



Land | For Sale | 9.36 Acres

**Industrial Land for Sale**  
**Highly Traveled Road Near I-94**

**5225 S Sprinkle Road**  
**Portage, MI 49002**

### Overview

This is a prominent piece of industrial land with frontage on Sprinkle Road between Meredith & Kilgore Road (E. N Avenue) approximately 1/2 mile south of highway I-94. This parcel is located just south of Kendall Electric with access and frontage off of Sprinkle Road. The site is zoned I-1, Light Industrial for any type of industrial use. This property is easily accessible from all directions and conveniently located between Kalamazoo and Portage.

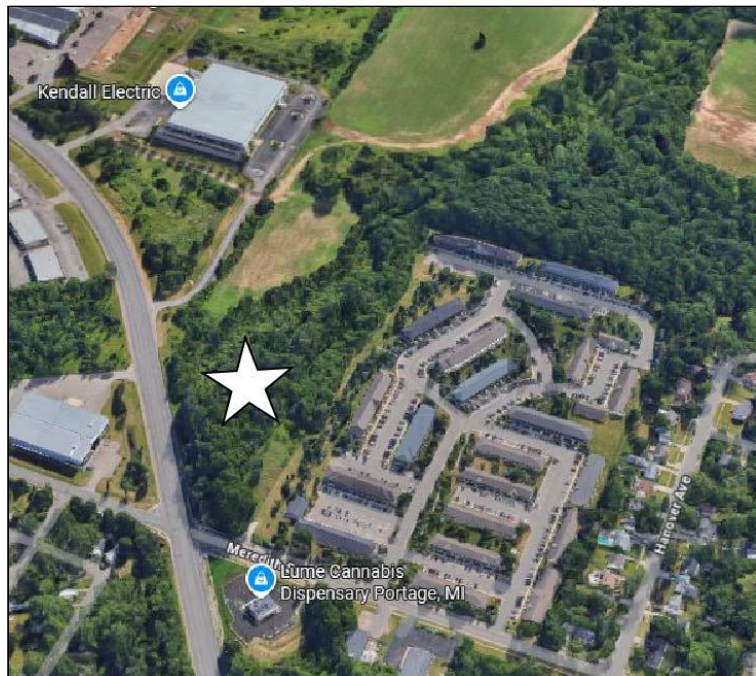
**Sale Price**

**\$599,000**

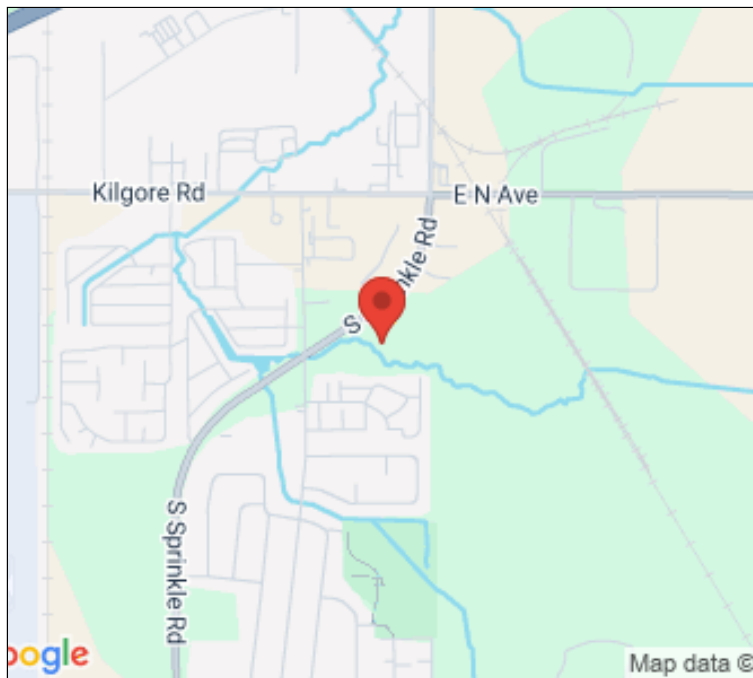
**Sandy Edwards, CCIM**  
269.373.8102 [direct]  
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sedwards@ccmichigan.com



## PROPERTY FEATURES



County:	Kalamazoo
Municipality:	City of Portage
Total Acres:	9.36 Acres
Lot Dimensions:	595' x 1008'
Recommended Use:	Vacant Land
Zoning Code / Description:	I-1 / Light Industrial
Between Streets:	Meredith & Kilgore
Street Type:	Public
Sewer / Water:	Public / Public
Utilities Available:	All Public Utilities
Parcel #:	391000001-012-O
RE Taxes:	\$5,870.16
RE Tax Year:	2025



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## SITE LOCATION



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## EASEMENT OVERVIEW

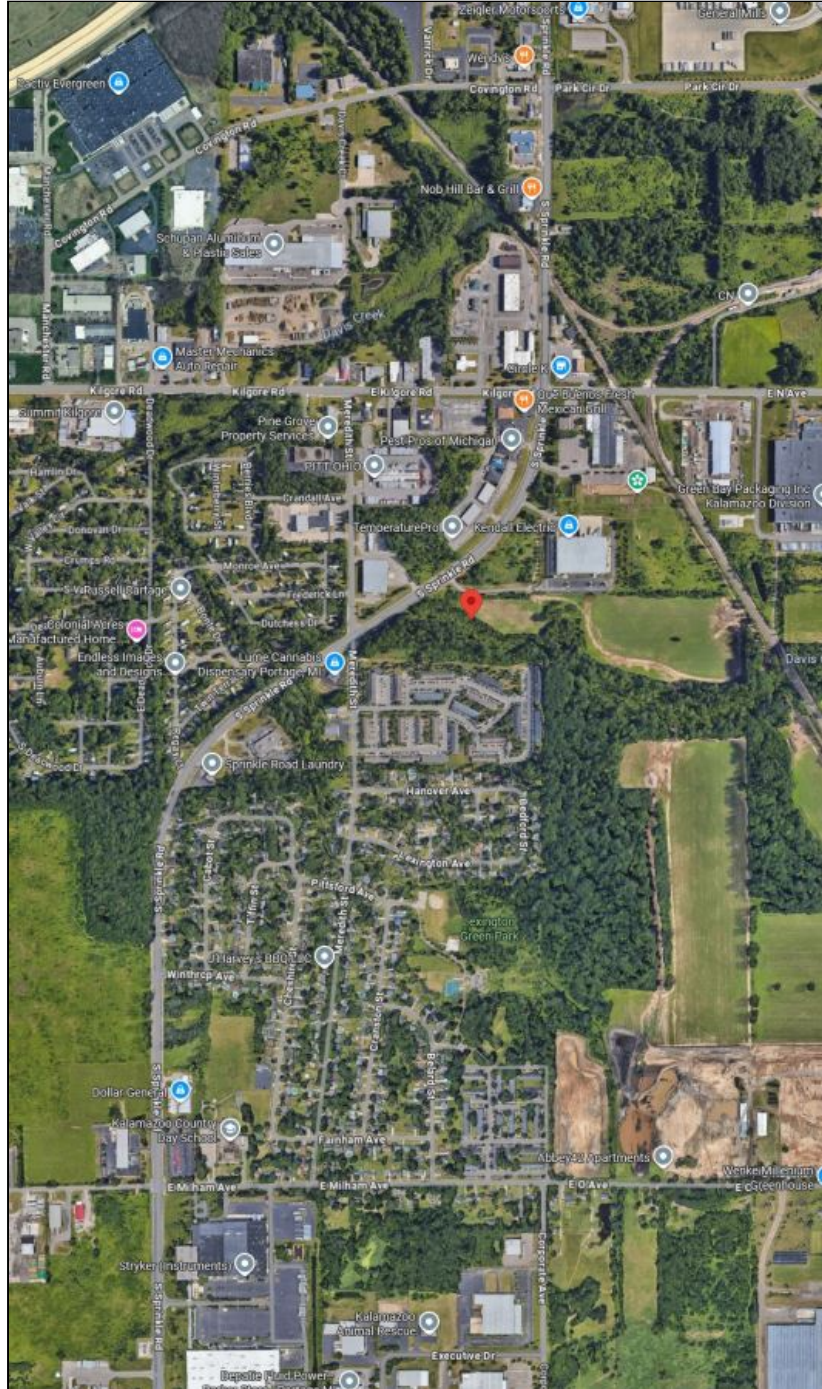


**A new easement is being established to terminate the existing route at this location, preventing any further extension to the south.**





## AERIAL LOCATION MAP



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