



## OFFICE/WAREHOUSE SPACE 407 E RANSOM STREET, KALAMAZOO

407 E Ransom Street is located in downtown Kalamazoo in the path of the city's development growth. The property is conveniently located with on-site parking and loading access to both North Street and Ransom Street.

The 33,583 SF building, set on 1.47 acres, features ~9,000 SF of office space and ~24,000 SF of warehouse space. The office space features a modern, glass-front entrance that opens into a welcoming lobby and waiting area, 14 private offices, a small conference room with a kitchenette, a break room with a full kitchen, and a large conference room equipped with a stage. The warehouse space features 20 ft wood-finished ceilings, two grade-level overhead doors, and six loading dock doors.



### AGENT INFORMATION

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**FOR SALE**

407 E Ransom Street  
Kalamazoo, Michigan



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**The PROPERTY**

**Location:** 407 E Ransom Street  
**City, State:** Kalamazoo, Michigan  
M-1  
**Parcel Number:** 06-15-262-003  
**Acres:** 1.47

**The BUILDING**

**Building Size:** 33,583 SF  
**Flooring:** Carpet/Concrete  
**Ceiling Height:** 12' - 20'  
**Overhead Doors:** 2  
**Dock Doors:** 6



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