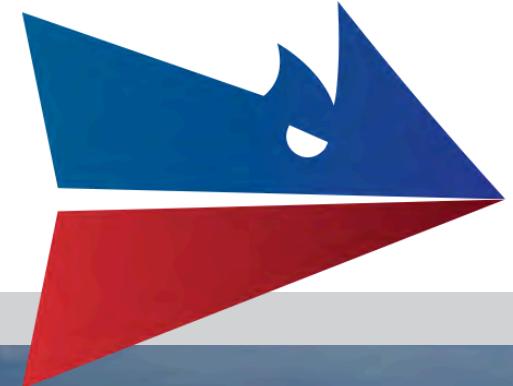


Available for Lease

5177 Corporate Woods Drive | Kalamazoo, MI



CLARK LOGIC 

+- 153,000 AVAILABLE
SQUARE FEET

Matt Conlee | Director of Real Estate
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Tim Monahan | Director of Development
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Property Snapshot

Available for Lease	+/- 153,000 SF
Total Building Size	+/- 153,000 SF
Site Size	+/- 15.97 Acres
Year Built	New Construction
Construction Type	PEMB w/Insulated Panels
Building Square Footage	153,000 SF, or two 76,500 suites
Office Square Footage	Tenant specific
Clear Height	32 FT
Dock Doors	12
Drive-In Doors	2
Auto Parking	40
Trailer Parking	9 spaces
Power	800 AMPS
Fire Suppression	ESFR
Lighting	LED with Occupation Sensors

All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.

Property Description

To help meet the growing demand for modern, high-clearance industrial facilities, Clark Logic is developing a +/- 153,000 SF building (demisable to two +/- 76,500 SF suites) on 15.97 acres just minutes off of I-94, exit 72, in Kalamazoo, Michigan.

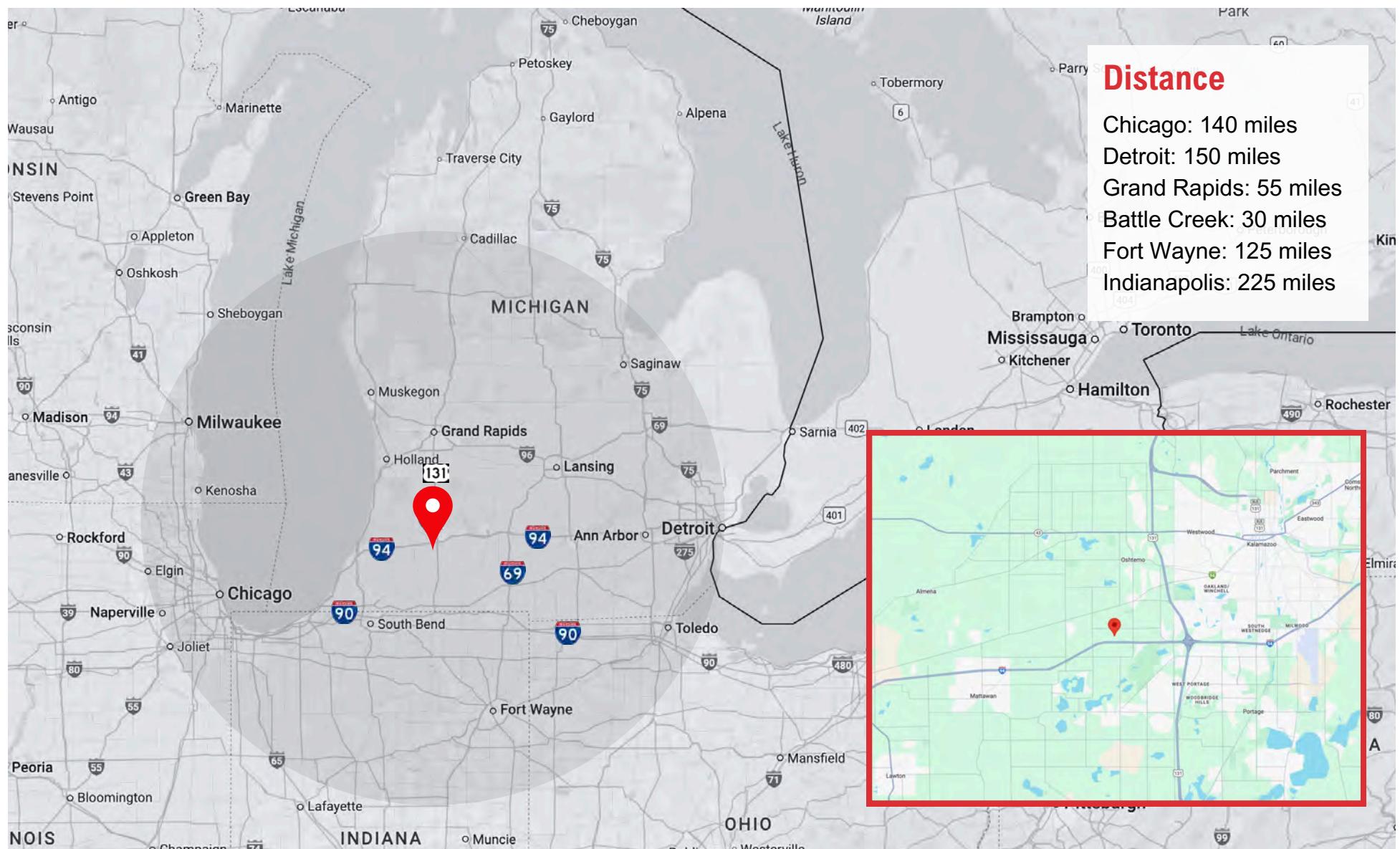
The pre-engineered steel structure will feature 32-foot clear heights, 12 docks, and two overhead doors. Additionally, the facility is designed to accommodate a +/- 4,760 SF office build-out.

Located midway between Detroit and Chicago, the site is perfectly positioned for warehouse, distribution, fulfillment operations, and light manufacturing.

With a skilled workforce and access to key industries, businesses can seamlessly establish and grow their operations in this thriving region.

Construction began in August 2025, with the building expected to be ready for occupancy in early 2026.

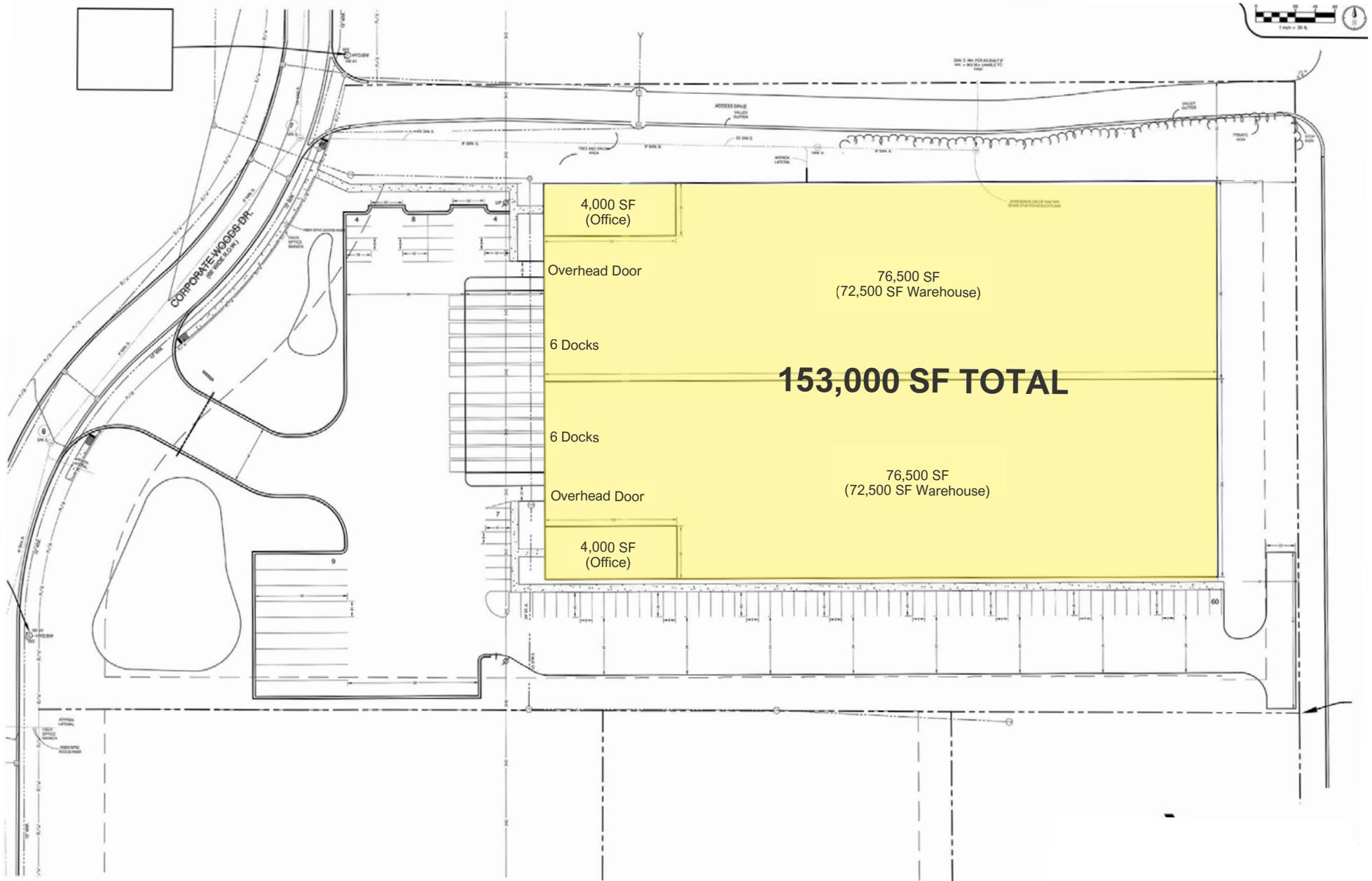
MAP VIEW



SITE AERIAL



SITE PLAN



BUILDING CONCEPTS



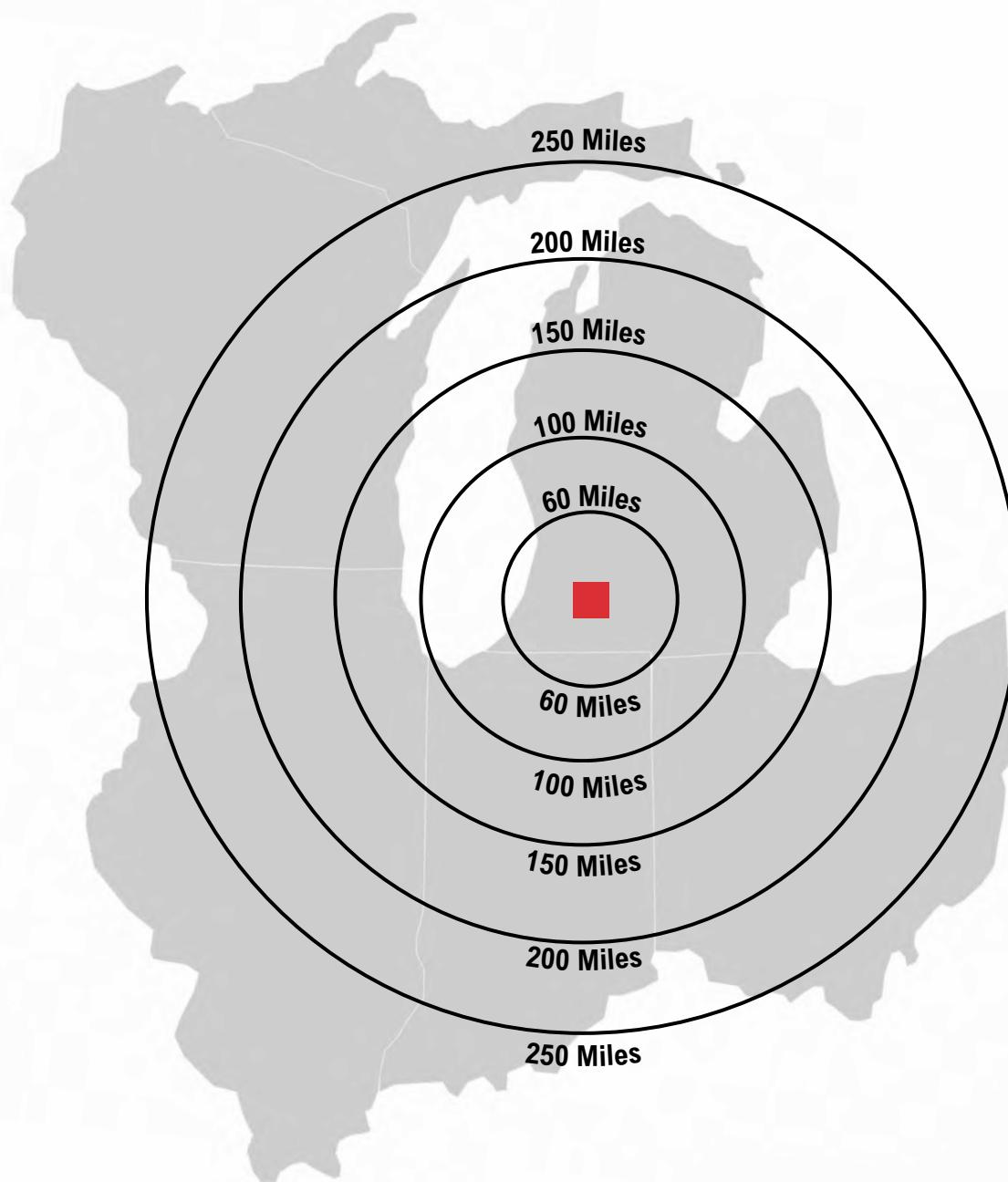
PROPERTY PHOTOS



CONSTRUCTION PHOTOS



LOCATION



Regional Strength

The region is home to 20 Fortune 1,000 companies, either headquartered or with a physical presence, contributing to its reputation as a hub for diverse industries.

With a skilled workforce across key sectors, the area excels in manufacturing medical devices, pharmaceuticals, packaging, agriculture, food processing, and design-based manufacturing. This combination of established companies and sector expertise has solidified the region's leadership in these industries.

Midpoint location between Chicago and Detroit and within a one day's drive of:

- 54% of the nation's manufacturers
- 48% of all national retail sales
- 54% of the nation's business payroll
- 65% of Canada's Gross National Product

OUR FULL RANGE OF SERVICES

- Real Estate & Development
- Transportation & Logistics
- Warehousing Services
- 3PL & Material Handling
- Heavy Machinery Moving & Rigging
- Cardboard, Paper & Pallet Recycling and Sales
- Landscape, Lawn Care & Snow Removal
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing



AUTHORIZED DEALER

New Trailers, Parts & Service





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CORPORATE LOCATIONS

REAL ESTATE HEADQUARTERS

2314 Helen Avenue
Portage, MI 49002
269.323.0717

MILHAM HEADQUARTERS

3700 E. Milham Avenue
Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS

3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405

