



INDUSTRIAL FLEX-USE SPACE 8608 W MAIN STREET, KALAMAZOO

Located approximately 2.5 miles from US-131, this 26,000 SF industrial flex-use building offers excellent accessibility and visibility off West Main/M-43. The building is currently divided into two suites that can be configured to accommodate a wide range of business needs. With twenty-foot ceilings, three overhead doors, three-phase power, and a large paved parking lot, the property is well equipped for light manufacturing, distribution, or business with a retail presence. Zoned COMM, this space provides the flexibility and infrastructure to support a variety of operations in a prime location.



AGENT INFORMATION

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FOR SALE

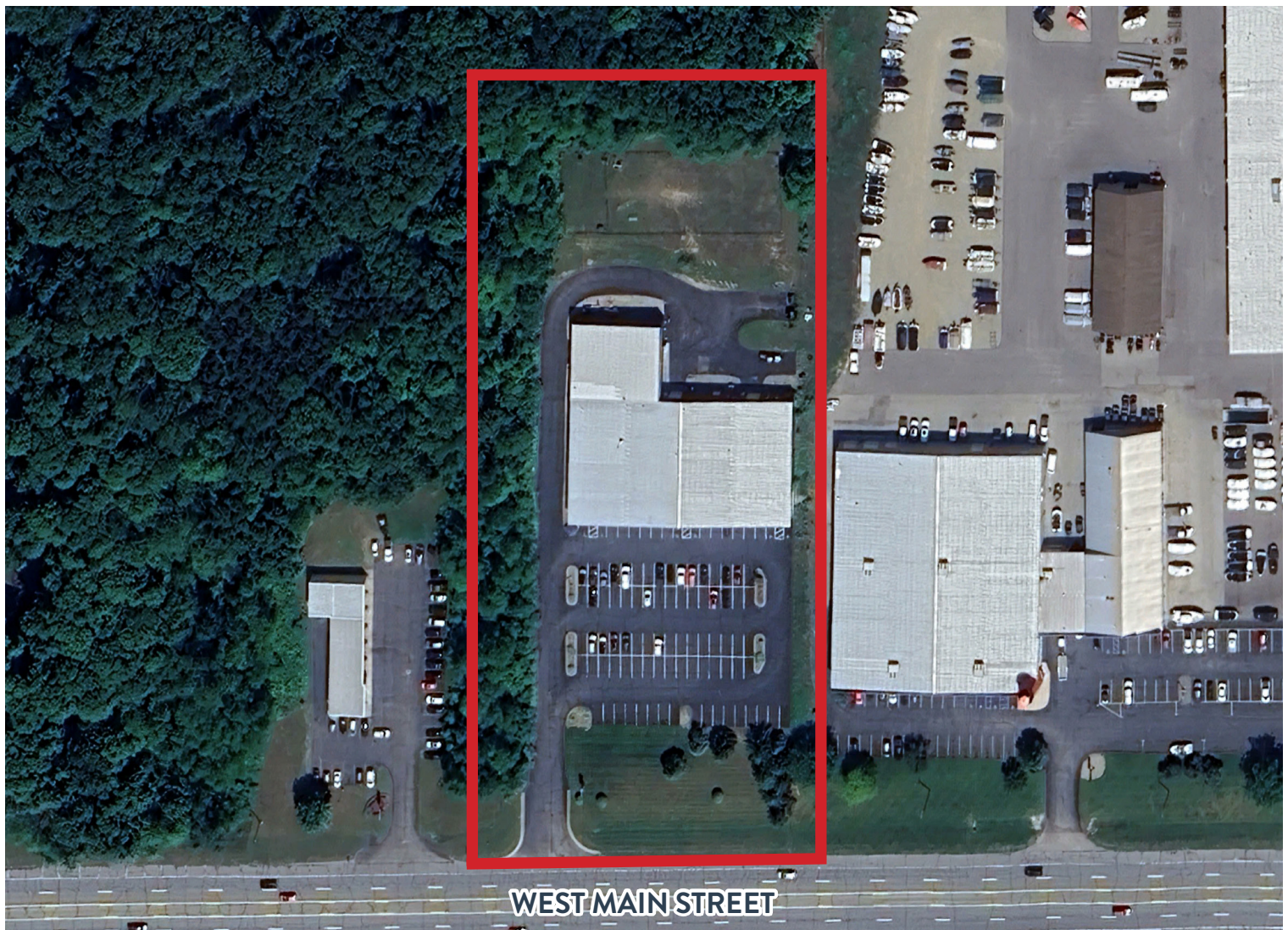
8608 W Main Street
Kalamazoo, Michigan

The PROPERTY

Location: 8608 W Main Street
City, State: Kalamazoo, Michigan
Parcel Number: 05-16-180-042
Acres: 5.0
Zoning: COMM

The BUILDING

Building Size: 26,000 SF
Flooring: Concrete/Carpet
Ceiling Heights: 20'
Overhead Doors: Three (3)
Year Built: 2001



Zoning

C Permitted Uses

- Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling or fabricating is merely incidental to and an unsubstantial part of said business
- Banks, credit unions, savings and loan offices and similar financial institutions
- Offices
- Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromat and dry-cleaning establishments
- Hotels, motel
- Restaurants
- Hospitals and medical clinics
- Essential services
- Indoor theaters
- Passenger bus terminals, excluding facilities for the overnight storage of buses
- Accessory buildings and uses customarily incidental to the foregoing
- Pet shops
- Houses of worship
- Planned shopping center developments
- Commercial Center
- Proprietary schools and colleges
- Child care centers

C Permitted Uses With Conditions

- Veterinary Clinics
- Temporary outdoor events (not lasting more than three days)

Zoning Continued

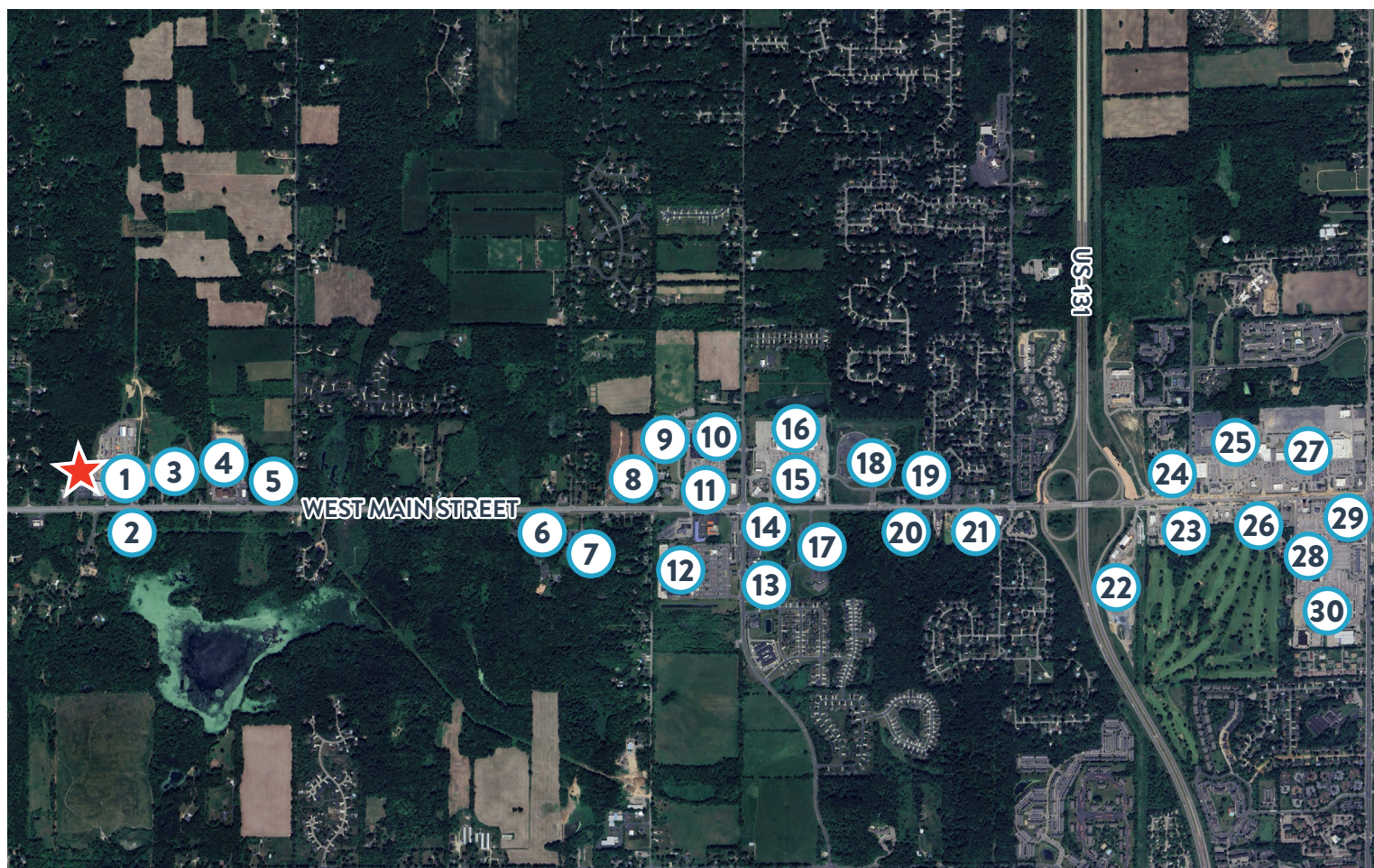
C Special Uses

- Assembly and Convention Halls
- Adult care centers
- Funeral homes
- Private clubs
- Parks of ten acres or less in size, subject to the conditions and limitations set forth at Section 49.100 of this Ordinance.
- Nursing, convalescent, handicapped, or senior citizens' homes
- Drive-in service window or drive-through services for businesses
- Retail lumber yards
- New and/or used car sales lots; recreational vehicle sales lots; mobile home sales lots outside of mobile home parks; farm machinery and other equipment sales lots; boat sales lots; and other businesses involving substantial outdoor sales or activities connected with retail sales
- Crematories
- Skating rinks, bowling alleys, indoor recreational facilities and health clubs
- Filling stations, car washes, public garages or service stations, excluding auto body and auto paint shops
- Drive-in theaters
- Buildings and regulator stations for essential services
- Temporary outdoor events (lasting more than three days)
- Brewpub
- Microbrewery
- Wine Tasting Room
- Craft food and beverage production facility, limited to 8,000 SF gross floor area
- Communication towers
- Earth removal, quarrying, gravel processing, mining, related mineral extraction businesses, and landfill gas recovery processing facilities
- Private streets
- Wind energy conversion systems

For more information from the Oshtemo Township Zone Ordinance, visit: www.oshtemo.org

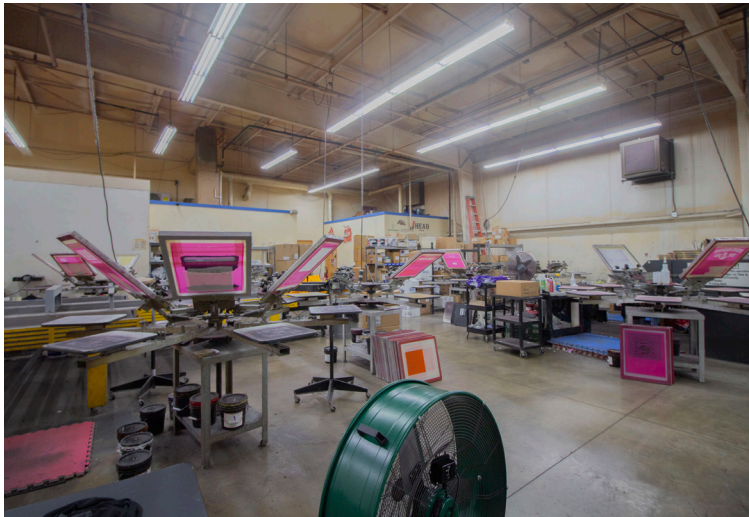
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|-----------------------------|---------------------------|---------------------------------|
| 1 Leaders RPM | 11 McDonald's | 21 Latitude 42 |
| 2 Dougherty's Corner Market | 12 Walmart | 22 Department of Transportation |
| 3 RSI Hardwoods | 13 Wings Etc. | 23 Texas Corral |
| 4 D&R Sports Center | 14 Consumers Credit Union | 24 Marathon Gas |
| 5 Kazoopy's Pizza | 15 Arby's | 25 Target |
| 6 Oshtemo Firehouse 1 | 16 Meijer | 26 Aldi |
| 7 Kalamazoo Public Library | 17 Walgreen's | 27 Hobby Lobby |
| 8 Hockey Services | 18 Advia Credit Union | 28 Harding's |
| 9 On Target Guns | 19 Bronson QuickCare | 29 West Century Center |
| 10 Menards | 20 Hamptons Plaza | 30 Lowe's |

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