



Industrial | For Sale | 19,960 SF

**Industrial Asset for Sale
Priced Aggressively to Sell!**

**74 Leonard Wood
Battle Creek, MI 49037**

Overview

This uniquely positioned industrial asset is located near the prominent regional manufacturing and warehousing community, Fort Custer Industrial Park in Battle Creek, Michigan. The subject property has one of a kind shape and character and while perhaps not as functional for a traditional manufacturer, this asset is priced aggressively for the creative Buyer that can find value in the location, size, and can operate within the current design and shape of the building. Building could accommodate more than one occupant with multiple entrances to varying sections.

Sale Price

\$450,000

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PROPERTY FEATURES



County:	Calhoun
Municipality:	Battle Creek
Gross Size:	19,960 SF
Buildings / Units:	3 Buildings / 1 Unit
Total Acres:	0.97 Acres
Year Built:	1917
Zoning Code / Description:	I-2 / Heavy Industrial
Construction:	Poured Concrete / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Space Heater(s) / Gas
Restroom Location:	Common Area
Loading Docks:	Four
Ceiling Ht Max:	10'
Utilities Attached:	Gas and Electric
Power (Phase):	3 Phase



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FLOOR PLAN



TOTAL: 1399 sq. ft
FLOOR 1: 1399 sq. ft
EXCLUDED AREAS: WORKSHOP: 14935 sq. ft, ROOM: 2440 sq. ft, UTILITY: 42 sq. ft,
KITCHENETTE: 235 sq. ft, WALLS: 439 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

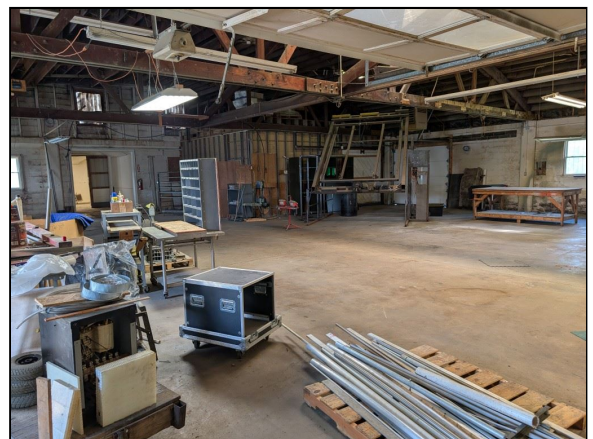
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INTERIOR PHOTOS



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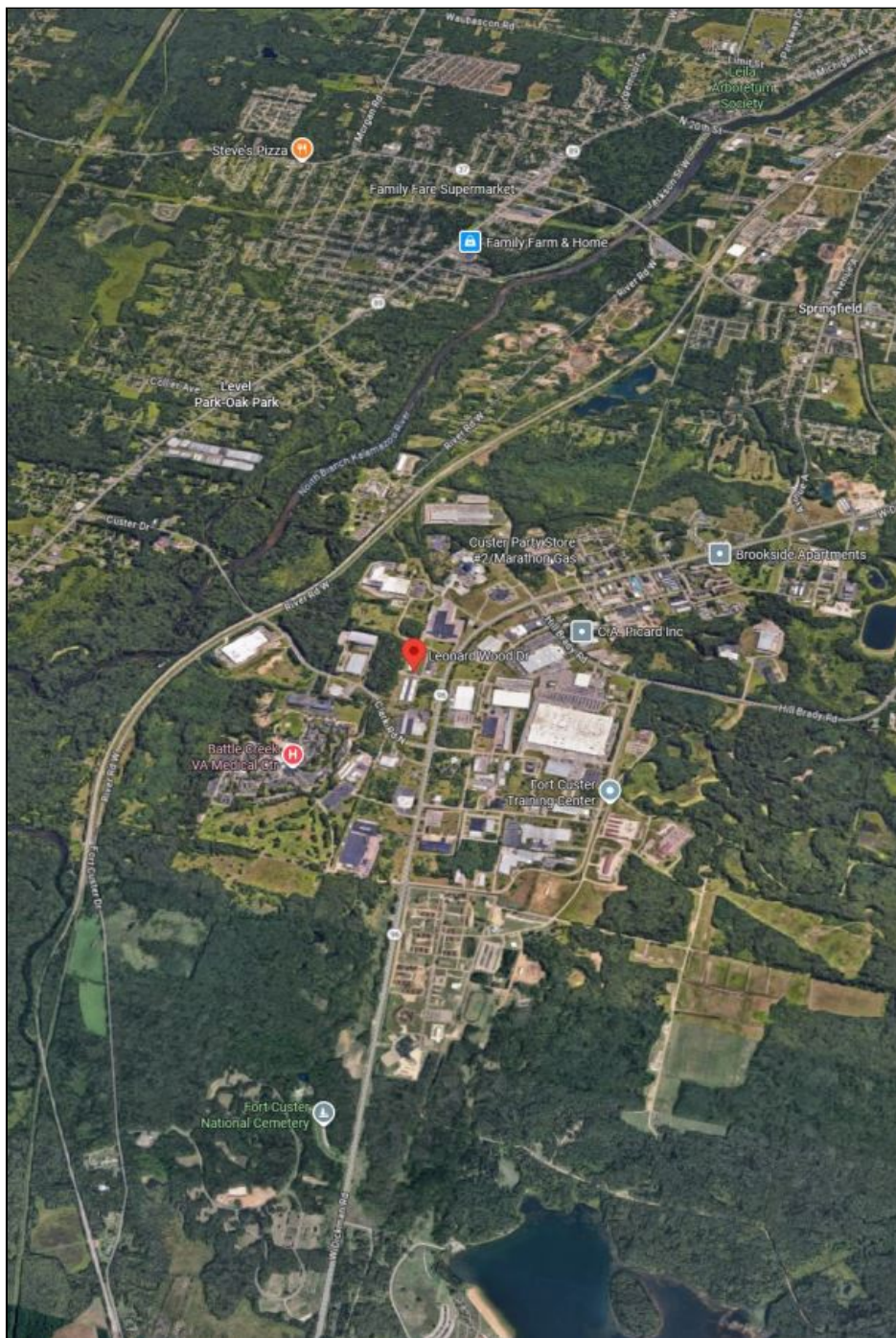
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LOCATION AERIAL VIEW



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