



Industrial | For Lease | 76,500 - 153,000 SF

153,000 SF Class A Industrial
Delivery Summer 2026
Easy access to I-94

5177 Corporate Woods Drive
Kalamazoo, MI 49009

Overview

Now under construction, this state-of-the-art facility is designed for modern warehouse, distribution, fulfillment, and light manufacturing users. The building can be delivered as a single 153,000 SF unit or demised into two 76,500 SF suites. Strategically positioned midway between Detroit and Chicago, this site offers excellent access to major transportation corridors, labor, and Midwest population centers, enhancing regional logistics efficiency.

Lease Price \$7.95 - \$8.50/SF NNN

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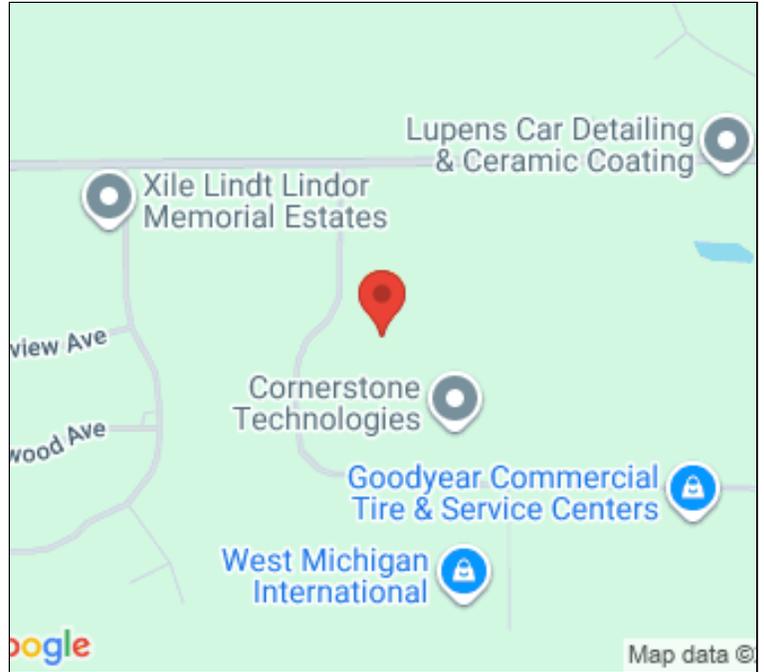




PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Texas Township
Gross Size:	153,000 SF
Office SF:	Tenant Specific SF
Total Acres:	15.97 Acres
Zoning Code / Description:	I-1 / Industrial District, Restricted
Construction:	PEMB / Insulated Panels / Frame
Parking # / Type:	40 cars, 9 trailer / Concrete
Air Conditioning:	Office Only
Loading Docks:	12
Grade Level Doors:	Two Doors
Grade Level Doors Height:	12' x 14'
Column Spacing:	50'
Ceiling Ht Min/Max:	32' - 36'
Fire Sprinkled:	Sprinklers
Power:	1200 / 480 / 3ph



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PROPERTY PHOTOS



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AERIAL VIEW



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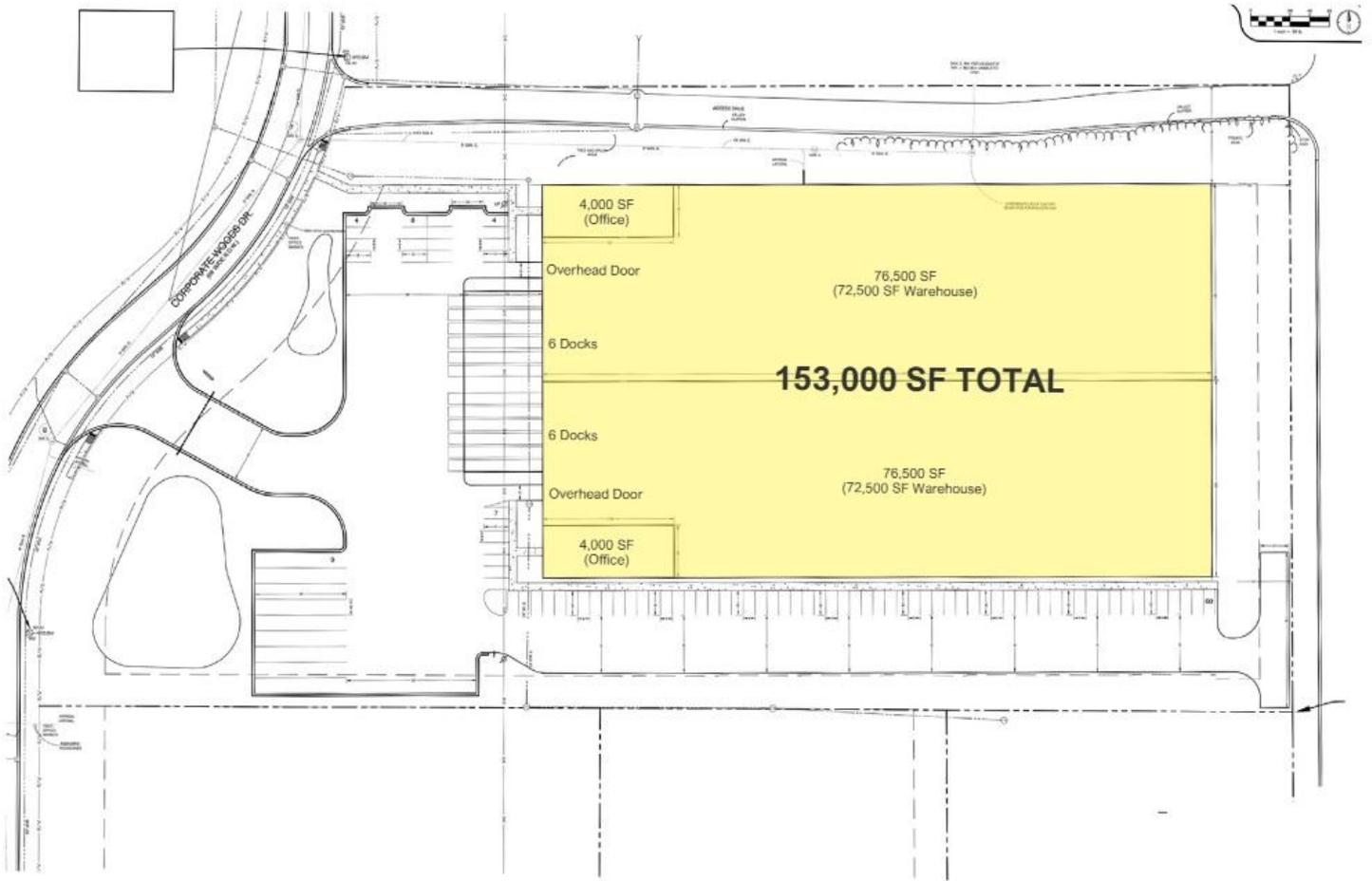
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FLOOR PLAN

SITE PLAN



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ZONING DESCRIPTION

36-3.1.14

I-1 Industrial District

A. INTENT

The I-1 Industrial district is composed of certain lands located along highways and major county roads. The I-1 Industrial district provides use intensity and external effects or amenities standards so that principal permitted uses are compatible with abutting zoning districts. Special exception uses shall be located in the least objectionable manner to nearby non-industrial uses.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Office buildings
- ii. Vehicle body and paint shops[§]
- iii. Construction and farm equipment sales
- iv. Truck sales
- v. Hardware and building supplies
- vi. Contractors equipment yard
- vii. Mini-storage warehouse or self-storage warehousing
- viii. Bus or truck terminals, maintenance, and storage yard
- ix. Assembly of merchandise such as electrical appliances, electronic or precision instruments, and articles of similar nature
- x. Packaging of previously prepared materials
- xi. Printing, lithographic, blueprinting and similar uses
- xii. Storage or warehousing of commodities such as hardware, packaged or fresh foods, clothing, and drugs when in an enclosed building
- xiii. Processing or compounding commodities such as drugs, cosmetics, pottery, plastics and food products
- xiv. Publicly owned and operated buildings and uses including community buildings and public parks, playgrounds and other recreational areas
- xv. Child care centers, when internal to business
- xvi. Fuel distribution
- xvii. Machine shop
- xviii. Ice and cold storage plant
- xix. Accessory uses[§] or buildings
- xx. Signs[§] § 36-5.8

C. SPECIAL EXCEPTION USES[§] § 36-6.3

- i. Research and related uses § 36-4.45
- ii. **Manufacturing, compounding, and assembling or treatment of articles or merchandise** § 36-4.55
- iii. **Agriculture commodity processing and slaughterhouses** § 36-4.33
- iv. **Places of worship** § 36-4.13
- v. **Adult regulated uses** § 36-4.49
- vi. **Wind energy conversion systems** [§] § 36-4.39
- vii. **Telecommunication Towers** § 36-4.38
- viii. **Any permitted use utilizing outdoor storage of product or materials where the location is abutting a residential or commercial district** § 36-6.3
- ix. **Junkyard or building material salvage yard** § 36-4.23
- x. **Solid waste transfer facilities** § 36-4.50
- xi. **Banquet halls/event centers**[§] § 36-4.57
- xii. **Vehicle service and repair, major**[§] § 36-4.7

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