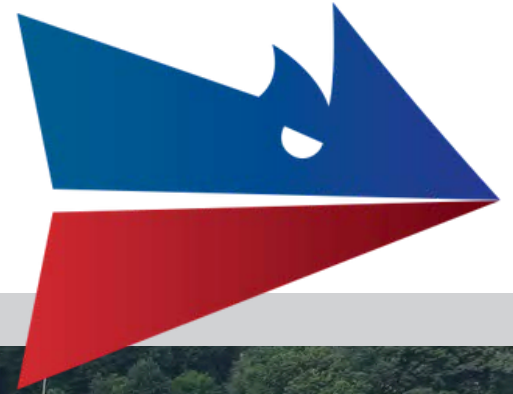


Available for Lease

5595 Collingwood Avenue | Kalamazoo, MI



+/- 150,700 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	+/- 150,700 SF
Total Building Size	+/- 150,700 SF
Site Size	+/- 23.54 Acres
Zoned	I-3
Exterior	Brick
Substructure	Concrete
Heat Source	Gas
Heat Type	Forced Air
Utilities Attached	Gas and Electric
Utilities Available	All Public Utilities
Water Source	Public
Sewers	Public
Loading Docks	Five (5)
Overhead Doors	Six (6)

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

This property at 5595 Collingwood Avenue totals approximately +/- 150,700 SF on +/- 23.54 acres, along with an adjacent +/- 11.1 acre parcel at 5657 N. Riverview Drive.

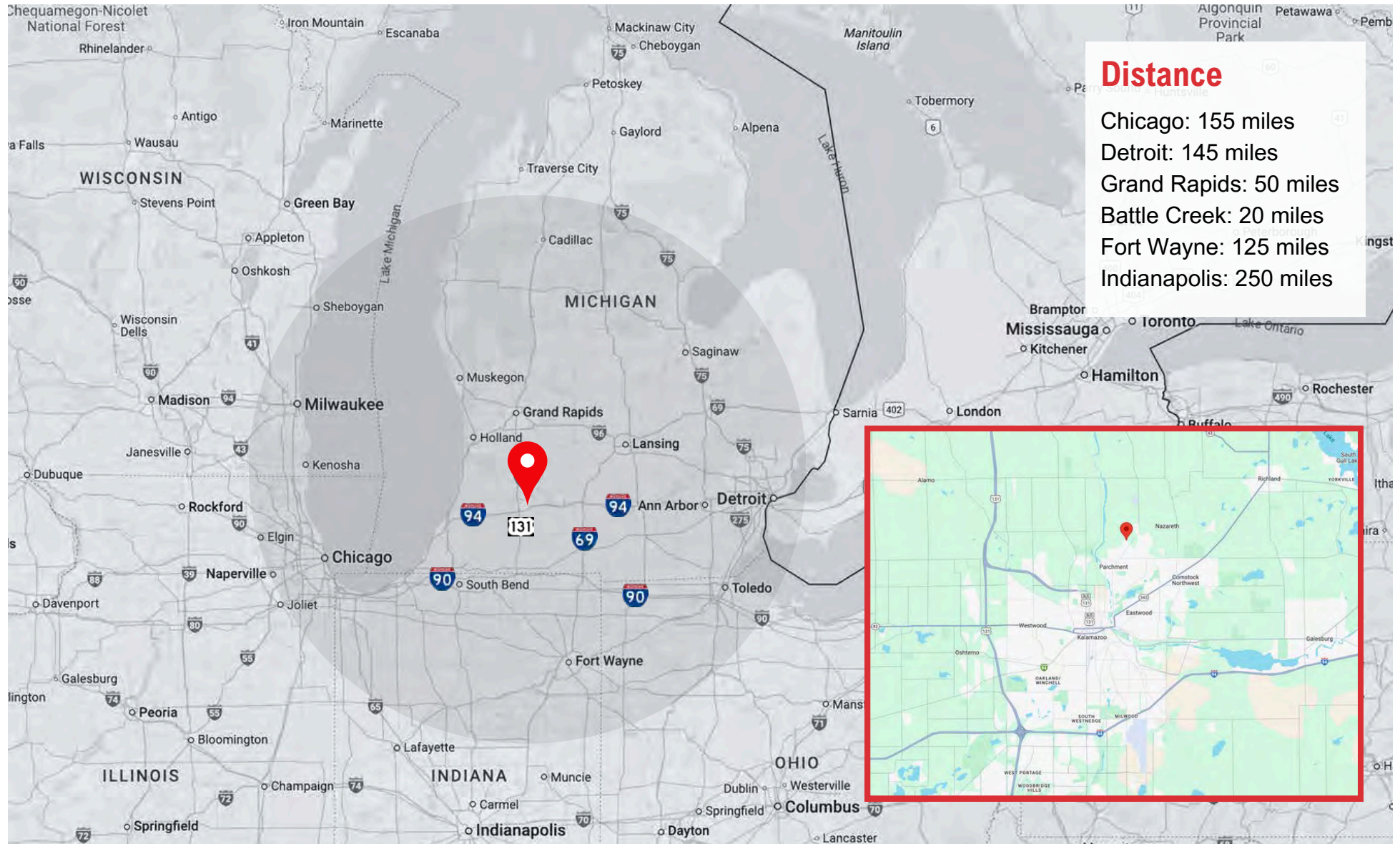
The main facility is zoned I-3 (heavy industrial), supporting manufacturing, warehousing, and logistics uses. The 11.1-acre parcel is zoned C-2 (general commercial) and approved for mini-storage, with flexibility for future industrial development.

Planned capital investments include a new roof, HVAC systems, LED lighting with occupancy sensors, fire suppression, and white box preparation.

Located near Downtown Kalamazoo with quick access to US-131 and I-94, the site offers excellent connectivity across West Michigan and beyond.

Clark Logic also owns a nearby +/- 30,754 SF facility at 5575 Collingwood Drive, reinforcing this corridor as a growing industrial hub.

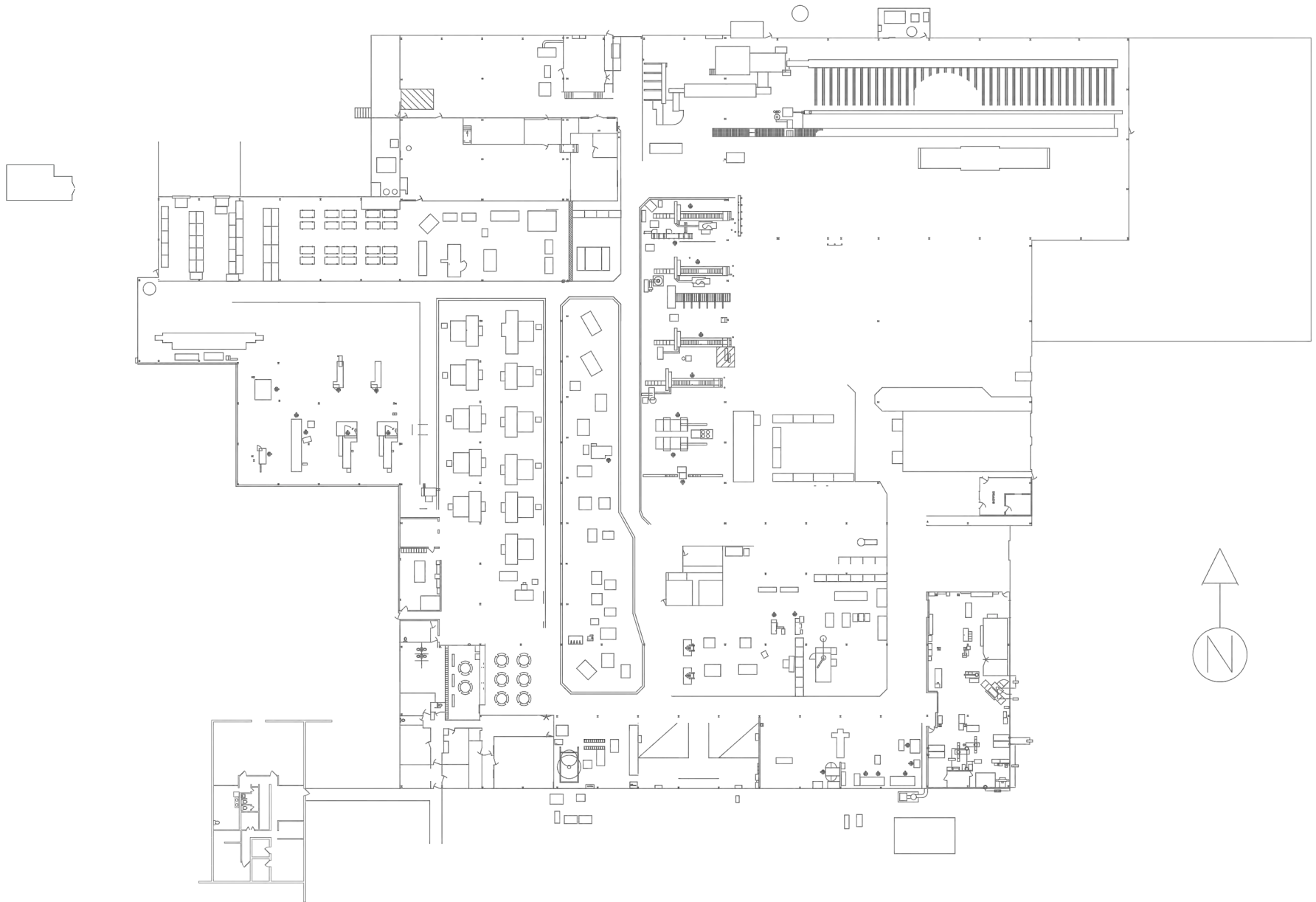
MAP VIEW



SITE AERIAL






FLOOR PLAN





SITE OVERVIEW



-  5595 Collingwood Avenue
-  5657 N. Riverview Drive
-  5575 Collingwood Avenue

SITE OVERVIEW



-  5595 Collingwood Avenue
-  5575 Collingwood Avenue

AERIAL IMAGES



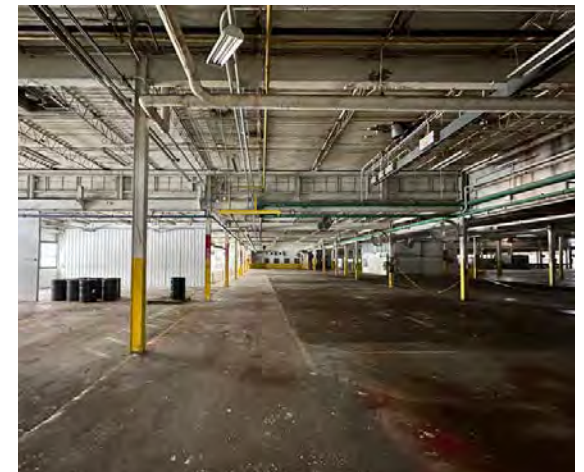
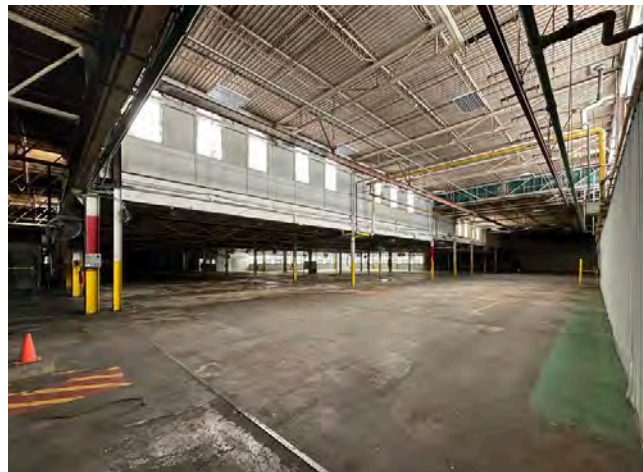
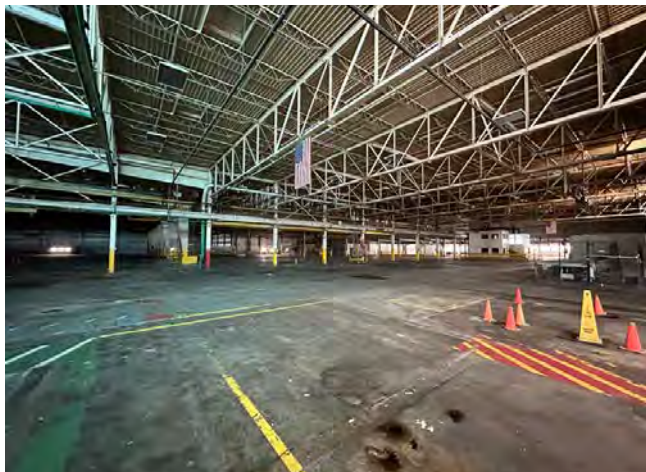
ADJACENT LAND



BUILDING INTERIOR



BUILDING INTERIOR



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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KILGORE HEADQUARTERS

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