



Industrial For Sale

Property Name:

Location: 4412 Coloma Road

City, State: Coloma, MI

Cross Streets: I-196

County: Berrien

Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 423,230

Available Sq. Ft.: 423,230

Building Type:

Built

Available Shop Sq. Ft.: 407,016

Available Office Sq. Ft.: 16,214

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 29'

Grade Level Door(s): 0

Truckwells or Docks: 9

Exterior Construction: Steel/Block

Structural System: Steel

Air-Conditioning: N/A

Heating: Gas Forced Air

Availability: Immediately

Power (Amps/Volts): 480 Volts

Freestanding: Yes

Rail: Yes

Security: No

Interior: No

Lighting: N/A

Bay Sizes: N/A

Restrooms: Yes

Cranes: No

Parking: 86

Year Built: 1965

Sprinklers: Yes

Signage: N/A

Exterior: Yes

Roof: Membrane/Metal

Floors: 6" Reinf. Conc.

Floor Drains: No

Acreage: 41.310

**Land
Dimensions:** N/A

PRICING INFORMATION

Sale Price: \$7,500,000 (\$17.72/sqft)

Taxes: \$92,753.78 (2025/26)

Parcel #: 11-10-0025-0008-01-4

Deposit: N/A

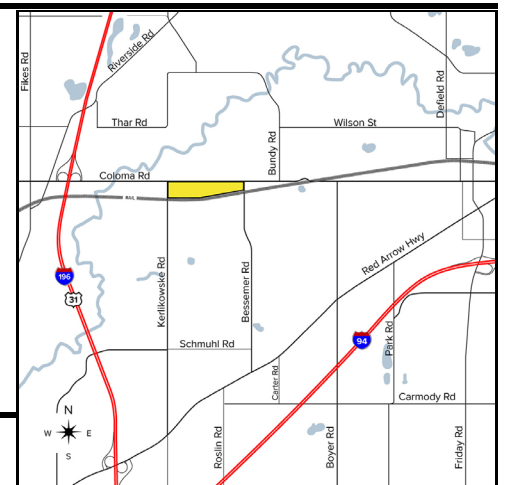
Options: N/A

TD: N/A

Assessor #: N/A

COMMENTS

Rail possible. 5 inside rail dock. CSX. Well water (tower on site). Septic. Broadband AT&T.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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