



## Industrial | For Sale / Lease | 32,120 SF

### Industrial Building for Sale or Lease located in industrial park off Empire

**1652 Ellen Road**  
Benton Harbor, MI 49022

#### Overview

Hard to find mid-size industrial building with nice office space and large, clean, open, heated warehouse. Currently being used for furniture manufacturing, the possibilities for use are endless. Peaked ceiling height in warehouse of 18'. Building has 3 covered dock doors, 1 OH door, mezzanine area over office and 2 entrances - off the parking lots at the front and side of the building. Located not far from I-94 at Napier exit in Benton Harbor.

**Lease Price**

Tenant in place until January, 2026. Contact agent to schedule showing.

**\$4.25/SF NNN**

**Sale Price**

**\$775,000**

**Sandy Edwards, CCIM**  
269.373.8102 [direct]  
269.207.0971 [mobile]  
sedwards@ccmichigan.com

**Maureen Daniel**  
269.384.8362 [direct]  
269.330.9396 [mobile]  
mdaniel@ccmichigan.com





## PROPERTY FEATURES



County:	Berrien
Municipality:	Benton Charter Township
Gross Size:	32,120 SF
Office SF:	1,795 SF
Total Acres:	1.83 Acres
Lot Dimensions:	202' x 404'
Year Built / Renovated:	1970 / 1972
Zoning Code / Description:	E / Restricted Industrial
Exterior:	Siding / Brick
Heat Type / Source:	In Floor Radiant Heat / Gas
Restrooms:	4 / Per Building
Air Conditioning:	Office Only
Loading Docks:	Three
Ceiling Ht Min/Max:	15' - 18'
Fire Sprinkled:	Sprinklers
Power:	- 240 / 3 phase



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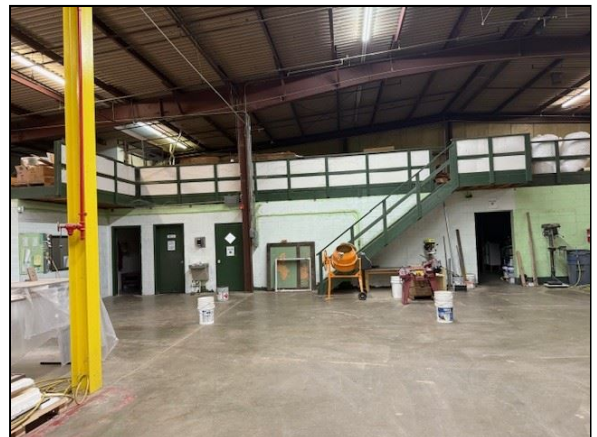
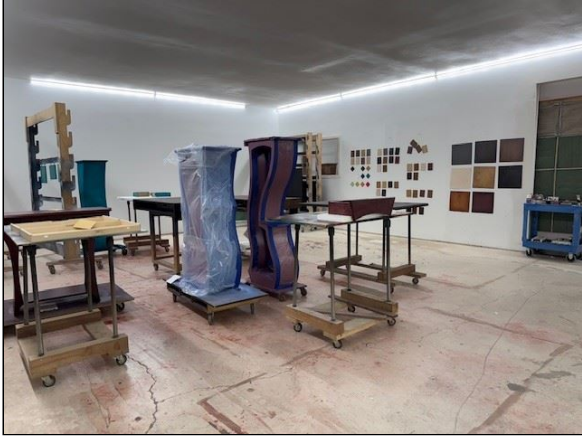
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## INTERIOR PHOTOS



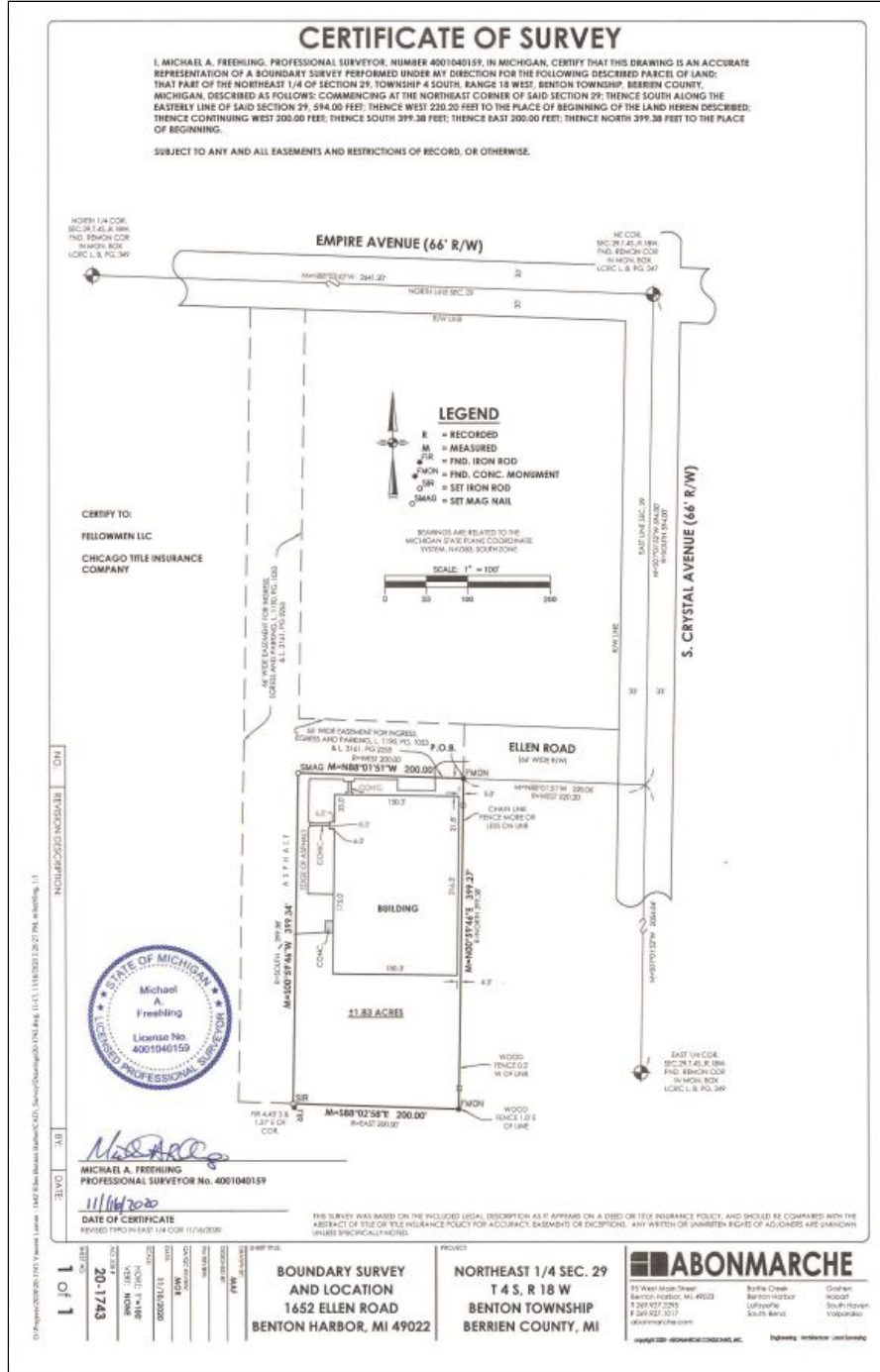
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## SURVEY



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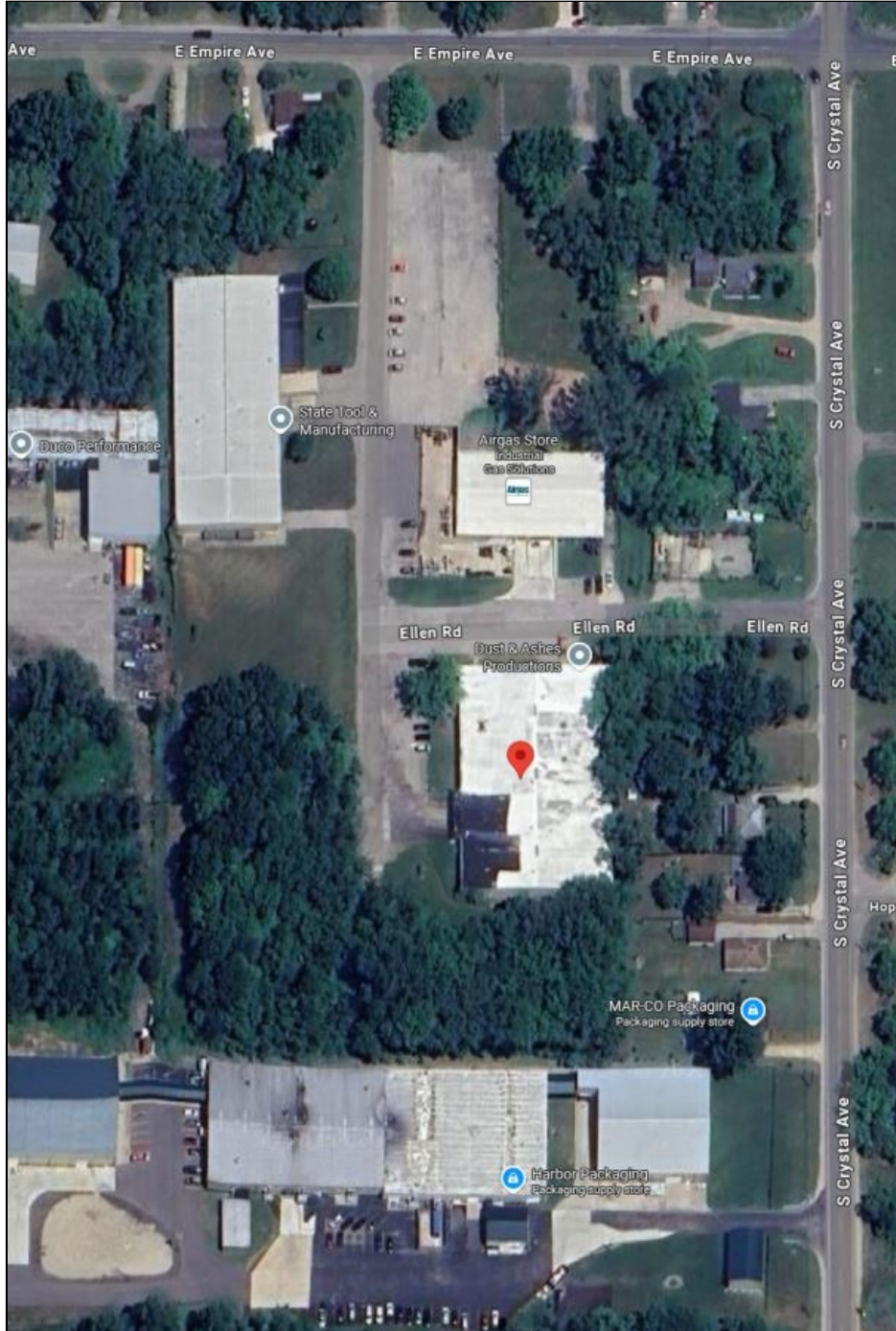
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## AERIAL PHOTO



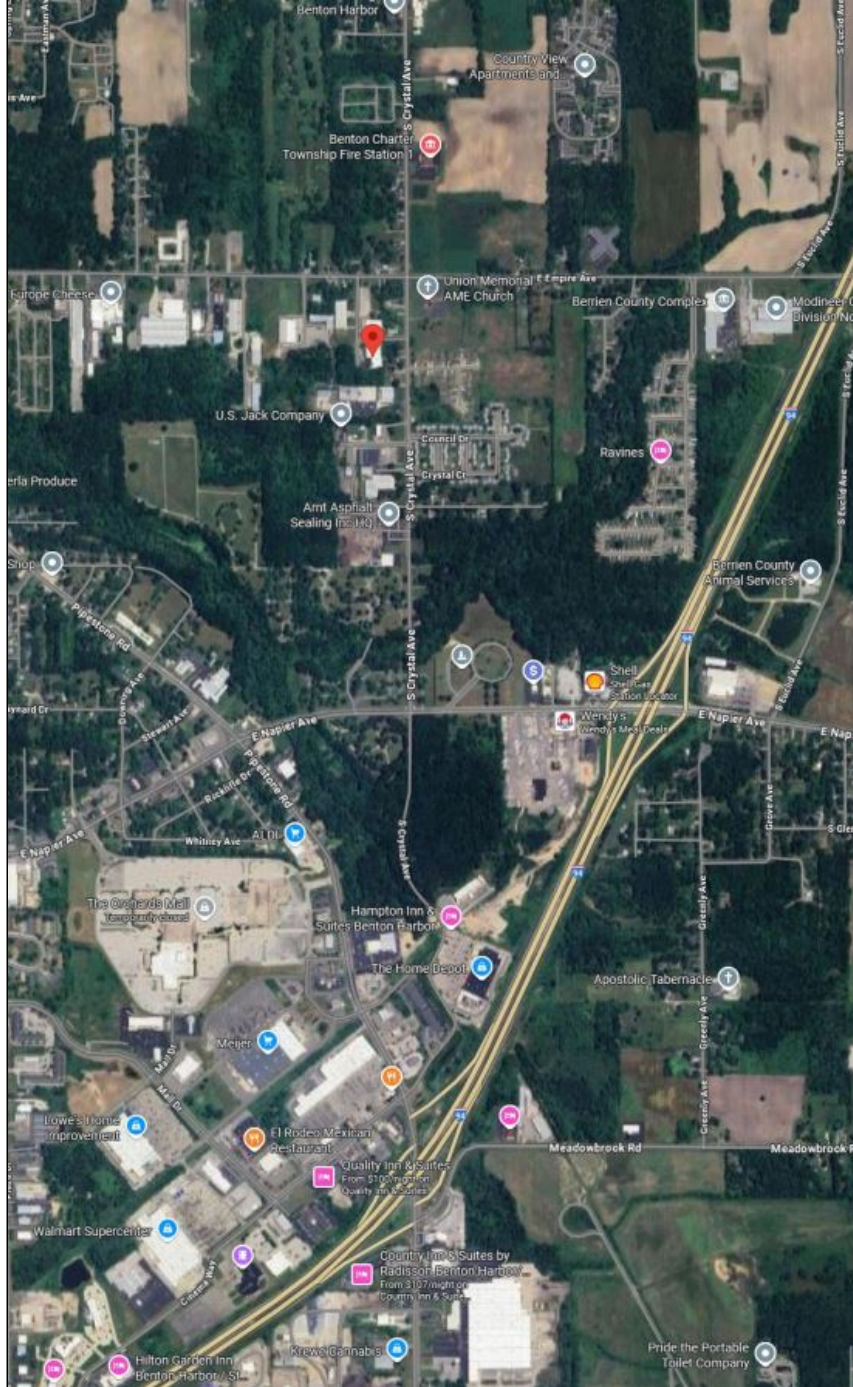
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## LOCATION AERIAL



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