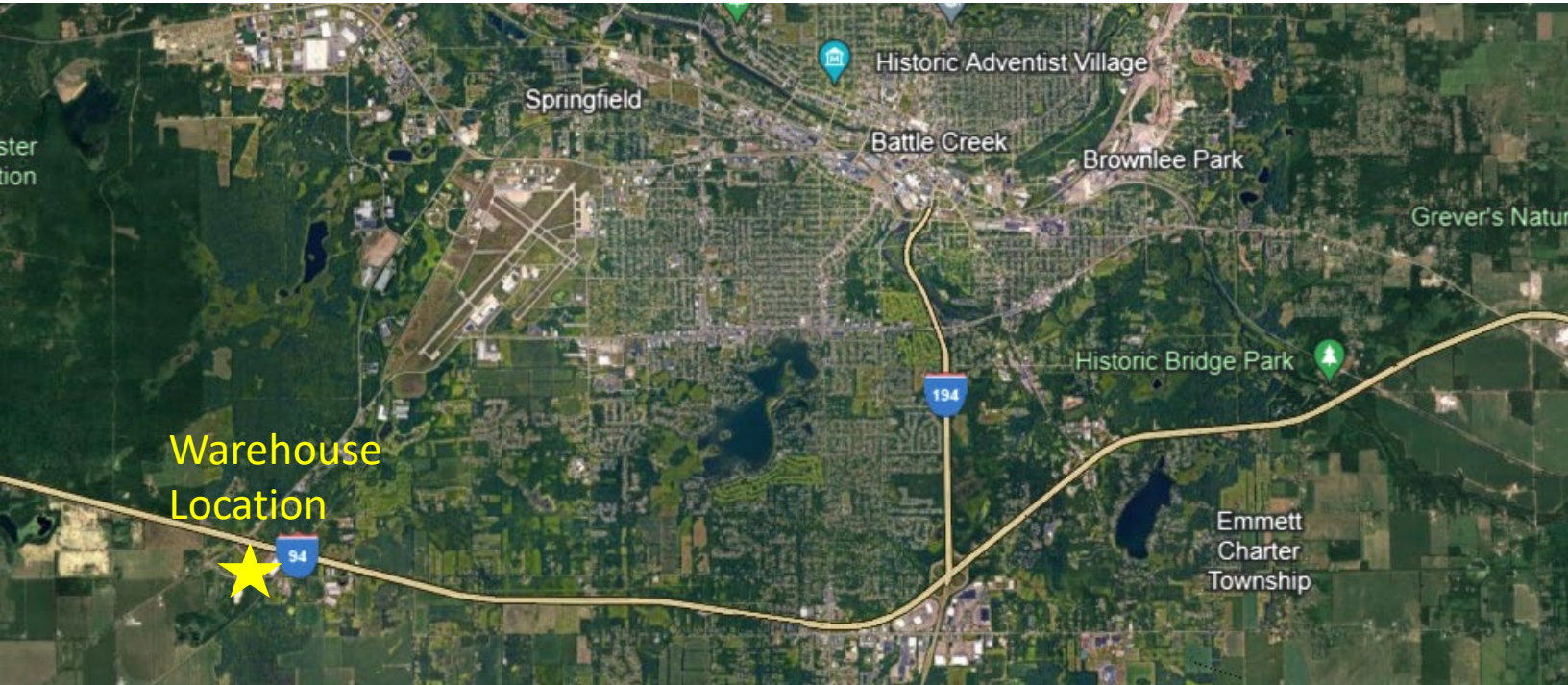




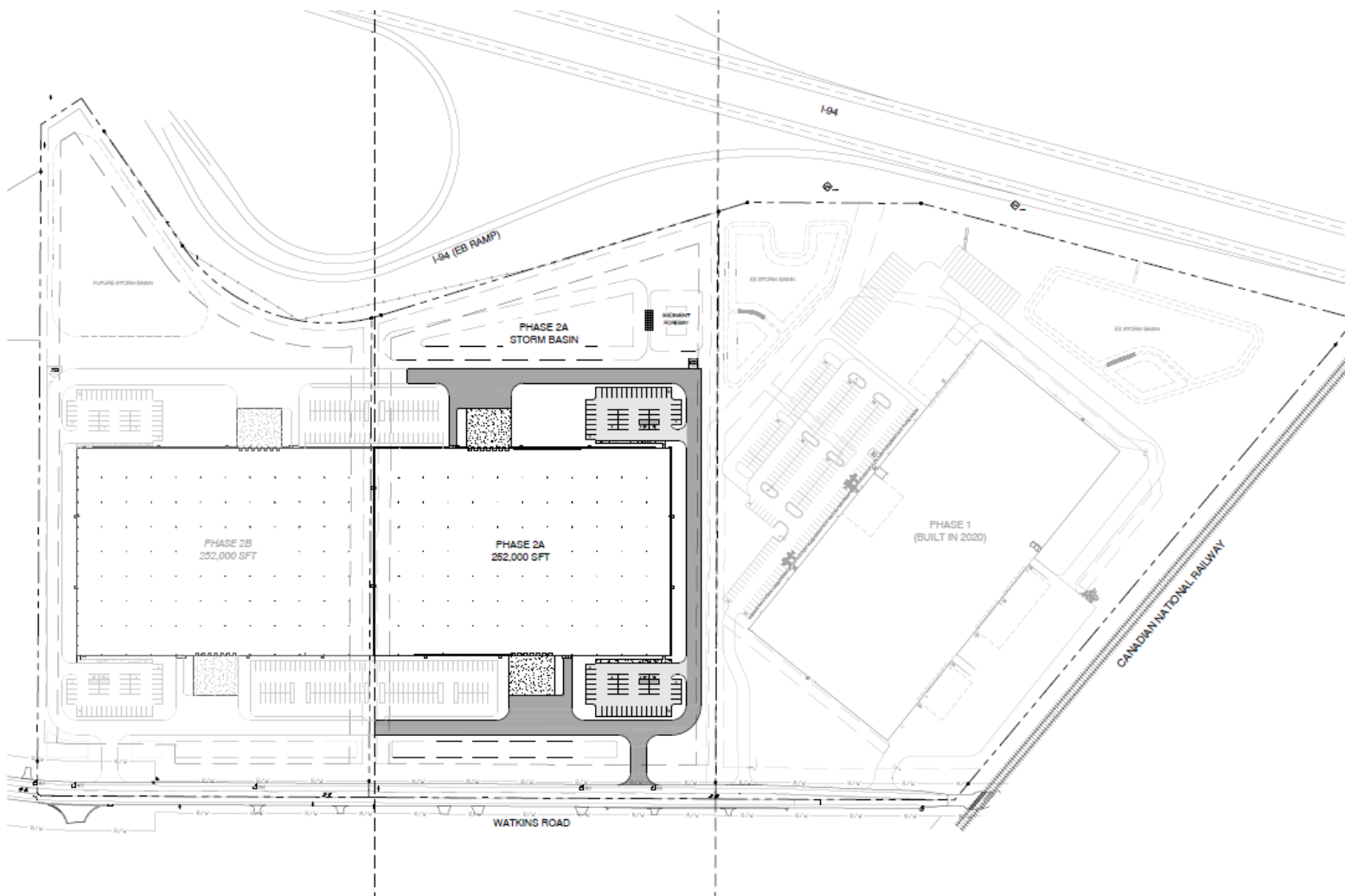
# FCIP South Park 2

Class A Industrial Warehouse – 201 Watkins Rd. Battle Creek, MI



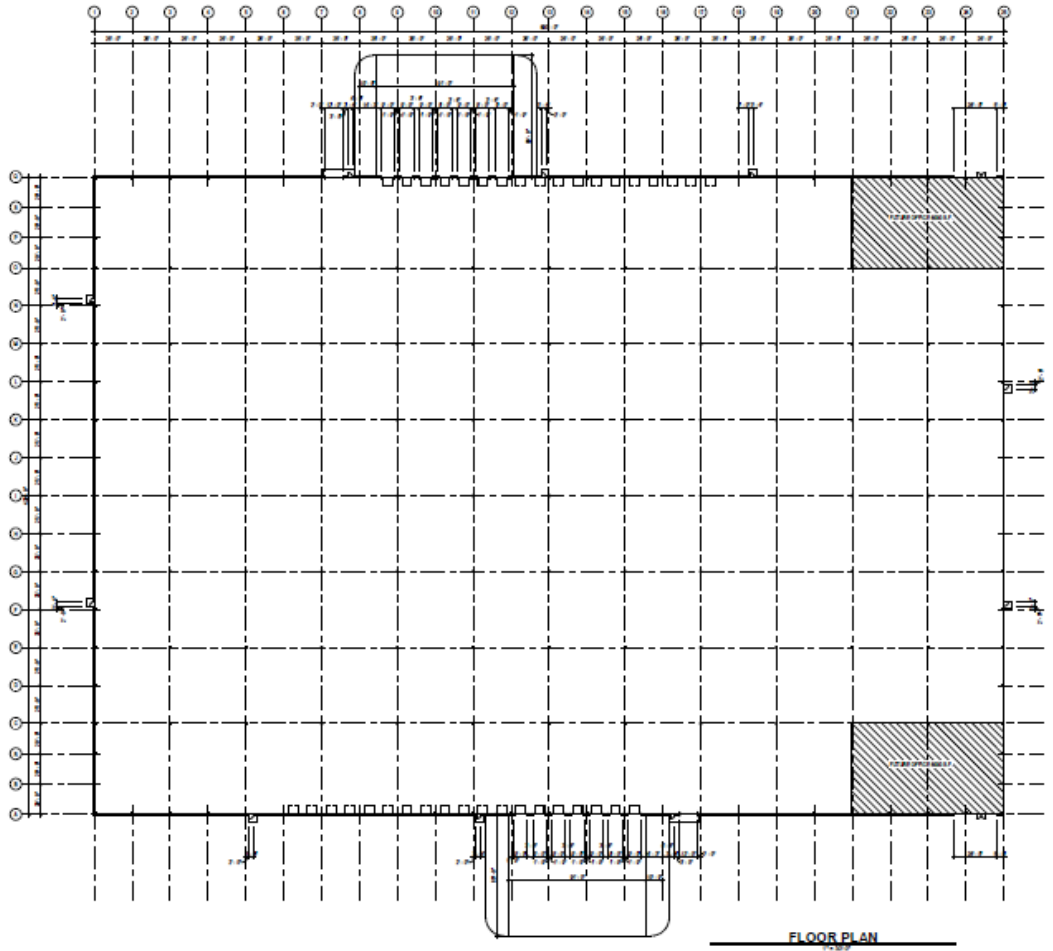
## Site Plan – 252,000 SF

Under construction, Q4 2024 delivery.




# Floor Plan – 252,000 SF

Under construction, Q4 2024 delivery.



Vertical text on the left margin, likely a project or drawing number.

NOT FOR CONSTRUCTION

  
FCIP SOUTH PARK - PHASE 2A  
Project No. 2024-001  
Drawing No. A101

DATE	REVISION

PROJECT NO. 2024-001  
DRAWN BY: [Name]  
PROJECT MGR: [Name]

FLOOR PLAN  
A101

# Conceptual Renderings

Under construction, Q4 2024 delivery.



## Building Specifications

<b>Total SQFT</b>	252,000 SF (Expandable to 504,000 SF)
<b>Office Space</b>	None included in base building but can built with TI
<b>Trailer Parking</b>	NIC in Base Bid but Site can accommodate based on tenant need.
<b>Office Parking</b>	80 Automobile Parking Spaces (Optional Expansion of 100 Spaces)
<b>Clear Height</b>	32' Inside Clear (38' Eave)
<b>Construction</b>	Pre-Engineered Metal Building
<b>Dock Doors</b>	14 9' x 10' with Mechanical Levelers, 24 additional positions available
<b>Overhead Doors</b>	(2) Locations
<b>Column Spacing</b>	50' x 60' at Docks & 50' x 50' in Building
<b>Fire Suppression</b>	ESFR
<b>Electrical Service</b>	2500 Amp / 450V / 3 Phase (Initial Power with Additional Available)
<b>Lighting</b>	LED
<b>Floors</b>	6" Concrete
<b>Climate Control</b>	Thermocyclers (Warehouse) - HVAC (to be included in Office buildout)

## Battle Creek – Market Details

- Battle Creek I-94, Exit 92 is the main road feed into Fort Custer Industrial Park (largest industrial park in Michigan) and is centrally located between I-131 and I-69 North and South
- I-94 Passes through Battle Creek and is roughly ½ point between Chicago and Detroit making it a hub for logistics operations traveling between the two major cities.
- Foreign-Trade Zone # 43, 3 Rail Providers, 26 International Companies
- Within 75 Miles of Battle Creek is Kalamazoo, Grand Rapids, Marshall, Jackson, & Lansing.
- Home to a century of Industry, Battle Creek has a diverse manufacturing base, with over 80+ manufactures, 13,000+ Employees all centered on Automotive, Packaging, Metal Fabrication, Food Production, and even Large Distribution Marketing Companies.
  - Stanley
  - Systex
  - R+L Carriers
  - Janesville Acoustics
  - Denso
  - Hi-Lex
  - TRMI
  - Toyota (Distribution Center, Owned by Clark Logic)
  - Adient
- With the base of Manufacturing Warehousing Services and Space are in High Demand and Currently at Capacity for the surrounding 50 Miles.



## About the Developer – Great Lakes Capital and Clark Logic

### Great Lakes Capital

Great Lakes Capital is a real estate private equity and development firm uniquely positioned to add value to real estate investments through development, redevelopment and opportunistic investment across the real estate spectrum and throughout the capital structure. Headquartered in South Bend, Indiana, GLC concentrates on several core asset classes, including mixed-use, multifamily, industrial, medical office and other similar conforming product types. As a market leader in new development, GLC actively addresses the needs of tenant partners in addition to speculative development meeting needs the market has not yet reacted to. Constantly active across a broad spectrum of asset classes, GLC is able to capitalize on opportunities through markets and economic cycle.

### Clark Logic

CL has a 50-year history and extensive customer base located in Southwest Michigan. With the history comes trusted customer relationships, 100 employees, and the most up to date reading of the industrial market. CL is an experienced commercial real estate developer and logistics company with over 2.5 million square feet of industrial manufacturing, warehouse, and distribution real estate. CL also has over 50 trucking or service vehicles and almost 3000 logistic assets in total ranging from trailers and shipping containers to fork trucks and service vehicles. CL is the market leader in logistics services and warehousing services in Southwest Michigan and has experienced capacity of its real estate for almost 2 years now with a demand continuing to increase.



## Recent GLC + CL Developments

### IPUSA Pavilion I-II

This 296,000 square foot warehouse broke ground in November on 2022 and fully leased during construction to Allen Distribution in July of 2023. To accommodate Allen's needs the building is being expanded to 624,000 square feet. Construction will be complete on the addition in Q3 of 2024. The facility features 32' clear heights, 60 docks, 4 overhead doors, and 50 trailer parking spaces.



### IPUSA Portage

Located in the Kalamazoo MSA, this 240,000 square foot warehouse broke ground in July of 2022 and was leased to Abraxas Worldwide in August of the same year. The building is fully climate controlled and includes a 5,000 square foot office build out.



### FCIP South Park 1

The first phase of the Fort Custer Industrial Park's South Campus this warehouse was built in 2021 and leased to Zoetis on a 10-year deal in 2022. This 270,000 square foot facility features 9 dock doors and two drive-in doors.





## Contact Information



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