



**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. Previously 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 - one off the parking lot at the front and one off the side of the building. Located not far from I-94 at Napier exit in Benton Harbor.

**Lease Price**

**\$3.45/SF NNN**  
Contact agent to schedule showing.

**Sale Price**

**\$595,000**  
PRICE REDUCED !!

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**Maureen Daniel**  
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## 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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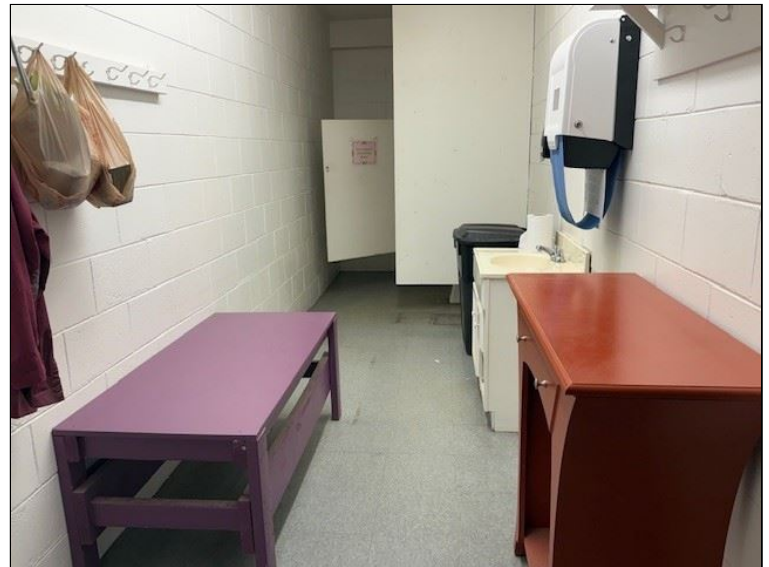
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## INTERIOR PHOTOS



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## WAREHOUSE PHOTOS



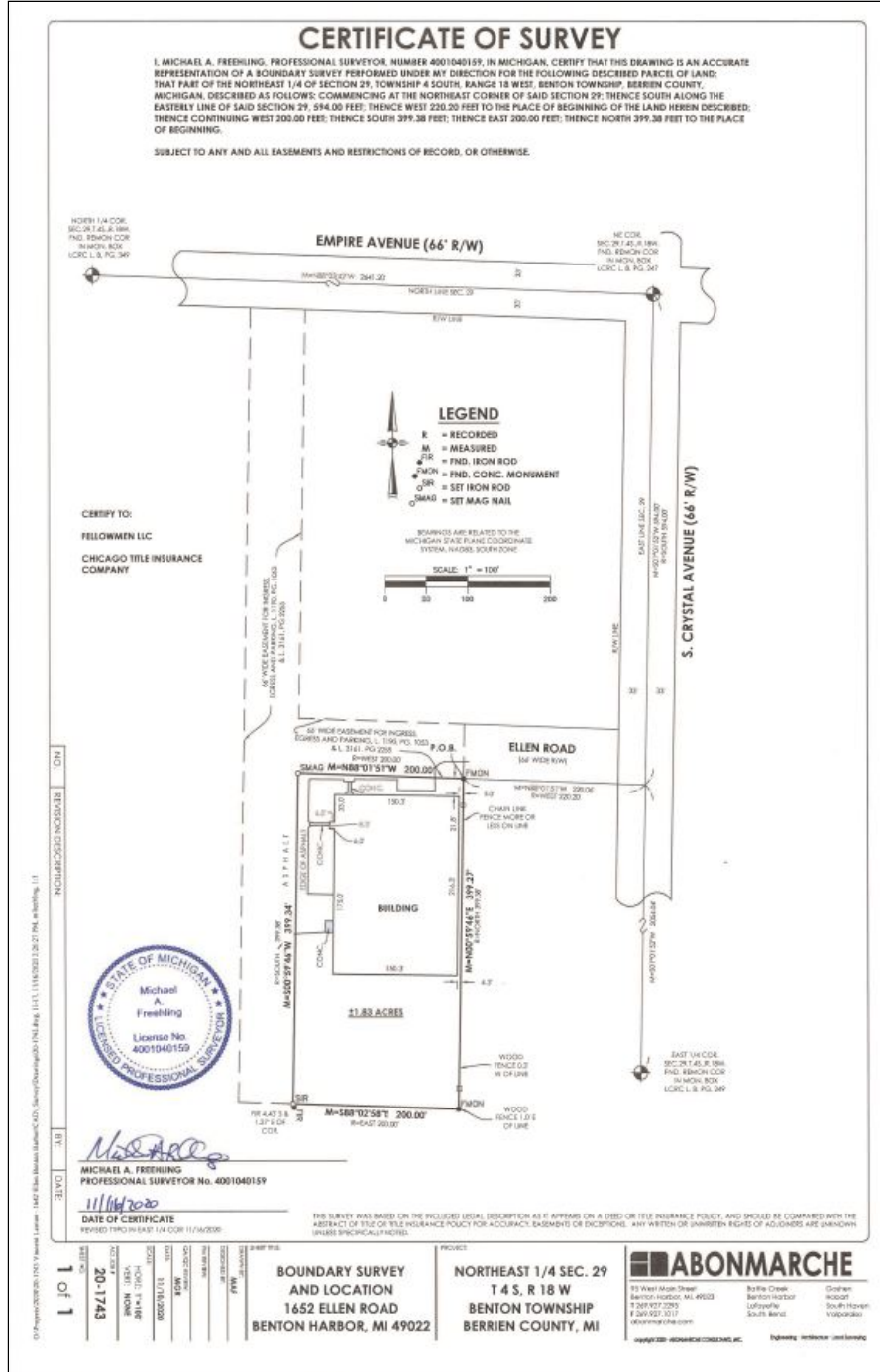
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## SURVEY



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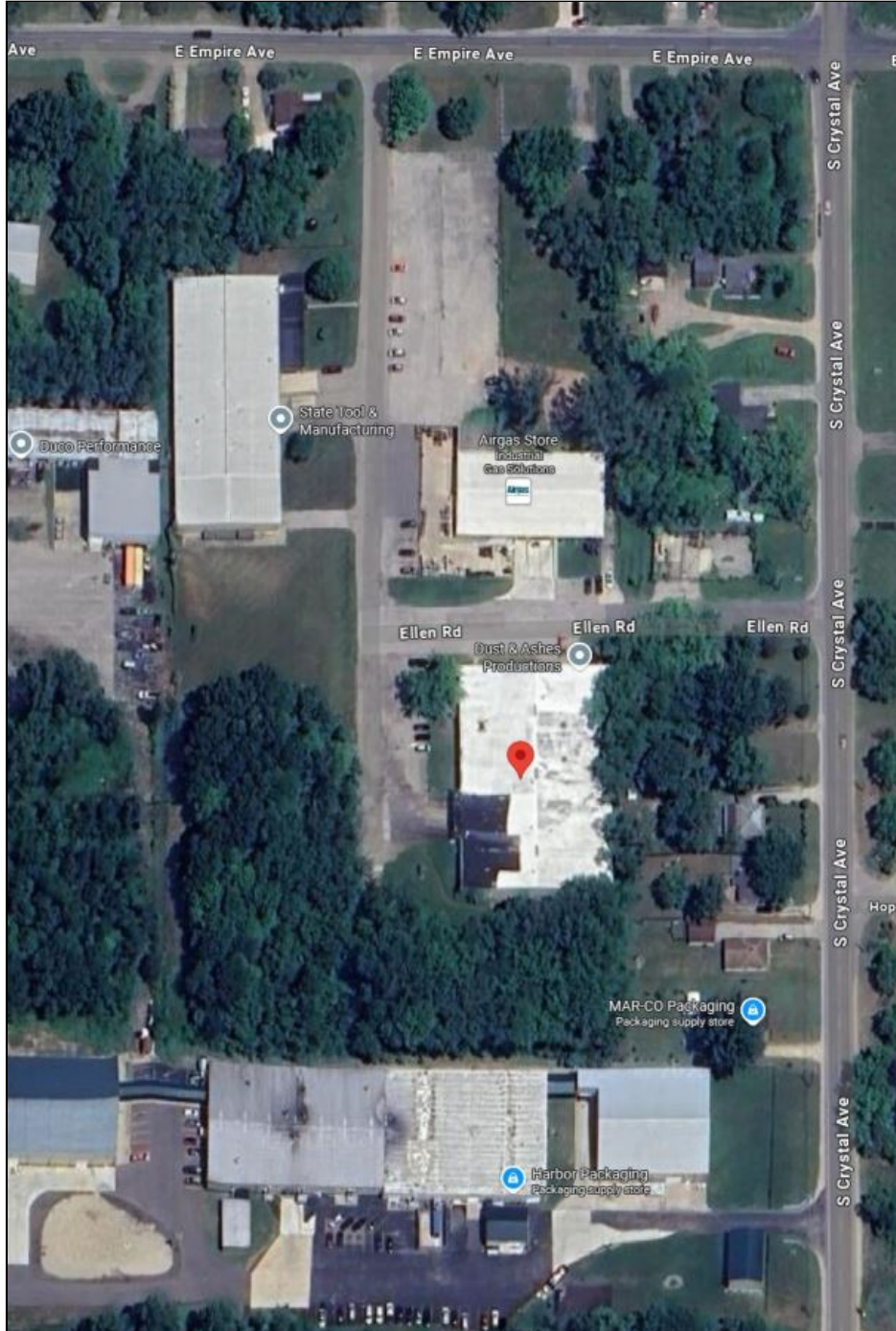
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## AERIAL PHOTO



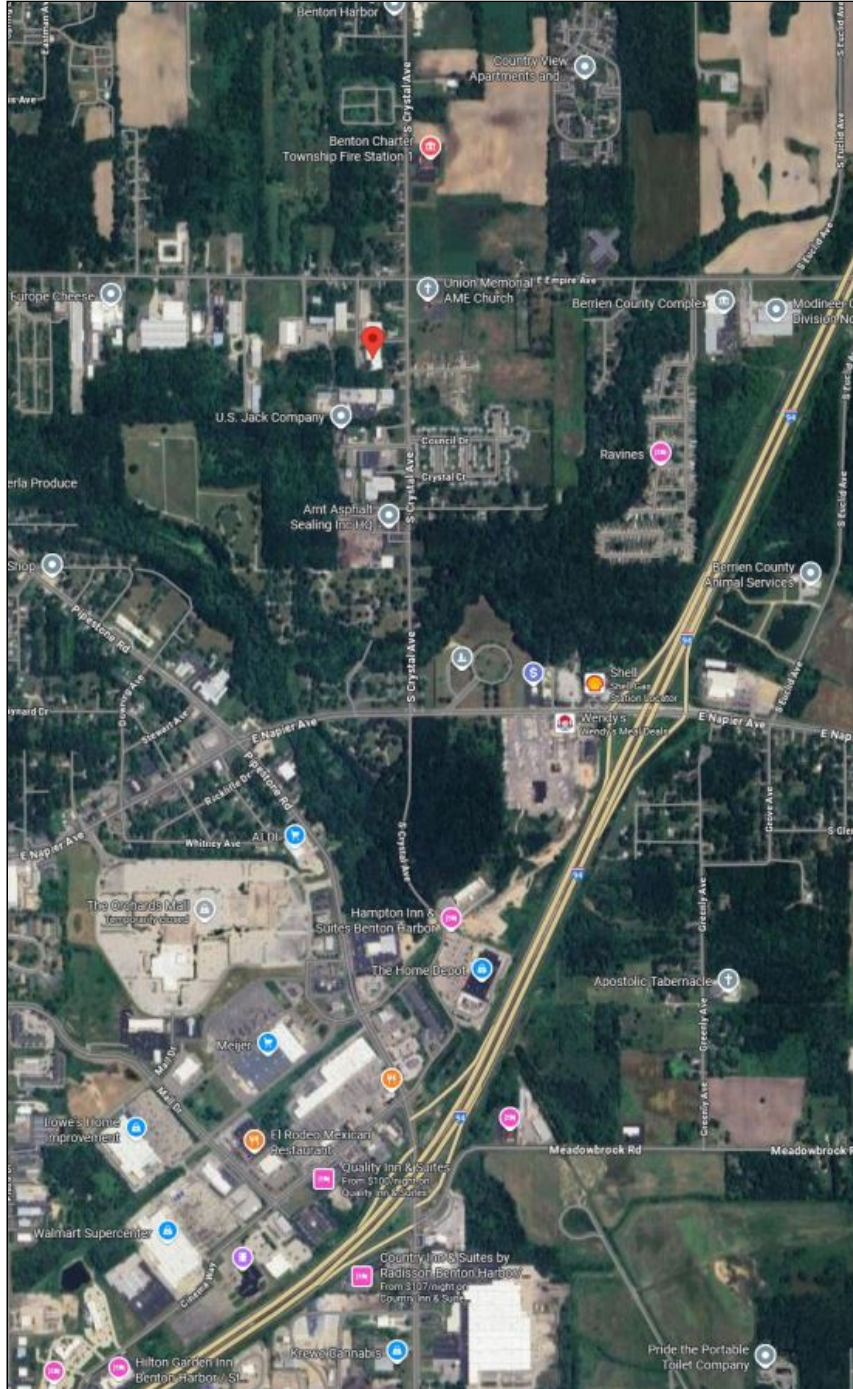
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## LOCATION AERIAL



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