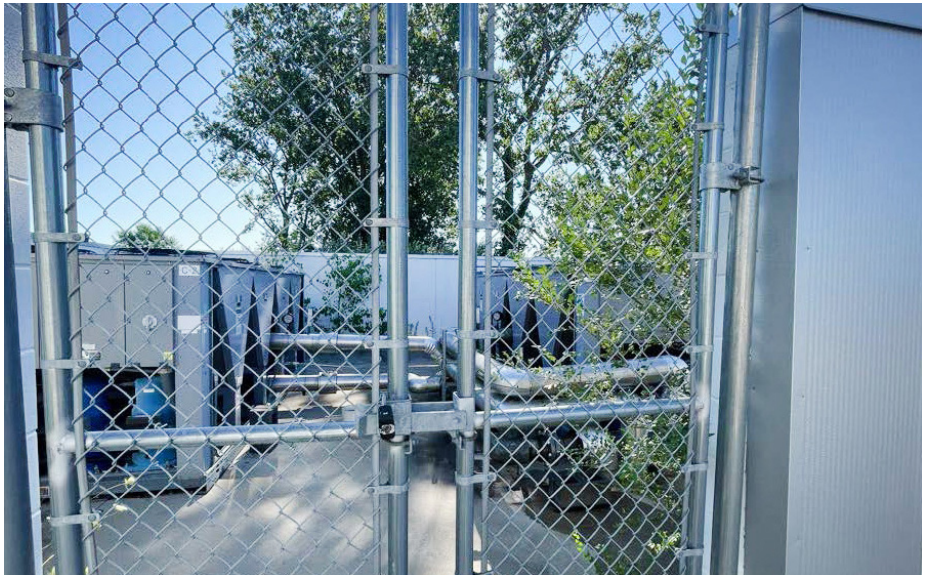
PROPERTY PHOTOS









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