



INDUSTRIAL PARK DEVELOPMENT 3006 DOUGLAS AVENUE, KALAMAZOO, MICHIGAN

A \$27 million project to improve the US-131 and Business 131 Interchange will solve long-standing accessibility issues to this corridor from the South. A new road system for truck routes will be ready by December 2025, making the area a hub for business and jobs. The new infrastructure will make the area easily accessible from US-131 and I-94.

A new commercial and industrial development is already underway on the ~73 Acres at Mosel Street and Douglas Avenue. Plans include a large gas station at a key traffic light to support businesses and logistics. Several big industrial buildings, each at least 250,000 SF, will be built for manufacturing, warehousing, and distribution on the site.



AGENT INFORMATION

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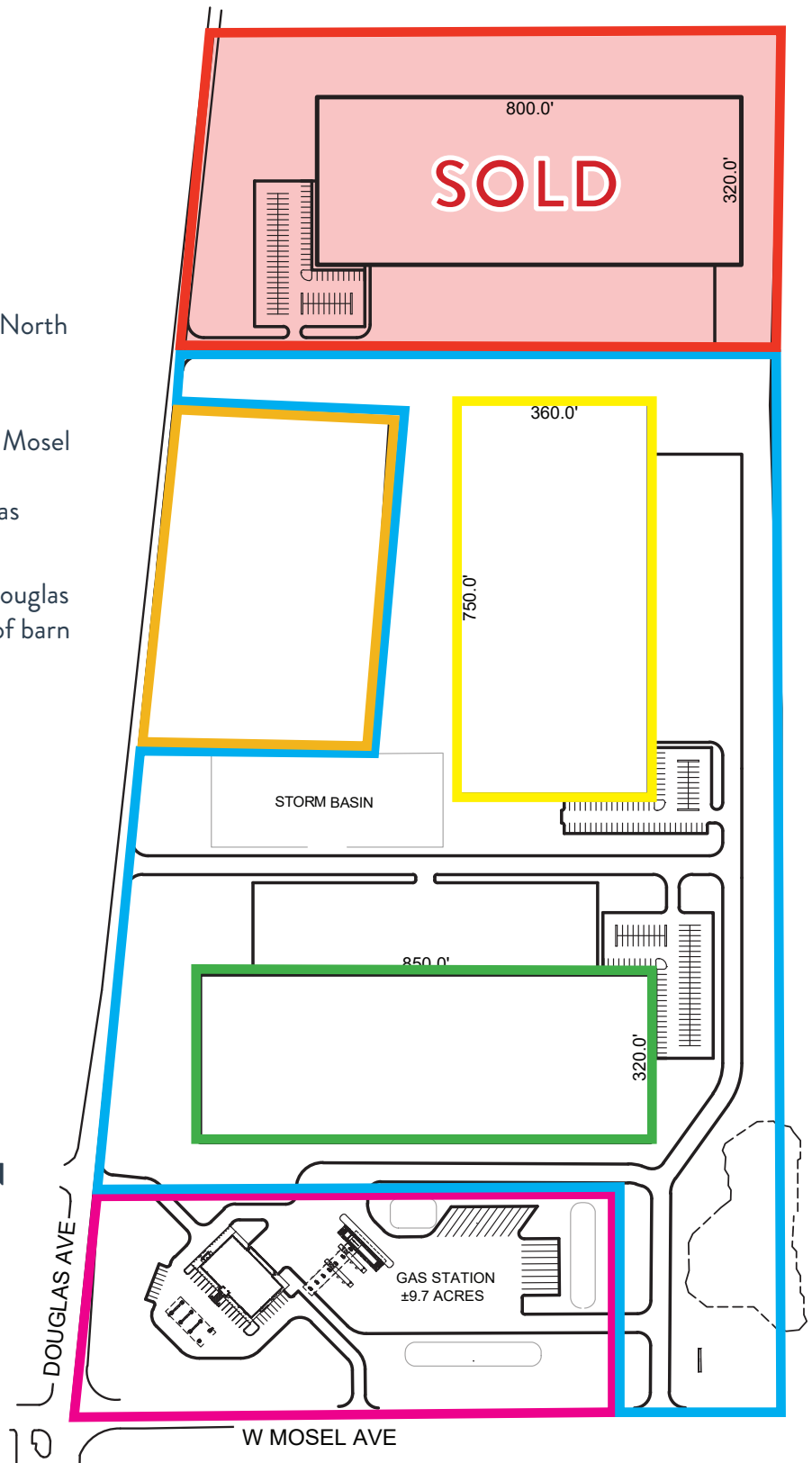
FOR SALE

3006 Douglas Avenue
Kalamazoo, Michigan

SITE DETAILS

- Water:** City of Kalamazoo
10" water along Douglas
8" water along Mosel
- Sanitary:** City of Kalamazoo
18" sanitary along Douglas heading North
18" sanitary along Mosel
- Gas:** Consumers Energy
4" steel HP and 12" steel HP along Mosel
6" steel MP gas at intersection
6" steel MP gas North along Douglas
- Electric:** Consumers Energy
Overhead electric along Mosel & Douglas
Appears to reduce capacity North of barn
along Douglas

- **PARCEL A - UNPRICED**
9.7 Acres
- **PARCEL B - UNPRICED**
56.8 Acres
- **BUILDING 1 - \$7.00 PSF NNN**
272,000 SF
- **BUILDING 2 - \$7.00 PSF NNN**
270,000 SF
- **BARN - \$350,000/\$4.50 PSF NNN**
6.1 Acres
- **BUILDING 3**
SOLD



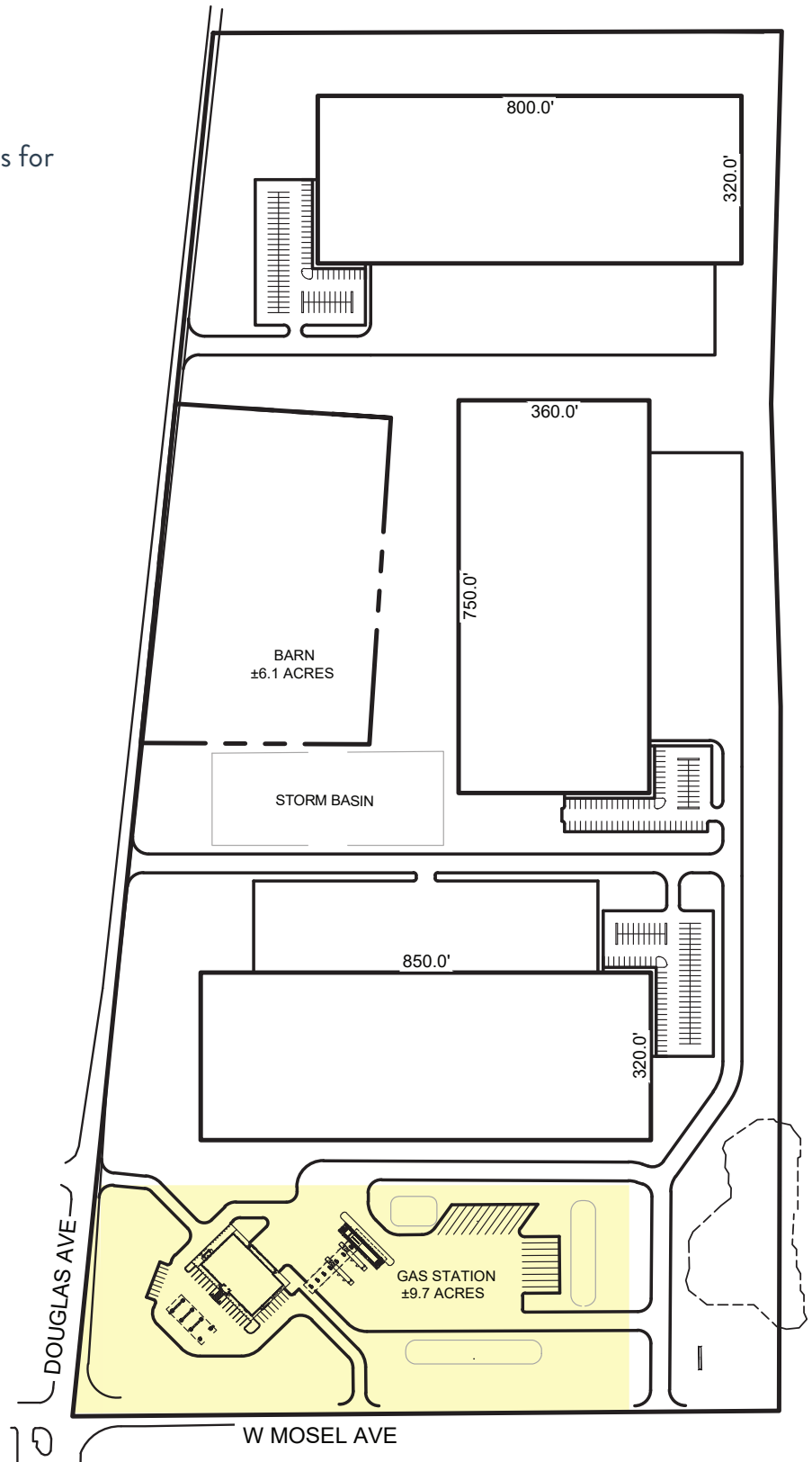
FOR SALE

3006 Douglas Avenue
Kalamazoo, Michigan

PARCEL A

Parcel A consists of a total of 9.7 acres and is for sale.

- Water:** City of Kalamazoo
- Sanitary:** City of Kalamazoo
- Gas:** Consumers Energy
- Electric:** Consumers Energy



FOR SALE

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PARCEL B

Parcel B consists of a total of 39.8 acres and is for sale.

Water: City of Kalamazoo
Sanitary: City of Kalamazoo
Gas: Consumers Energy
Electric: Consumers Energy

BUILDING 1

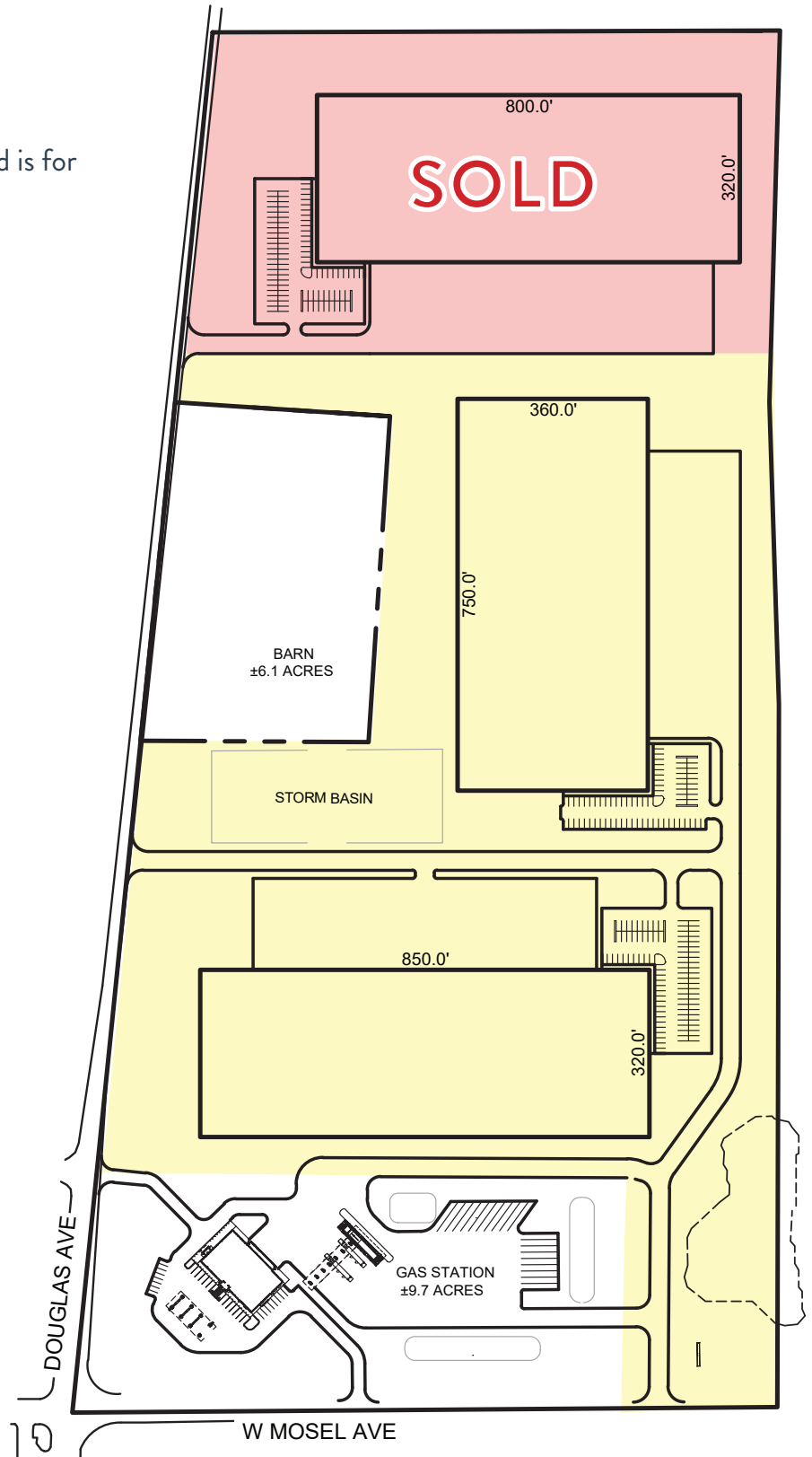
BTS Industrial 272,000 SF:
\$7.00 PSF NNN

BUILDING 2

BTS Industrial 270,000 SF:
\$7.00 PSF NNN

BUILDING 3 - SOLD

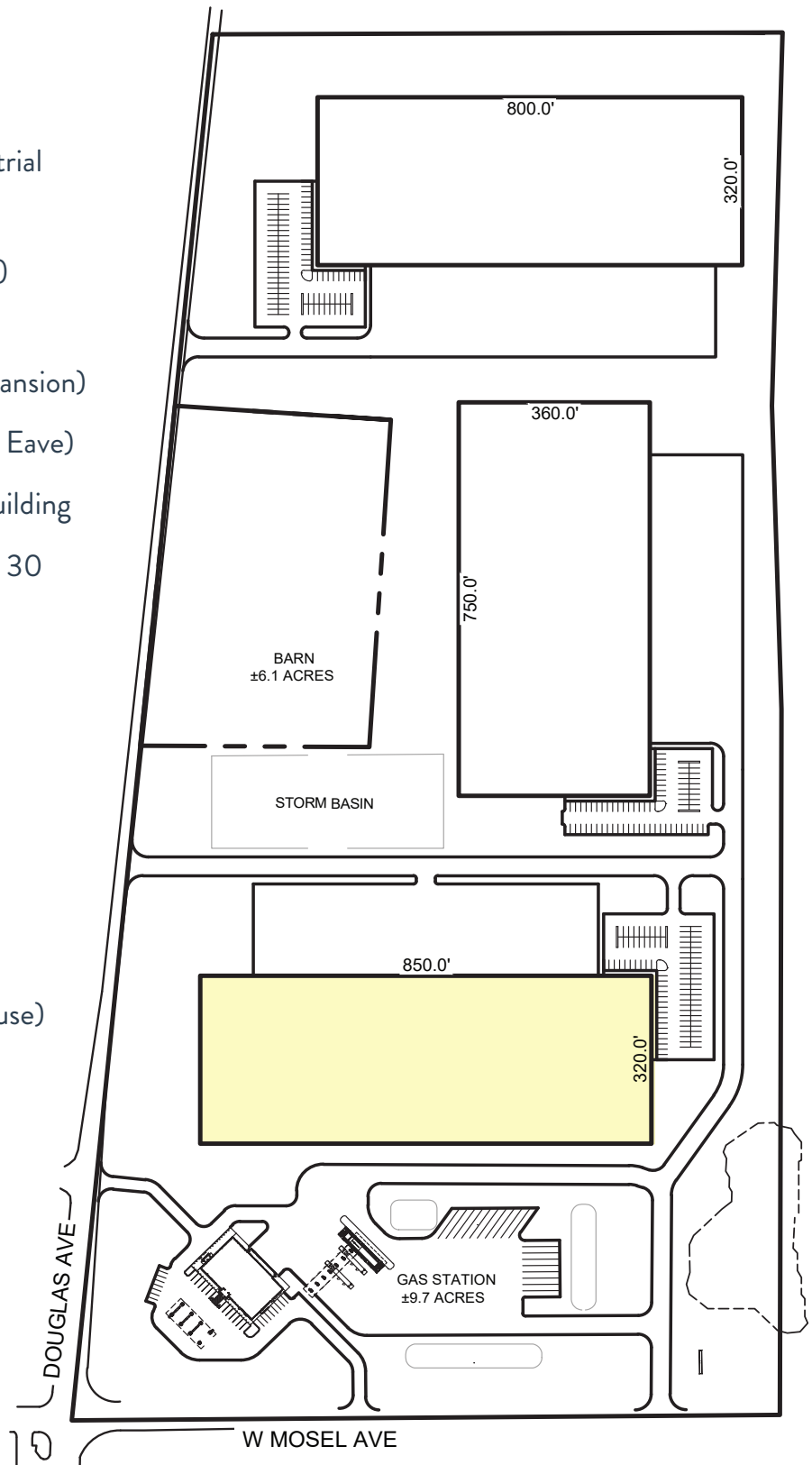
256,000 SF



BUILDING 1

Building 1 is a ~272,000 SF build-to-suit industrial building for lease for \$7.00 PSF NNN.

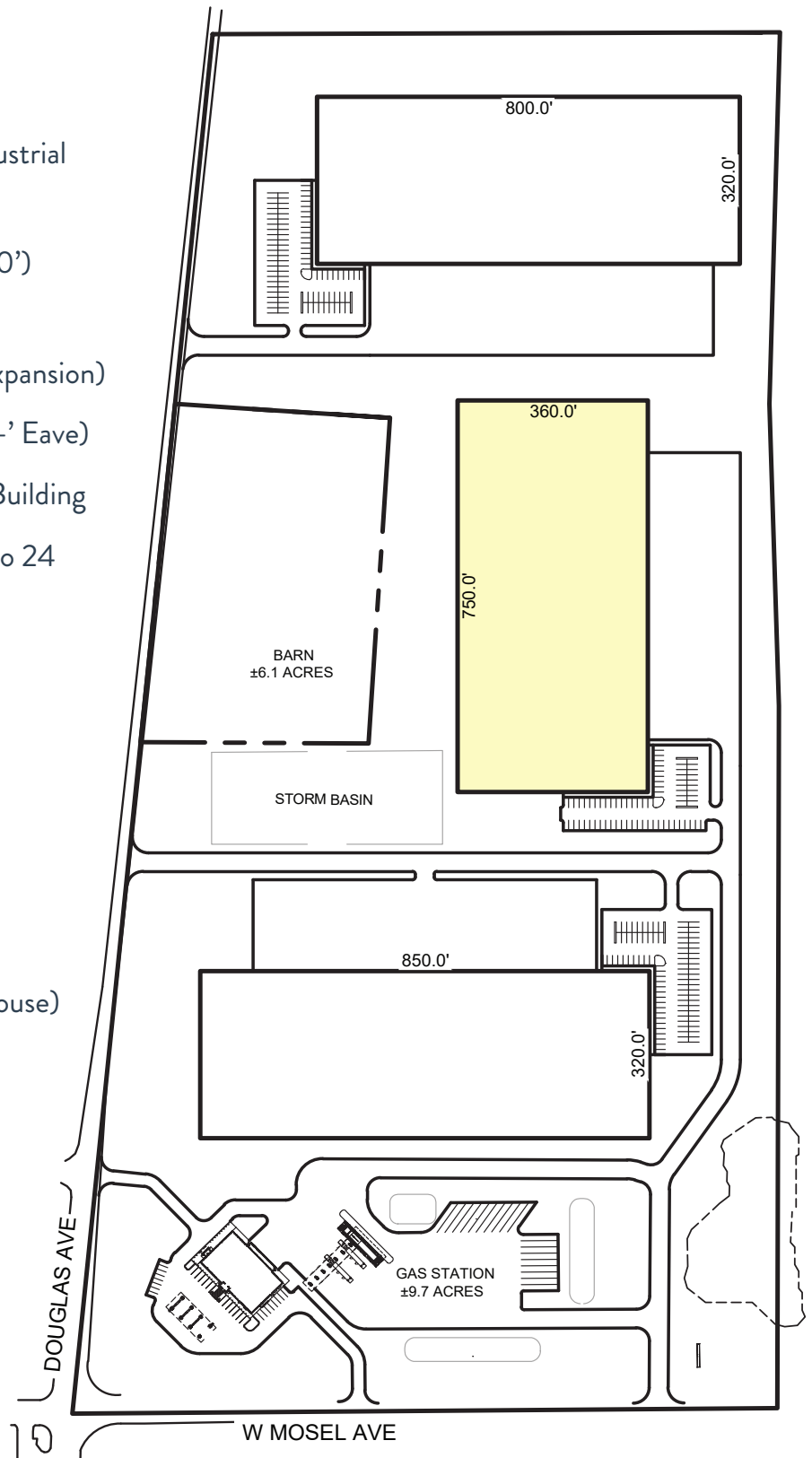
Total SF:	~272,000 (850' x 320')
Trailer Parking:	Upon Request
Employee Parking:	91 Spaces (Optional Expansion)
Clearance Height:	32' Inside Clear (48 +/-' Eave)
Construction:	Pre-Engineered Steel Building
Dock Doors:	12 Docks, Expandable to 30
Overhead Doors:	2 Locations
Column Spacing:	50' x 60' at Docks 50' x 50' in Building
Fire Suppression:	ESFR
Electrical Service:	2500 AMP / 450V / 3 Phase
Floors:	6" Concrete or Other
Climate Control:	HVAC (Office) Thermocyclers (Warehouse)
Interior & Exterior Lighting:	LED 36' FC & LED Lot Lighting



BUILDING 2

Building 2 is a ~270,000 SF build-to-suit industrial building for lease for \$7.00 PSF NNN.

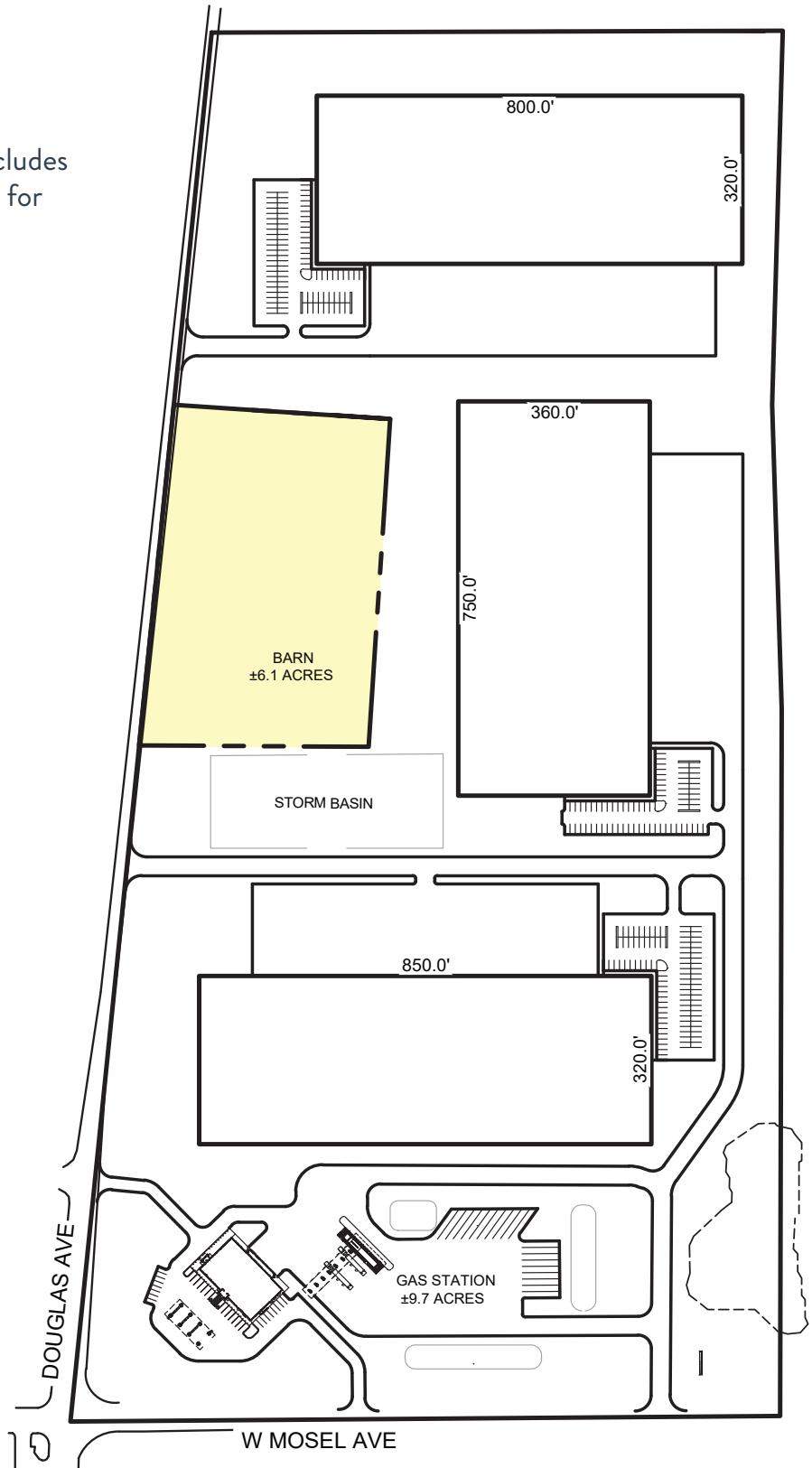
Total SF:	~ 270,000 (750' x 360')
Trailer Parking:	Upon Request
Employee Parking:	75 Spaces (Optional Expansion)
Clearance Height:	32' Inside Clear (48 +/-' Eave)
Construction:	Pre-Engineered Steel Building
Dock Doors:	12 Docks, Expandable to 24
Overhead Doors:	2 Locations
Column Spacing:	50' x 60' at Docks 50' x 50' in Building
Fire Suppression:	ESFR
Electrical Service:	2500 AMP / 450V / 3 Phase
Floors:	6" Concrete or Other
Climate Control:	HVAC (Office) Thermocyclers (Warehouse)
Interior & Exterior Lighting:	LED 36' FC & LED Lot Lighting



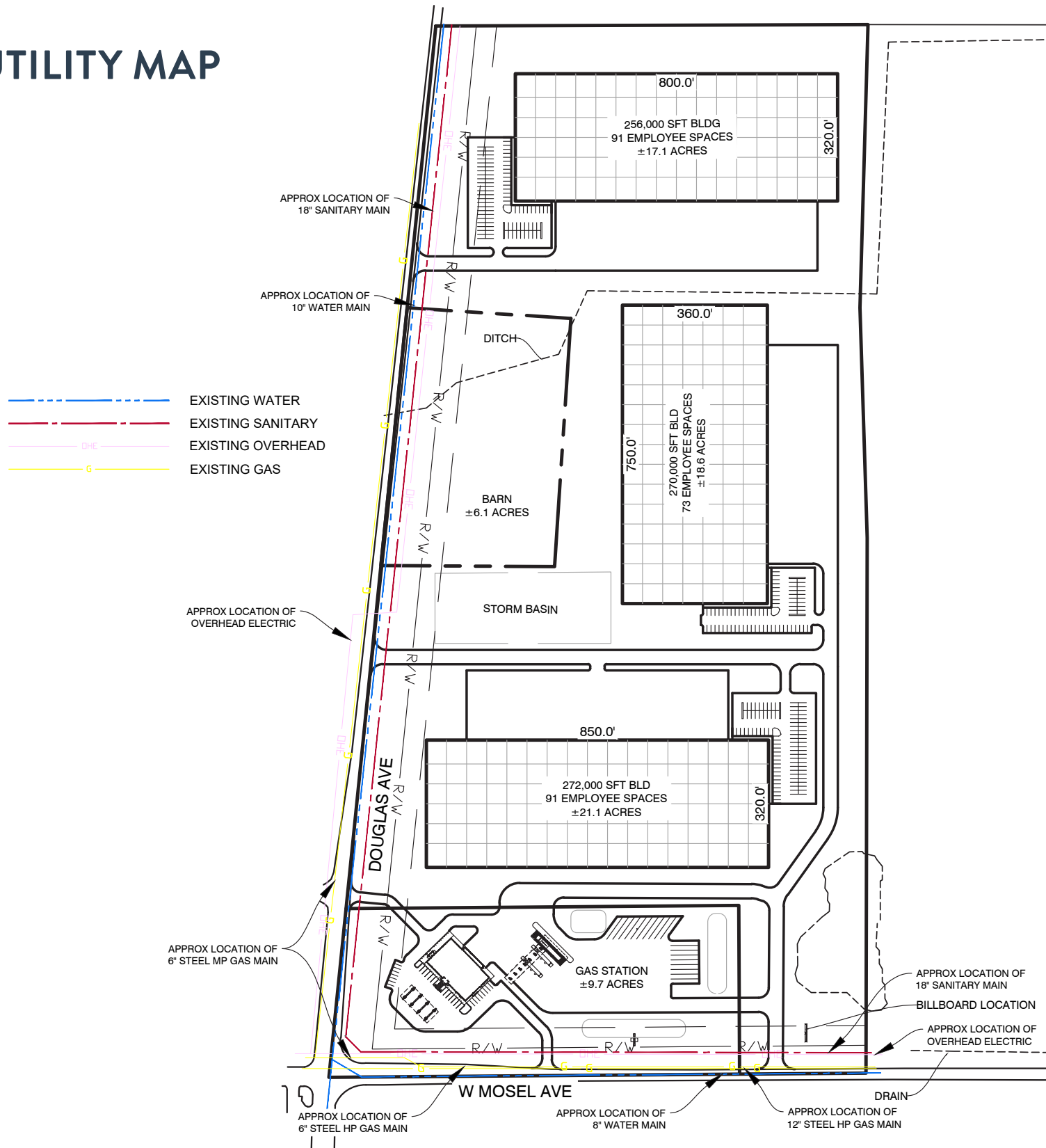
BARN WITH 6.1 ACRES

This area consists of a total of 6.1 acres and includes a barn. It is for sale for \$350,000 or for lease for \$4.50 PSF NNN.

- Water:** City of Kalamazoo
- Sanitary:** City of Kalamazoo
- Gas:** Consumers Energy
- Electric:** Consumers Energy



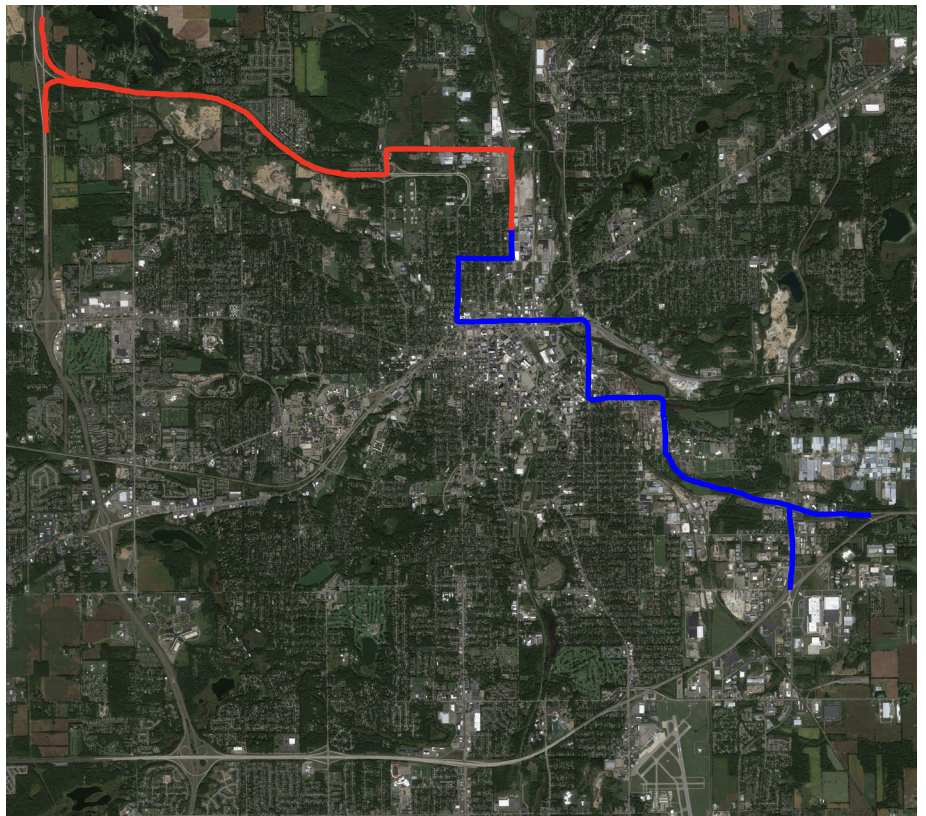
UTILITY MAP



Funding has been secured for the US-131 Interchange project in Kalamazoo County. The project will add a ramp from northbound US-131 onto the eastbound Business 131 route and a second ramp from the business route onto southbound US-131. Groundbreaking will begin in Spring of 2025, and take about a year to complete.



The blue line shows a current path to the area, which goes through Downtown Kalamazoo. The red line shows the new route that will save a significant amount of time, and be accessible once the US-131 Interchange project is complete.



FOR SALE OR LEASE

3006 Douglas Avenue
Kalamazoo, Michigan

