



## Former Borg Warner Thermal Systems

1507 S. Kalamazoo Avenue (17 Mile Road | M-227), Marshall, MI 49068

### Property Highlights

- 45,985 SF industrial/manufacturing facility on 5.58-acre parcel in [Brooks Industrial Park](#) in Marshall, Michigan with additional accessible 15,930 SF Mezzanine
- **16,000 SF** of office space is pending lease with **Marshall Excelsior Company**. Well-lit office space with open work areas, private offices, conference rooms, kitchenette, lounge, and full restrooms with showers.
- Up to **30,000 SF** industrial/manufacturing space available for lease. Features heavy power with 3000-amp service and backup generator, 14' - 27' ceiling heights, 6" poured concrete floor with 250/SF load, LED lighting, fire suppression system, 1 loading dock w/leveler, 4 GLOH doors, and 15,930 SF mezzanine
- Site offers monument signage and access drives off S. Kalamazoo Ave. and Adams Ave., 115 total parking spaces (5 barrier free), and a partially fenced outdoor storage area
- Located adjacent to Brooks Field Airport, within 3 miles of the I-69/W. Michigan Ave. Interchange and 5 miles of I-94 and Ford's new [BlueOval Battery Park Michigan](#)
- Zoned [I-1 Research & Manufacturing](#) in the City of Marshall
- Real Estate Taxes = \$89,997 | \$1.96/SF (2024)
- **Ind./Mfg. Space: FOR LEASE: \$3.00/SF NNN**  
*NNNs est. \$3.50/SF and utilities est \$2.00/SF*
- **FOR SALE: \$2,000,000 PRICE REDUCED!**
- Proforma Cap Rate: 14%

**Jodi K. Milks, CCIM**

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Aerial View



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650 Trade Centre Way, Ste. 130  
Kalamazoo, MI 49001  
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## Property Summary

Price	\$2,000,000   \$43.49/SF	
No. of Buildings	1   Expandable	
Building Size	15,493 SF (Office Area) 45,985 SF   30,492 SF (Ind./Mfg. Area) 15,930 SF (Mezzanine in Ind./Mfg. Area)	
Year Built	2001	
Site Size	5.58 Acres	
Frontage	436.41' - S. Kalamazoo Ave.   488' - Adams Ave.	
Building Type	Masonry/Steel Construction	
Building Height	14' (Office Area) 27' (Ind./Mfg. Area - Heights vary due to partial Mezzanine)	
Lighting	LED	
Floor Thickness   Load	6"   250/SF Load (Ind./Mfg. Area)	
Water Capacity	2,929 GPM (Est.)	
Gas Line Size	6" (Est.)	
Power	3000 Amps   Backup Generator	
Sprinklered	Yes   Wet System	
Dock Door	1 - 8' x 8' w/Leveler	
GLOH Doors	1 - 9' x 10'   1 - 12' x 14'   2 - 14' x 14'	
Parking	115 Total   5 Barrier Free	
Signage	2   Monument	
Security System	Yes	
Utilities	Electric   Marshall City      Gas   Consumers Energy Water   Marshall City      Sewer   Marshall City Data   Marshall City Fiber	
Municipality	City of Marshall   Calhoun County	
Zoned	<a href="#">I-1 Research &amp; Manufacturing</a>	
APN	53-003-454-00	
Real Estate Taxes	\$26,159   \$0.57/SF (Winter 2024) \$63,839   \$1.39/SF (Summer 2024)	
Local Business Incentives	<a href="#">Choose Marshall - Area Economic Development Alliance</a>	



## Why Marshall?

- Well located near the intersection of I-94 and I-69 - between Chicago and Detroit - within 50 miles of Kalamazoo, Battle Creek, Lansing, Jackson, Coldwater, and the Michigan/Indiana State Line
- Integrated infrastructure that includes multiple telecom providers and ultra high-speed fiber optic Internet service, access to multiple interstate natural gas pipelines, high voltage electric transmission lines, easy access to highway and rail, and City electrical, water, and wastewater services
- Home of the new 2,000-acre Marshall Area Jobs, Opportunity, and Recreation (MAJOR) campus
- Home of the BlueOval Battery Park Michigan, a 1.8M SF Ford Motor Co. electric-vehicle battery plant currently under construction on the MAJOR campus
- A high-quality talent pool and available training for skilled-trade opportunities through hands-on programs at Marshall Public Schools and Kellogg Community College

## Proforma - Office

Tenant*	Marshall Excelsior Company, Part of OPW a Dover Company (NYSE: DOV)
Occupancy	December 2025
Size	16,000 SF of Office
Lease Terms	5 Years
Lease Rate	\$12.00/SF NNN with 2% annual increases
Options	Two 5-year options with 2% annual increases
Annual Rent	\$192,000
Reimbursements	\$3.50/SF
Est Utilities	\$2.00/SF

## Proforma - Warehouse

Size	30,000 SF Warehouse
Tenant	For Lease
Occupancy	TBD
Lease Rate	\$3.00/SF NNN
Annual Rent	\$90,000
Reimbursements	\$3.50/SF
Est Utilities	\$2.00/SF

## Investment Summary

Annual Proforma NOI	\$282,000
Price	\$2,000,000
Proforma Capitalization Rate	\$14%

Footnote:  
\*Lease is not secured by any corporate guaranty of OPW, A Dover Company



Founded in 1976 and headquartered in Marshall, Michigan, Marshall Excelsior Company is a leading manufacturer of precision flow-control products for the liquid propane gas, anhydrous ammonia, and industrial gas markets. The company designs and produces a wide range of components including valves, regulators, couplings, and safety devices used in storage, transport, and dispensing applications worldwide. Known for its engineering expertise and commitment to quality, Marshall Excelsior serves distributors, OEMs, and equipment manufacturers across the propane and fluid-handling industries. The company is part of OPW, a Dover Corporation company, expanding its reach within global fueling and fluid-handling solutions.

### COMPANY HIGHLIGHTS

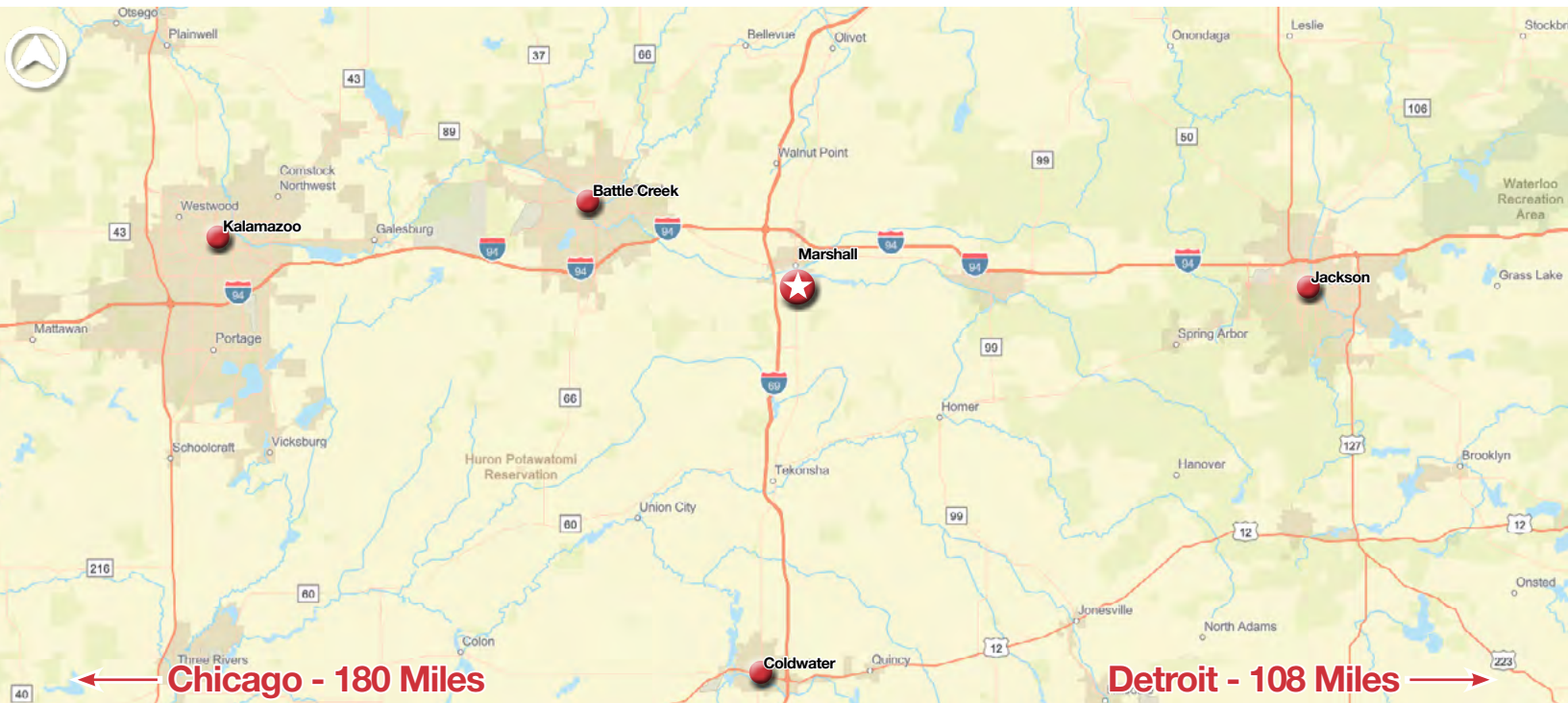
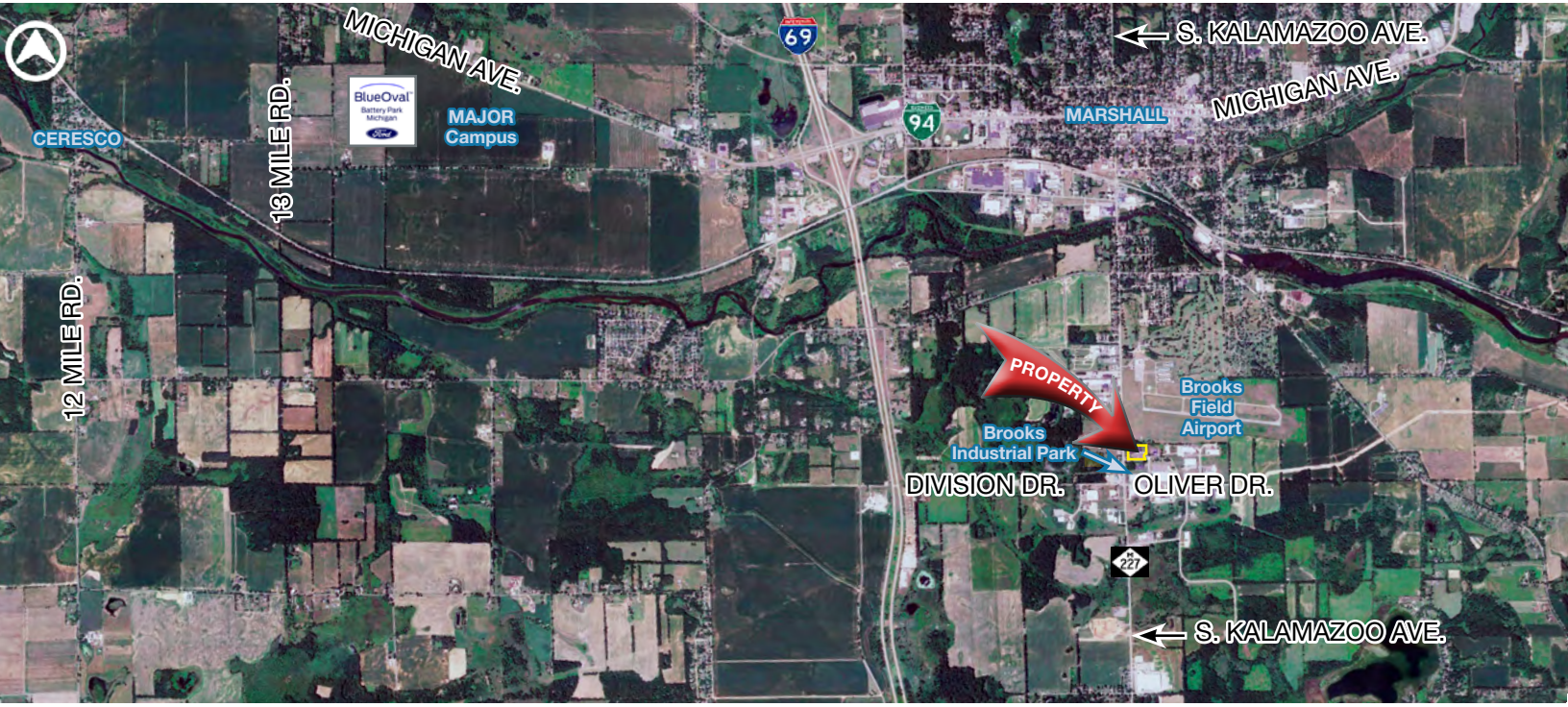
- 1976: Founded in Marshall, Michigan, specializing in engineered flow-control products for propane, anhydrous ammonia, and industrial gas applications
- 2017: Acquired by Harbour Group, supporting expansion of product lines and manufacturing capabilities
- 2024: Acquired by Dover Corporation and integrated into OPW's Clean Energy & Fueling segment
- Late 2024: Rebranded under OPW as OPW Propane Energy Solutions, aligning MEC's product expertise with OPW's global fueling and fluid-handling portfolio

### LOCATION

Marshall, Michigan is strategically located at the junction of I-94 and I-69 with a diversified economy and a median household income of approximately \$75,000 as of 2023. Certified as a Redevelopment Ready Community by the state of Michigan, it supports streamlined economic development and offers one of the few food-processing-grade industrial parks in the region at Brooks Industrial Park. Major growth is underway with a \$3.5 billion investment announced by Ford Motor Company to build a battery-manufacturing facility and generate approximately 2,500 jobs in the region.



**Location**



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Brooks Industrial Park



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Photos - Exterior



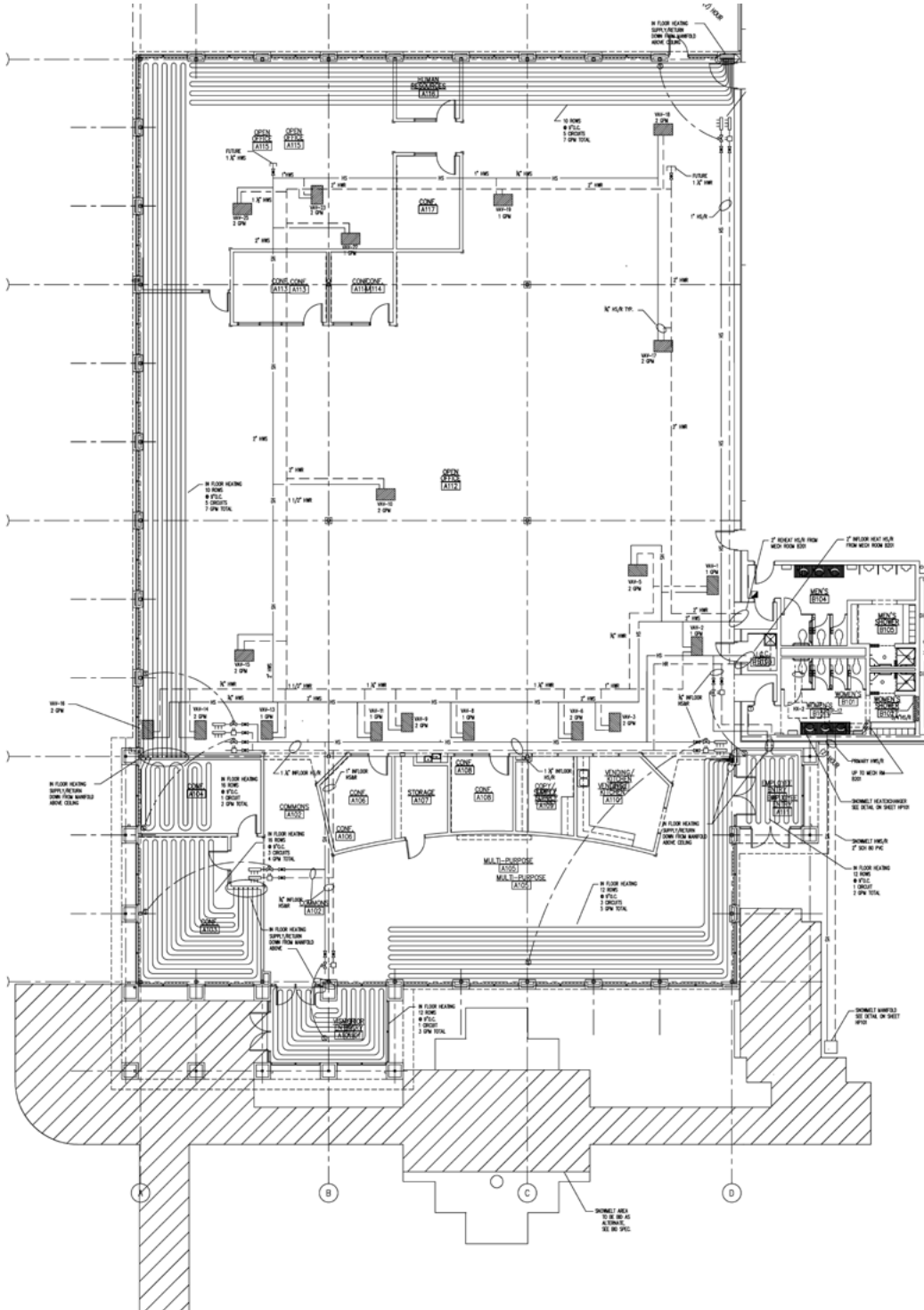


Photos - Office





Floor Plan - Office - Approx. 16,000 SF



\*Floor plan deemed accurate but subject to Buyer verification.

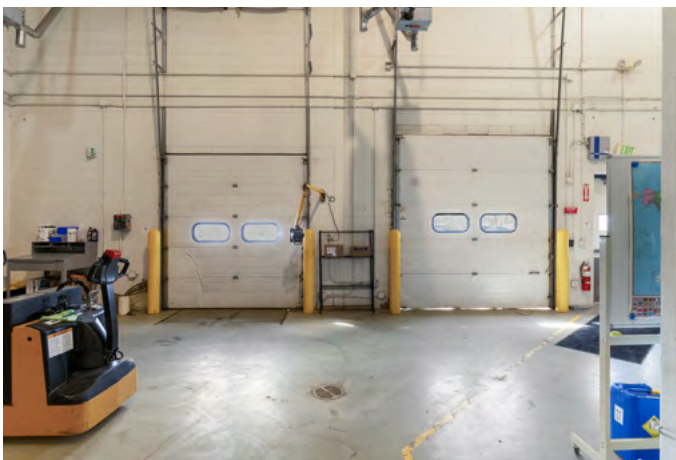


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Photos - Industrial/Manufacturing





Photos - Mezzanine

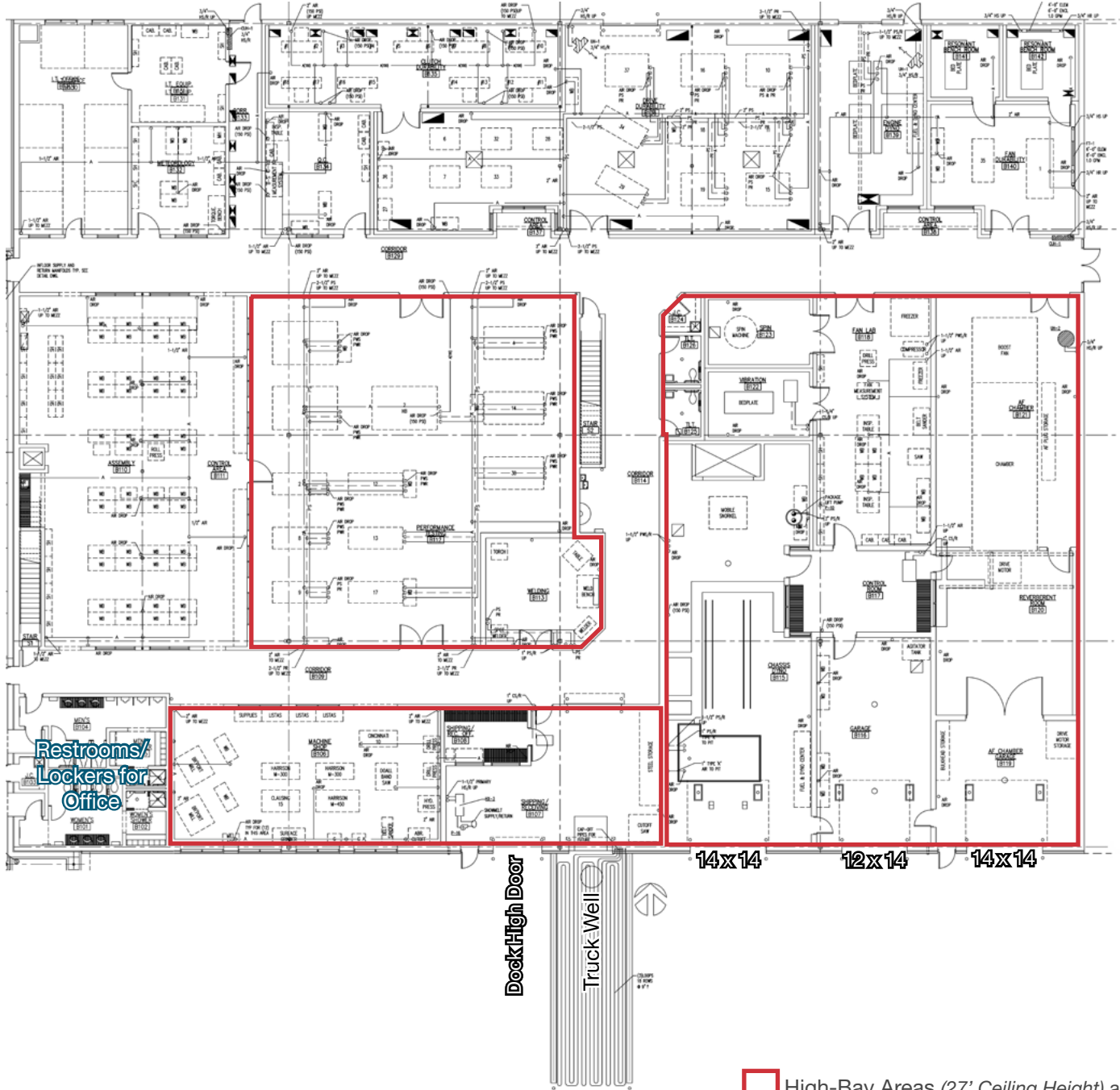


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**Floor Plan - Industrial/Manufacturing - Approx. 30,442 SF**



High-Bay Areas (27' Ceiling Height) are not fully clear height currently, due to infrastructure in place. See photos.

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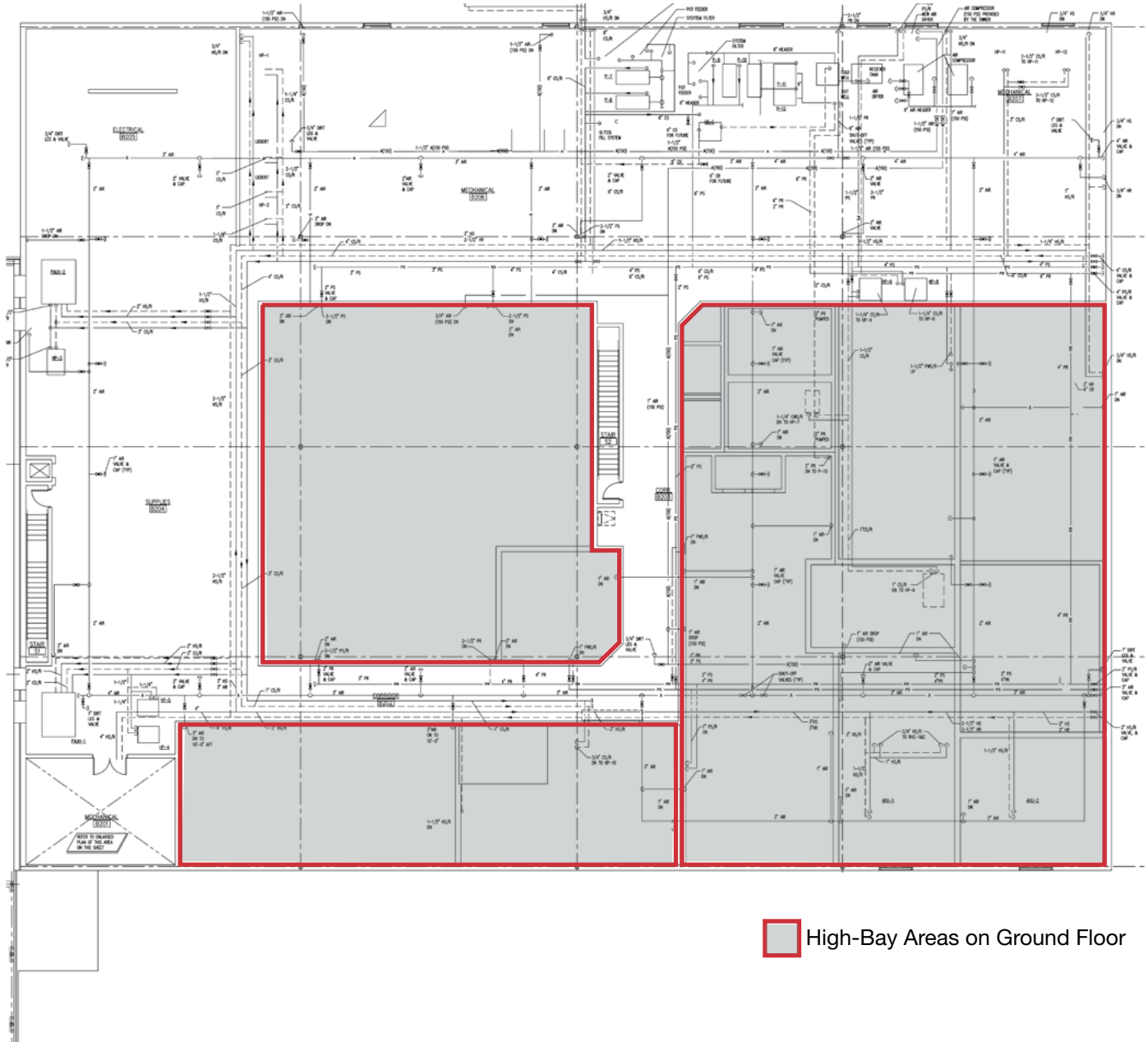



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Floor Plan - Mezzanine - Approx. 15,930 SF



 High-Bay Areas on Ground Floor



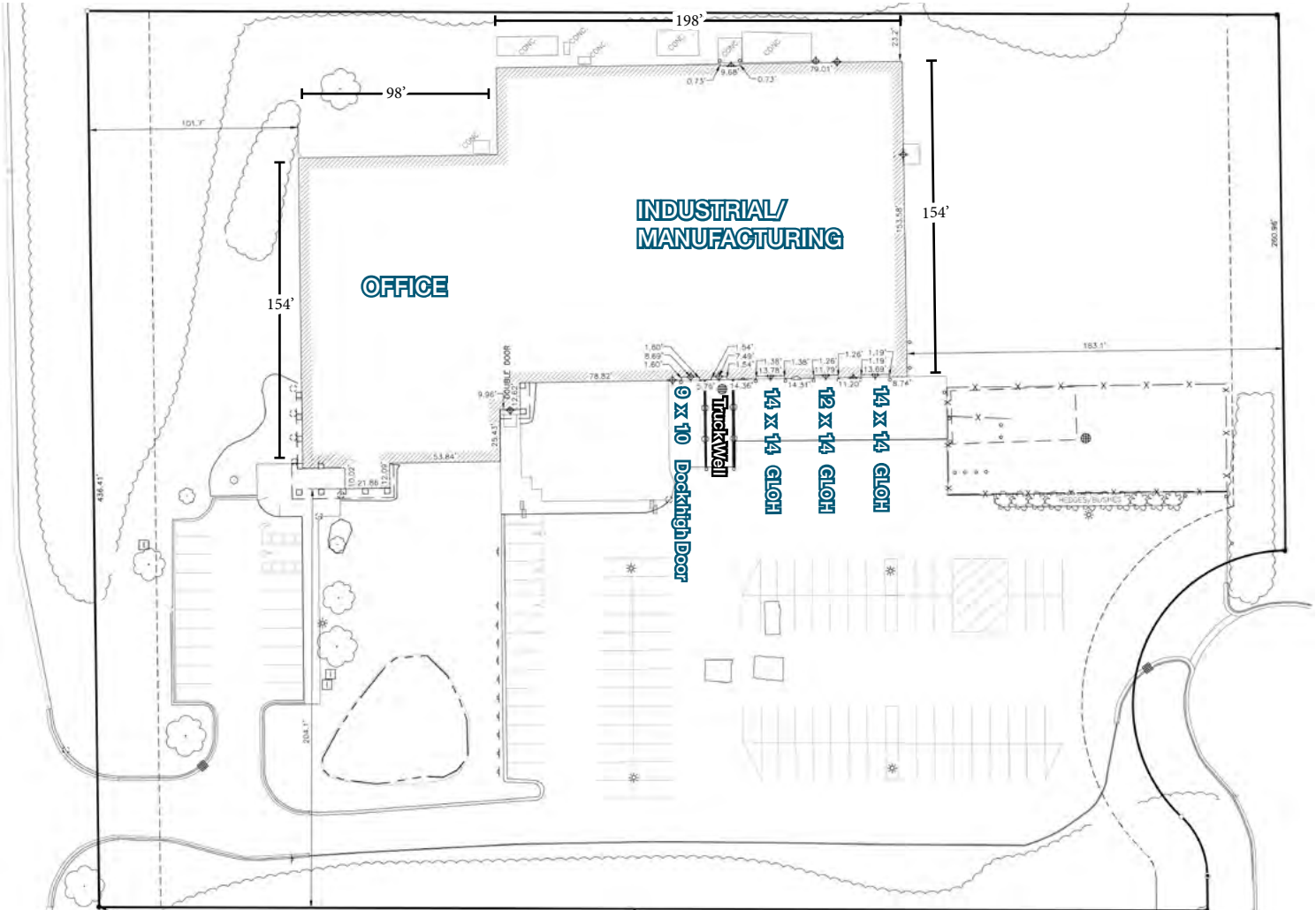
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Site Plan



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