

# INDUSTRIAL BUILDING FOR LEASE

1264 Crystal Ave. | Benton Harbor, MI 49022



## New Construction Warehouse/ Manufacturing Facility Coming Soon

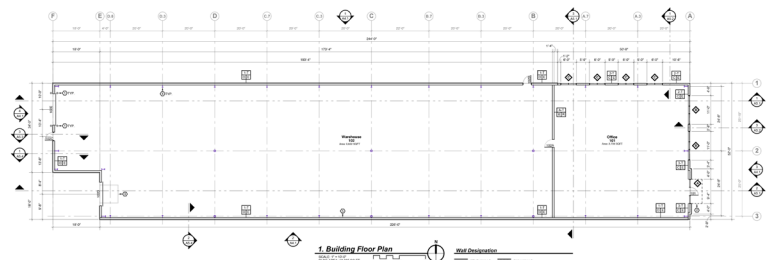
**Building Size:** 5,000 SF - 90,000 SF  
**Zoning:** Industrial  
**Ceilings:** 30' Clear Ceiling Height  
**Power:** 3-Phase  
**Lighting:** LED  
**Lease Rate:** \$4.50 to \$7.00 PSF NNN

[VIEW PROPERTY ONLINE](#)

### Details:

Brand new manufacturing/warehouse facility breaking ground in Spring of 2024. This state of the art phased development will feature 5,000 SF - 90,000 SF of industrial space available to lease. Located in a professional industrial park in Benton Township, this project is supported by Cornerstone Alliance and the Michigan Economic Development Corp. Phase I building will feature amenities including both loading dock and grade level access, 30' clear ceiling height, 3-Phase power, LED lighting, high efficiency heating, fully sprinklered fire protection, municipal water and sewer, on-site parking, and professional landscaping.

In addition to utility cost savings that come with a new building, Tenants benefit from 10 to 12 year tax abatement. Call broker for details.



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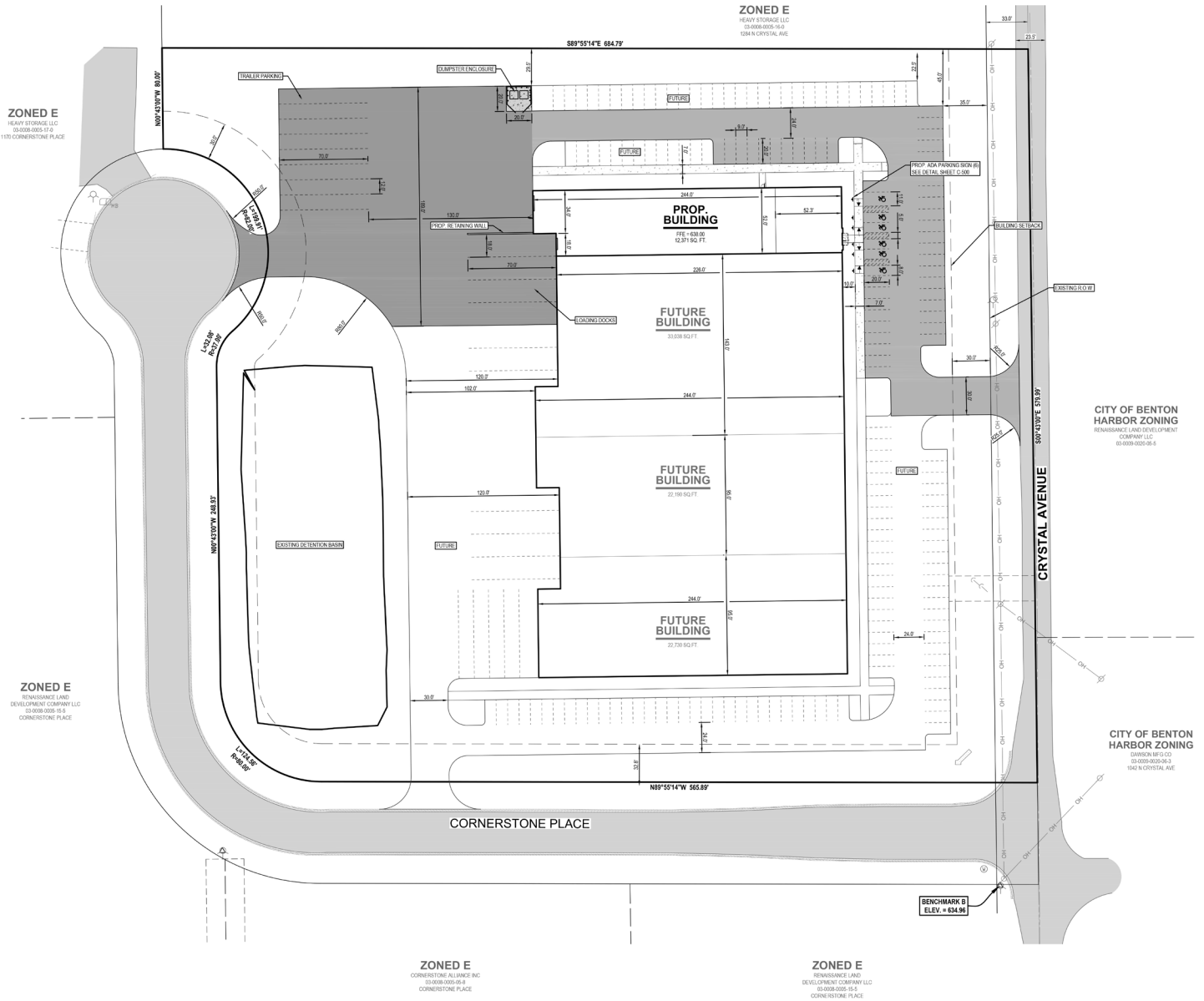
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# SITE PLAN

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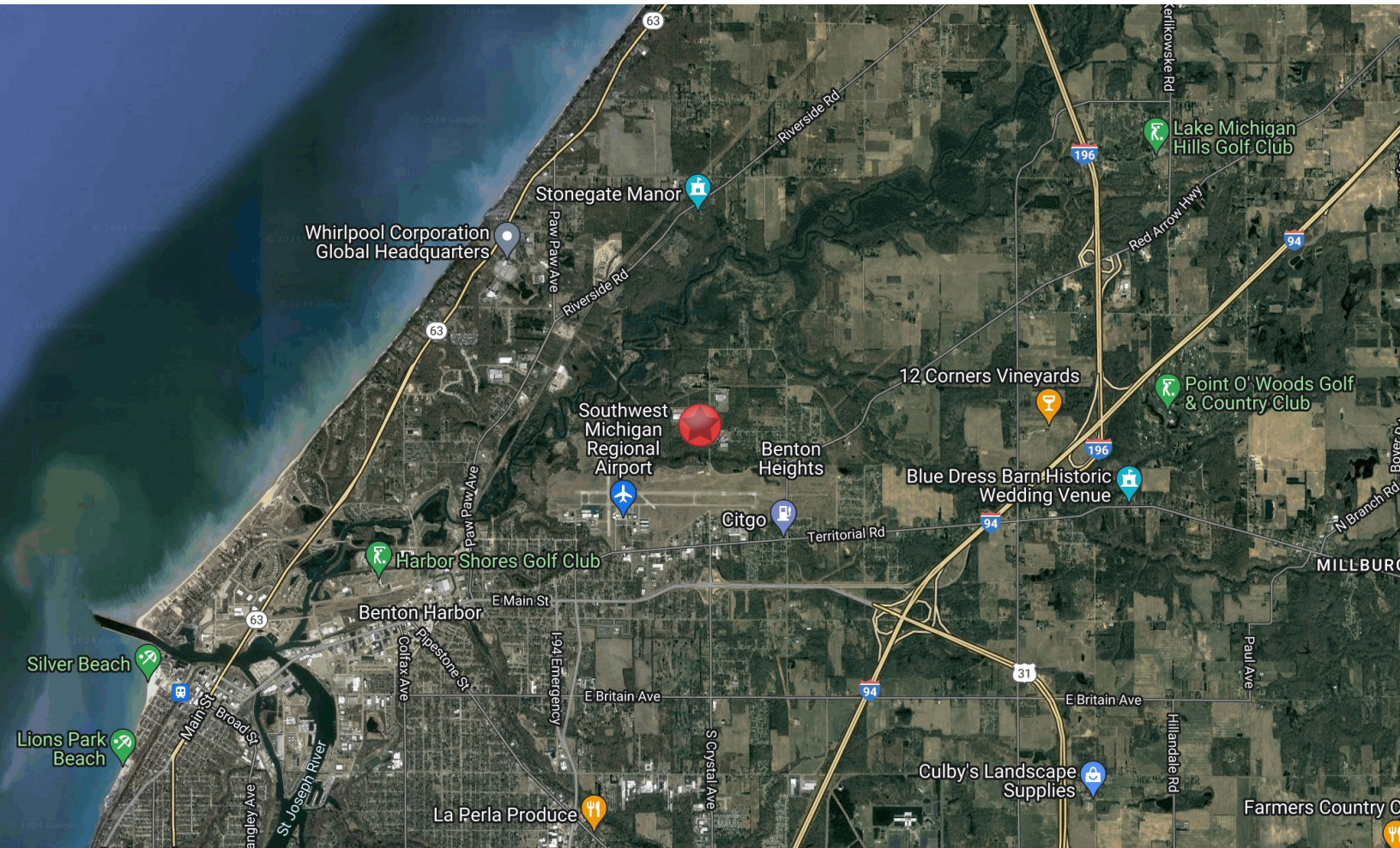
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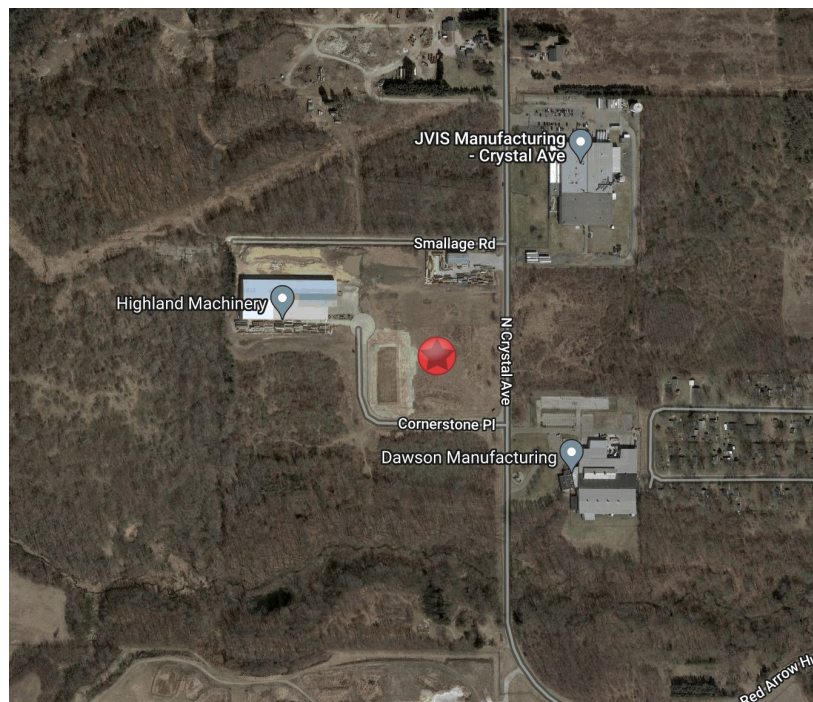
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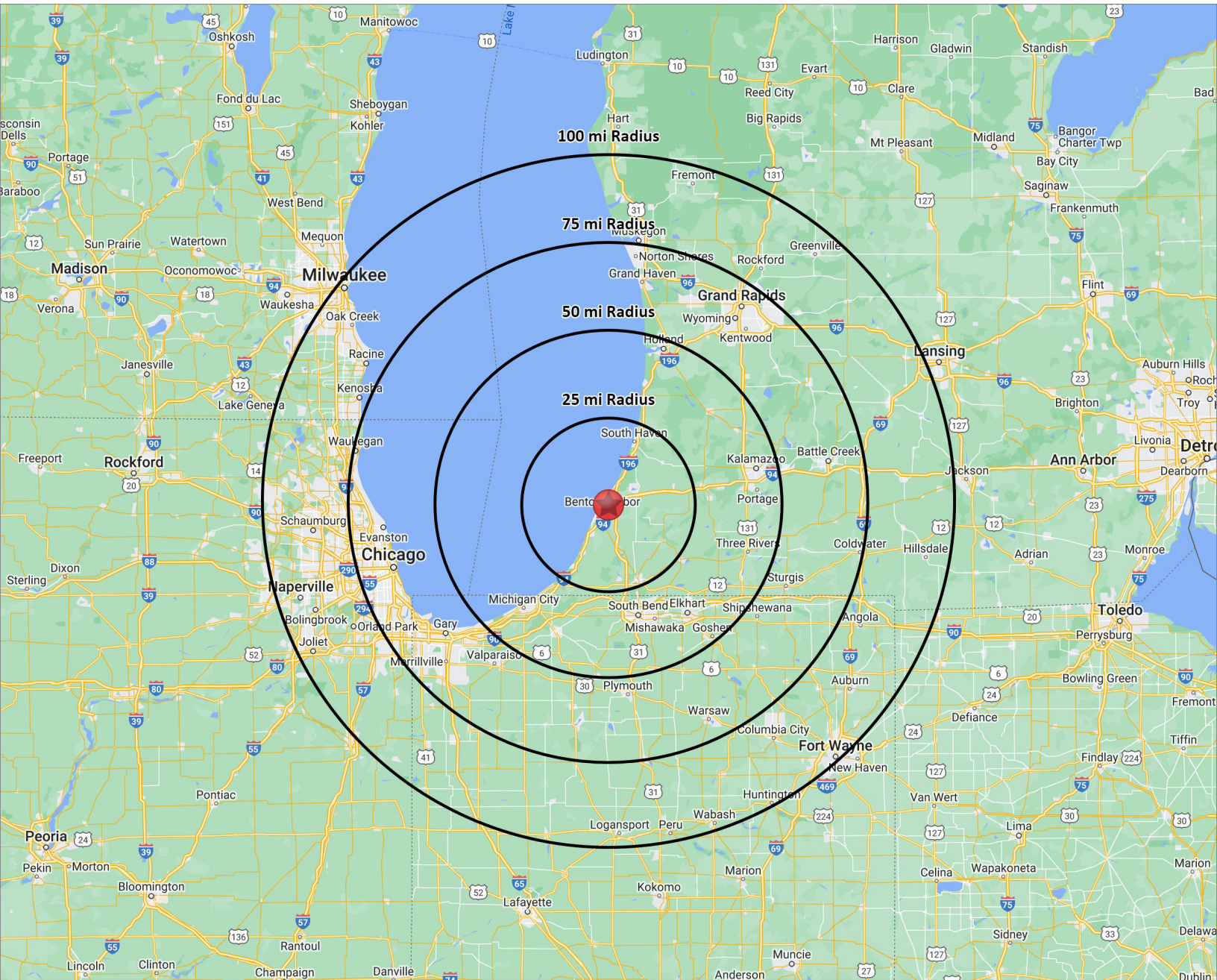




- This property is northwest of downtown Benton Harbor, less than 2 miles from US-31, I-94, and the Southwest Michigan Regional Airport.
- It is surrounded by other industrial businesses in a professional industrial business park.







## DISTANCE TO AREA CITIES

GRAND RAPIDS, MI	78 MILES
CHICAGO, IL	104 MILES
FORT WAYNE, IN	126 MILES
INDIANAPOLIS, IN	185 MILES

DETROIT, MI	186 MILES
TOLEDO, OH	190 MILES
MILWAUKEE, WI	203 MILES
CINCINNATI, OH	285 MILES