



2527 & 2567 N M-63

Benton Harbor, MI 49090

Property Overview

Presenting an exceptional manufacturing facility in Benton Harbor, MI—offering 20,000 SF on 4+ acres, boasting robust power infrastructure, heavy-duty crane capacity, and scalability for future growth. This is an outstanding opportunity for industrial users seeking a versatile, highly visible location with expansion options.

Property Highlights

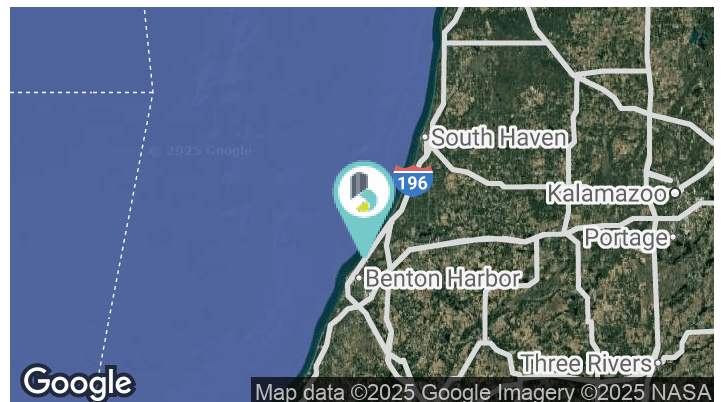
- 20,000 SF facility on 4+ acres, expandable by 40,000 SF.
- Heavy power: 2,000 amps, 240V, 3-phase electrical.
- Eight cranes (1.5–5 ton) for manufacturing efficiency.
- High exposure with 8,000–15,000 vehicles per day.

SALE PRICE

\$917,300 (\$41.90)

Building Size: 21,892 SF

Lot Size: 4.35 Acres



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Sale Price

\$917,300.00**Location Information**

Street Address	2527 & 2567 N M-63
City, State, Zip	Benton Harbor , MI 49090
County	Berrien
Tax Authority	Hagar Township
Airport	Southwest MI Regional
Economic Development	Cornerstone Alliance
Regional Chamber	Southwest MI Regional
Labor Force (Tri-County)	139,095

Building Information

Building Size	21,892 SF
Office Size	Approx. 3,500
Price/SF	\$41.90
Number of Grade Level Doors	1
Number of Dock High Doors	1
Ceiling Height	17 ft
Number of Floors	1
Year Built	1958
Roof	EPDM Membrane
Exterior Walls	Brick
Concrete Thickness	
Fire Suppression	

Property Information

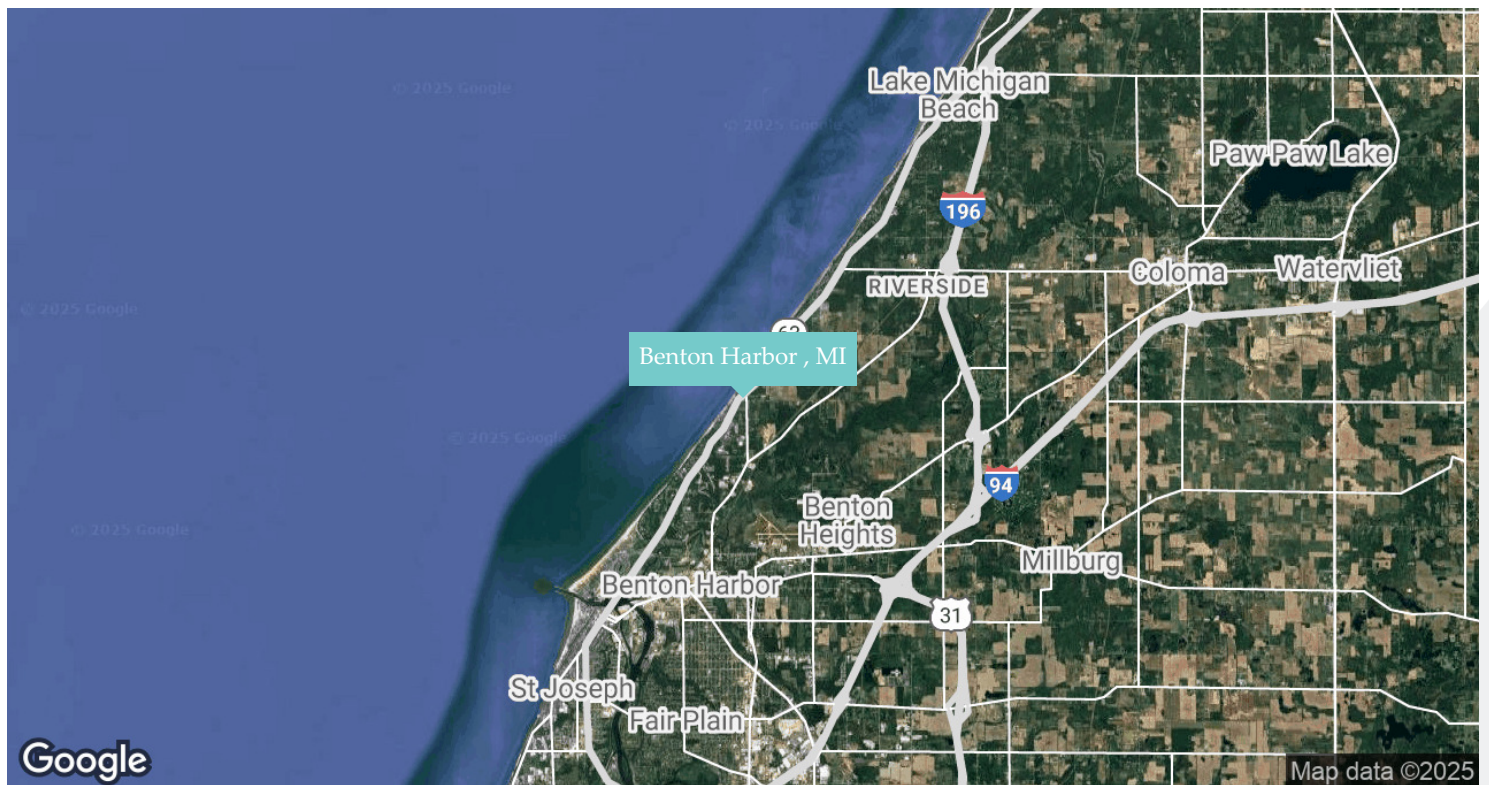
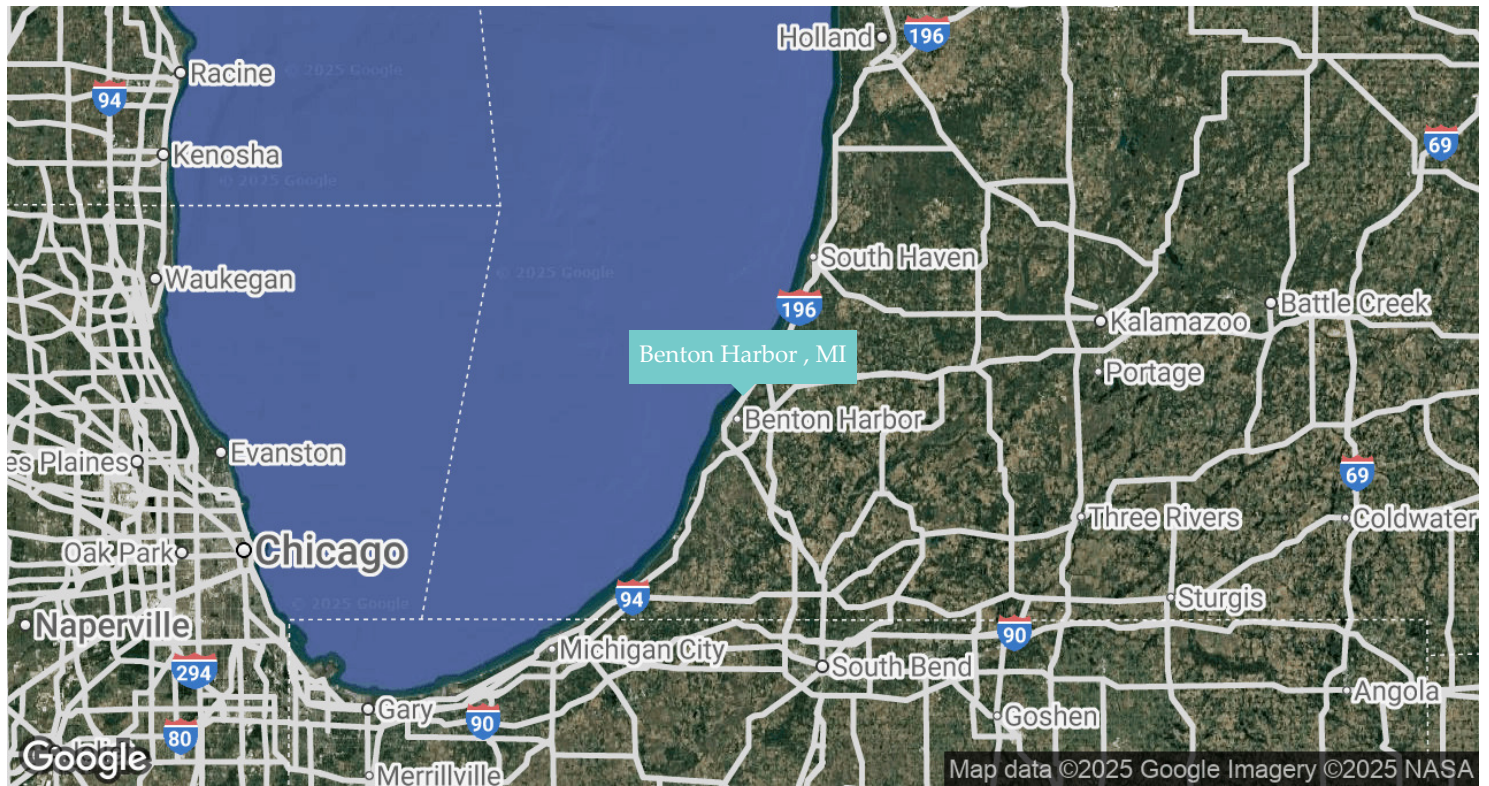
Property Type	Industrial
Zoning	(I) Industrial
Lot Size	4.35 Acres
APN #	11-10-0031-0004-06-4, 11-10-0031-0004-05-6
Lot Frontage	1,000 ft

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	40
US-31 (Distance/Time)	6 Min. (4.3 Miles)
I-94 (Distance/Time)	9 Min. (5.8 Miles)
Amtrak Station (Distance/Time)	7 Min. (4.2 Miles)
SWMI Regional Airport	7 Min. (4.2 Miles)
South Bend Int'l Airport	40 Min. (39.5 Miles)

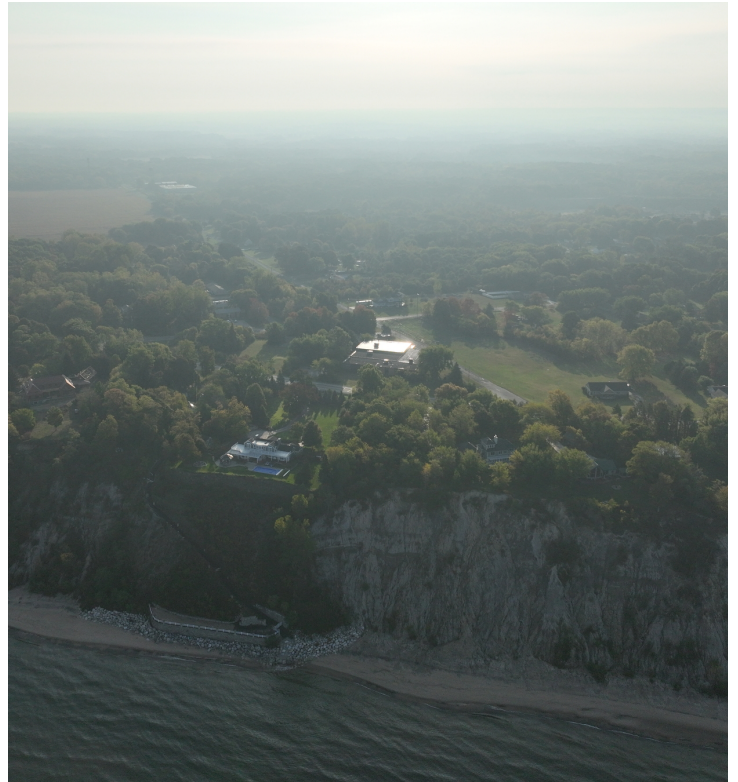
Utilities & Amenities

HVAC	Natural Gas Heaters
Air Conditioning	In Office
Amps	2000
Volts	240 V
Phase	3
Fiber/Internet	
Water/Sewer	Municipal - 3"
Security	

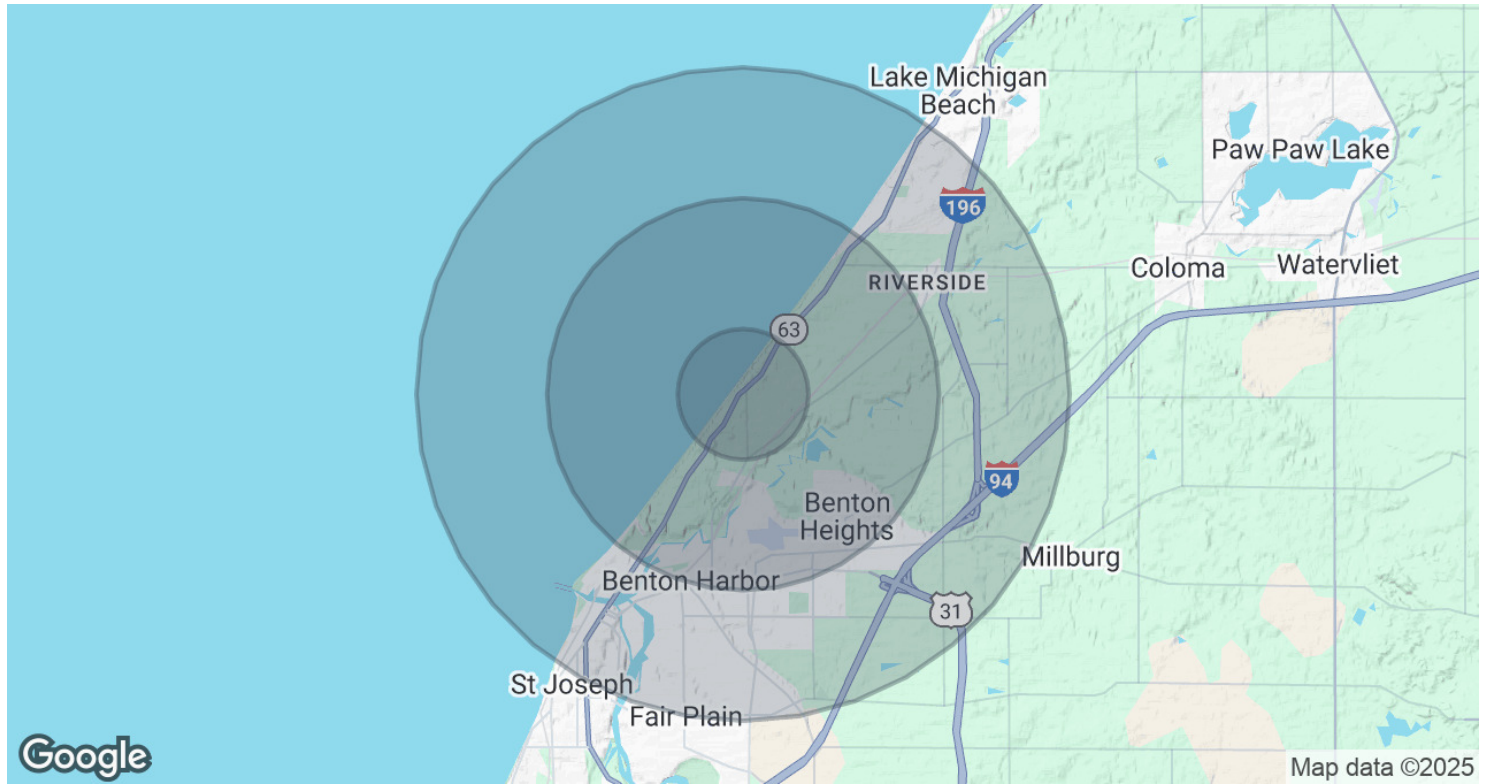




Demographics	1 Mile	3 Miles	5 Miles
Total Households	210	2,642	10,908
Total Population	497	6,672	26,268
Average HH Income	\$79,248	\$70,437	\$71,693







Population

1 Mile

3 Miles

5 Miles

Total Population	497	6,672	26,268
Average Age	45	39	39
Average Age (Male)	45	38	38
Average Age (Female)	46	40	40

Households & Income

1 Mile

3 Miles

5 Miles

Total Households	210	2,642	10,908
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$79,248	\$70,437	\$71,693
Average House Value	\$282,996	\$289,548	\$244,778

Traffic Counts

8,000 (Winter) –15,000 (Summer)

/day

Demographics data derived from AlphaMap