



Industrial | For Sale / Lease | 4,000 - 57,500 SF

Overview

Industrial/office complex available for sale. The main building offers 43,500 SF of warehouse space complemented by a 10,000 SF ancillary building; ideal for storage, manufacturing, or distribution. 4,000 SF of class A office suite provides a turnkey corporate headquarters or regional office. The site is equipped with three overhead cranes, three loading docks, and ample power, supporting a wide range of users including manufacturing, logistics, distribution, and e-commerce operations. Additionally, four small tenants currently in place providing immediate income.

**55,368 SF Industrial/Office | Portage,
MI**

**Excellent Owner-Occupant / HQ
Opportunity**

**3700 E Milham Avenue
Portage, MI 49002**

Lease Price \$5.95 - \$15.00/SF NNN

Sale Price

\$5,500,000

Derek Wissner

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Dave Keyte, CCIM

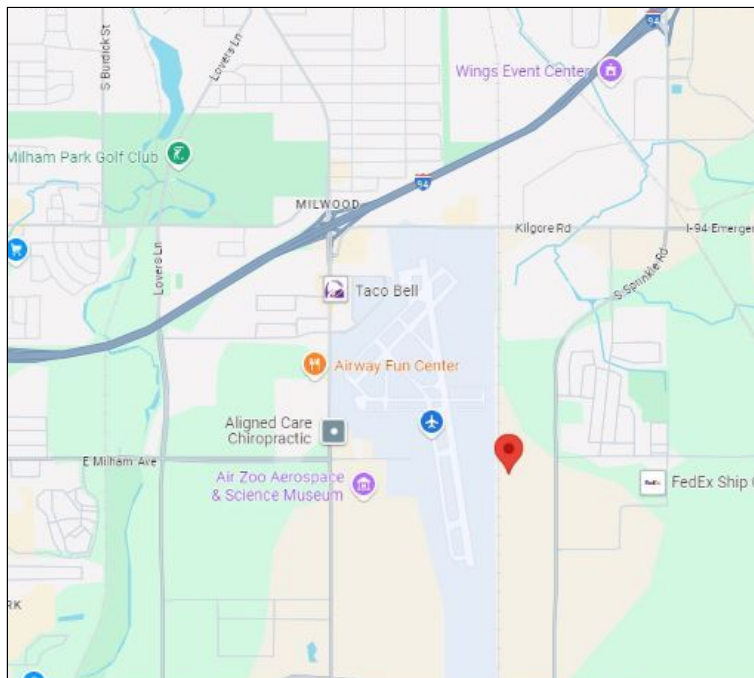
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PROPERTY FEATURES



Municipality:	Portage
Gross Size:	55,368 SF
Available for Lease:	4,000 - 57,500 SF
# of Buildings:	2 Buildings
Total Acres:	6.43 Acres
Year Built:	1949
Zoning Code / Description:	I-1 / Light Industrial
Between Streets:	Sprinkle & End
Heat Type / Source:	Forced Air / Gas
Parking Type:	Concrete
AC Description:	Office Area Only
Loading Docks:	Three
Grade Level Doors:	Two Doors
Ceiling Ht Max:	24'
OH Crane:	Yes
Utilities Attached:	Gas and Electric



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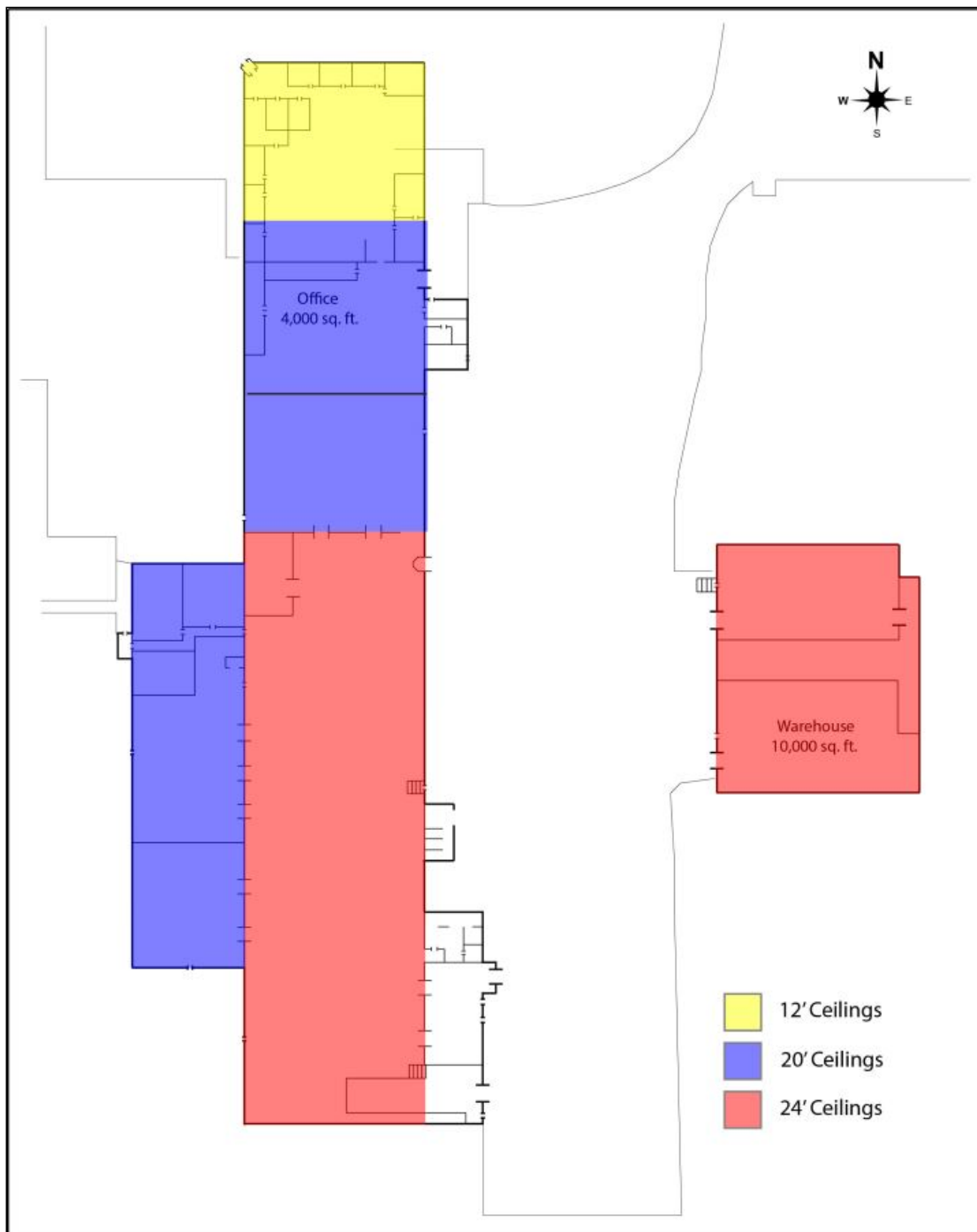
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LAYOUT WITH CEILING HEIGHTS



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AVAILABLE OFFICE FLOOR PLAN



This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.
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FlōPlan

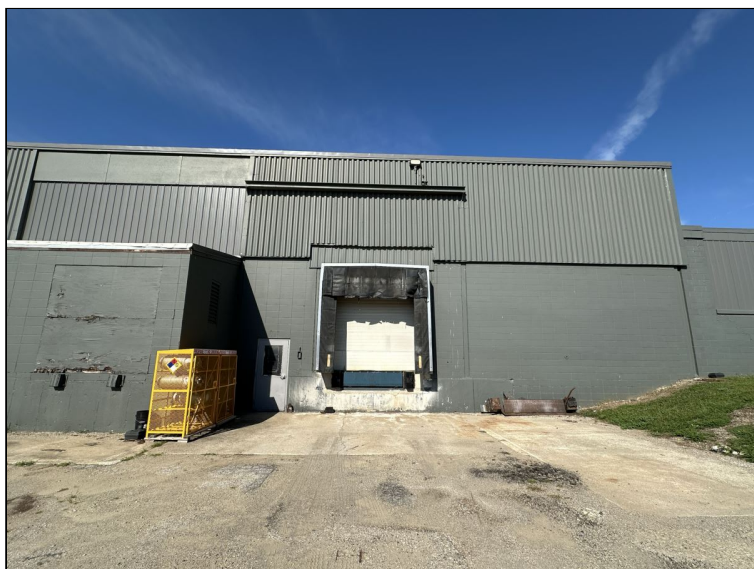
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EXTERIOR PHOTOS



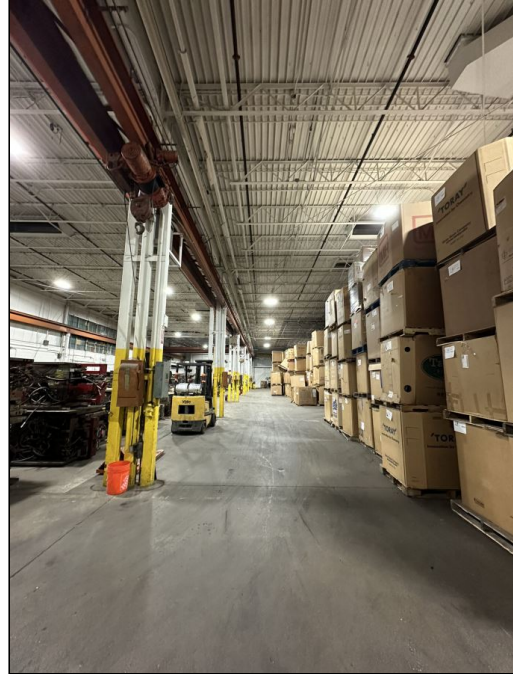
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WAREHOUSE PHOTOS



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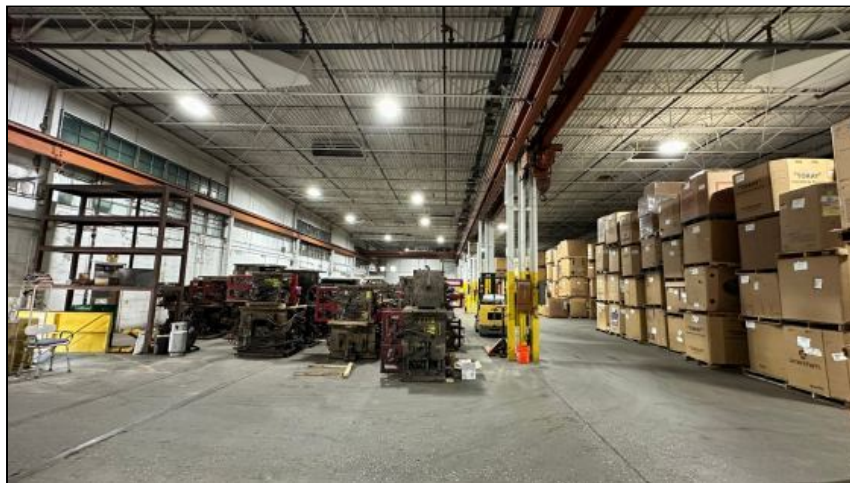
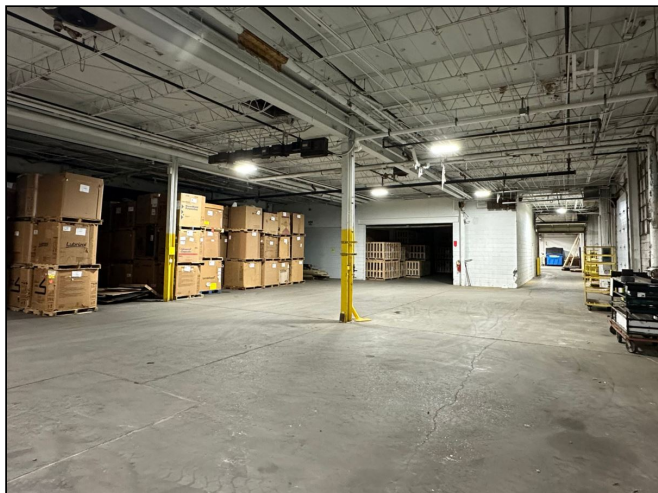
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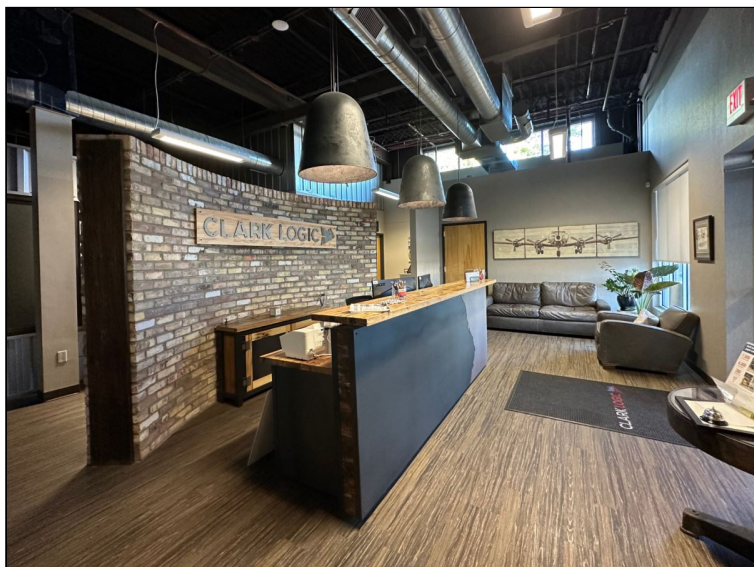
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OFFICE PHOTOS



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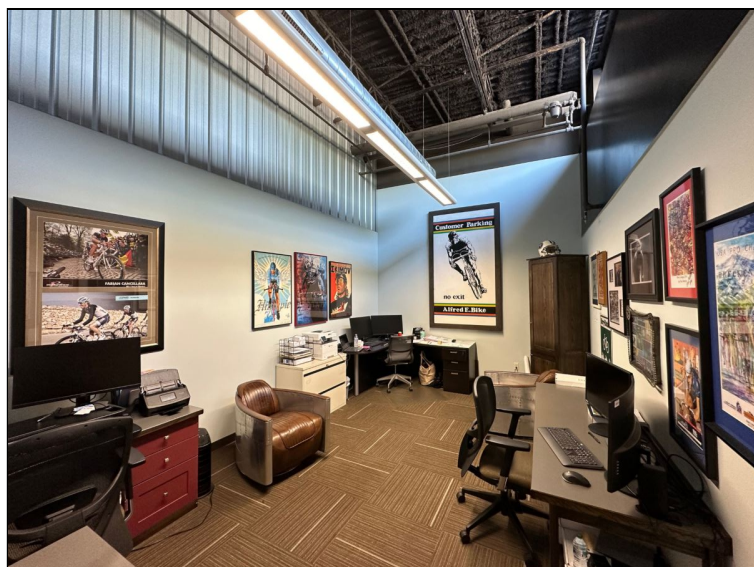
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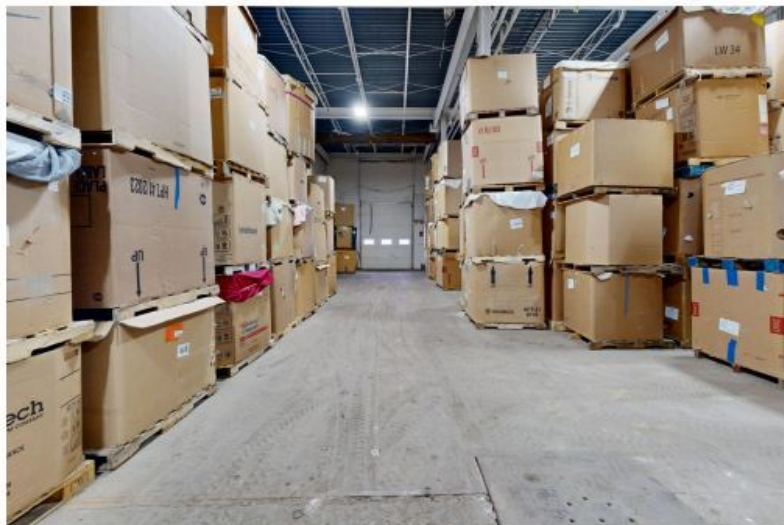
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AUXILIARY BUILDING



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AUXILIARY FLOOR PLAN

Auxiliary Building / Warehouse: +/- 10,052 SF



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LOCATION AERIAL MAP



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