

OFFERING MEMORANDUM



5301 PARK CIRCLE DRIVE

KALAMAZOO, MI

3.3 AC | 35,650 SF AVAILABLE

OFFERING MEMORANDUM DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 5301 Park Circle Drive, Kalamazoo, MI ("the Property").

This Offering Memorandum was prepared by Callander Commercial and Cushman & Wakefield of U.S., Inc. and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Callander Commercial and Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Callander Commercial and Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Callander Commercial and Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Callander Commercial and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Callander Commercial and Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Callander Commercial and Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

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EXECUTIVE SUMMARY

Callander Commercial and Cushman & Wakefield have been exclusively retained by ownership as its exclusive advisor in the sale of 5301 Park Circle Court, Kalamazoo, MI 49048; a one-of-a-kind propagation facility easily adaptable to uses in cultivation, bio-science, food processing and beyond. The property is currently a facility for Hark Orchids. Hark has owned and operated the building since its construction in 2012. The subject property measures 35,650 Square Feet. The building sits on 3.30 acres of land. 5301 Park Circle Court is uniquely positioned in the West Michigan market, offering easy access to Michigan's primary logistical transportation route connecting Detroit and Chicago's. Industrial zoning, economic development initiatives and a skilled workforce make this site an ideal location for many industry types. The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with Callandar Commercial and C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds. Written notification will be sent regarding the bid date. Initial bids must be submitted to the attention of Matthew Callander, Lou Hall and Dan Wilkins. the Owner reserves the right to accept an offer prior to this date or to remove the Property from the market at any time.



PROPERTY INFORMATION

PROPERTY INFORMATION

5301 PARK CIRCLE DRIVE

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35,650 SF

TOTAL BUILDING SIZE

3.3 ACRES

TOTAL LAND SIZE



2012

YEAR BUILT

07-31-104-081

07-40-013-115

PARCEL NUMBERS

INDUSTRIAL

ZONING

\$59,696.40

TAXES



SUBJECT TO OFFER

PURCHASE PRICE

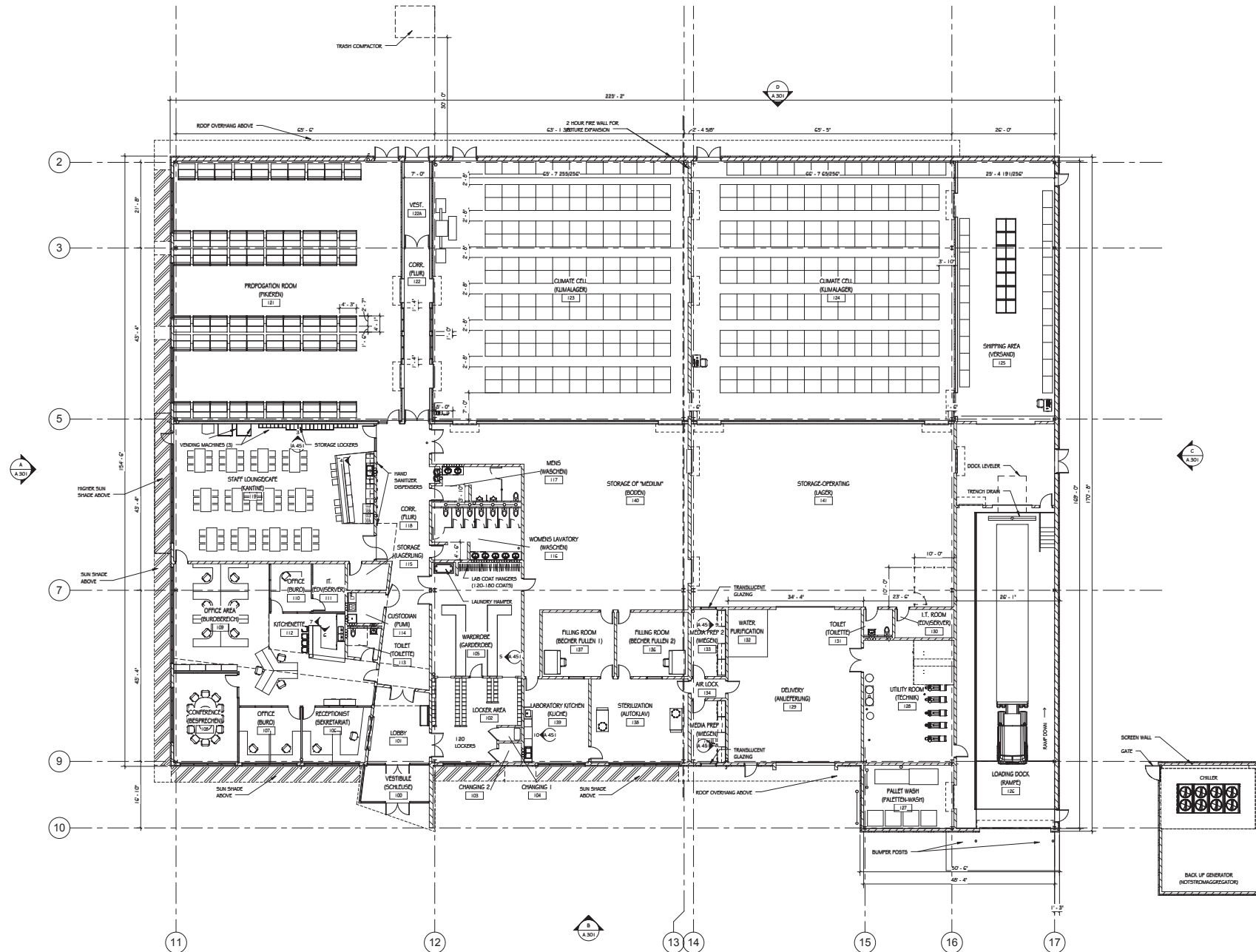


SITE PLAN

SITE PLAN

5301 PARK CIRCLE DRIVE

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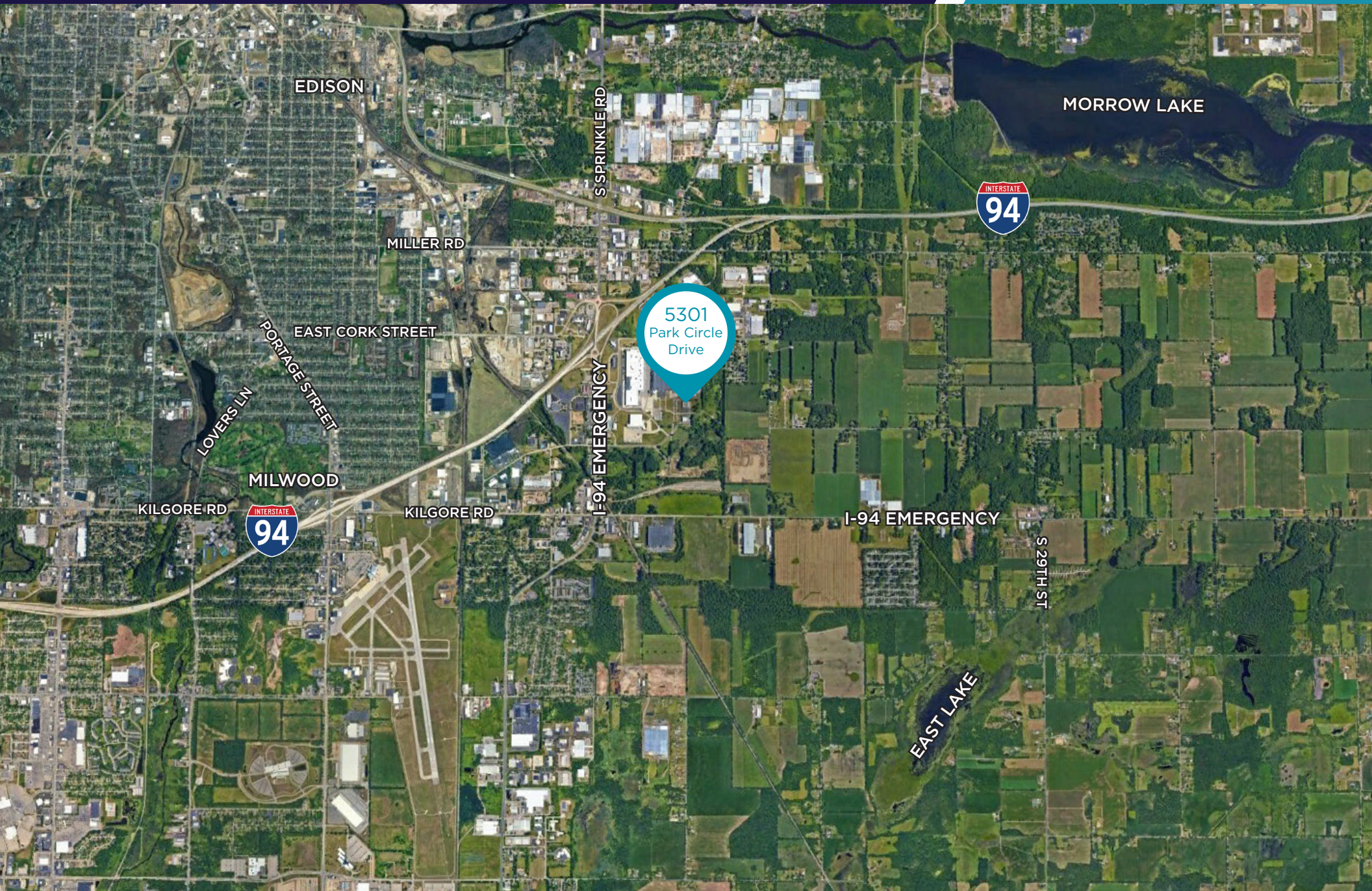


LOCATION MAP

LOCATION MAP

5301 PARK CIRCLE DRIVE

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HARK
ORCHIDS, LP

MARKET OVERVIEW

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Population	9,302	86,313	230,138
Avg Income	\$58,824	\$68,258	\$78,669
Households	3,910	36,211	94,745
DAYTIME EMPLOYMENT			
Employees	10,517	96,056	147,185
Businesses	610	8,579	14,140

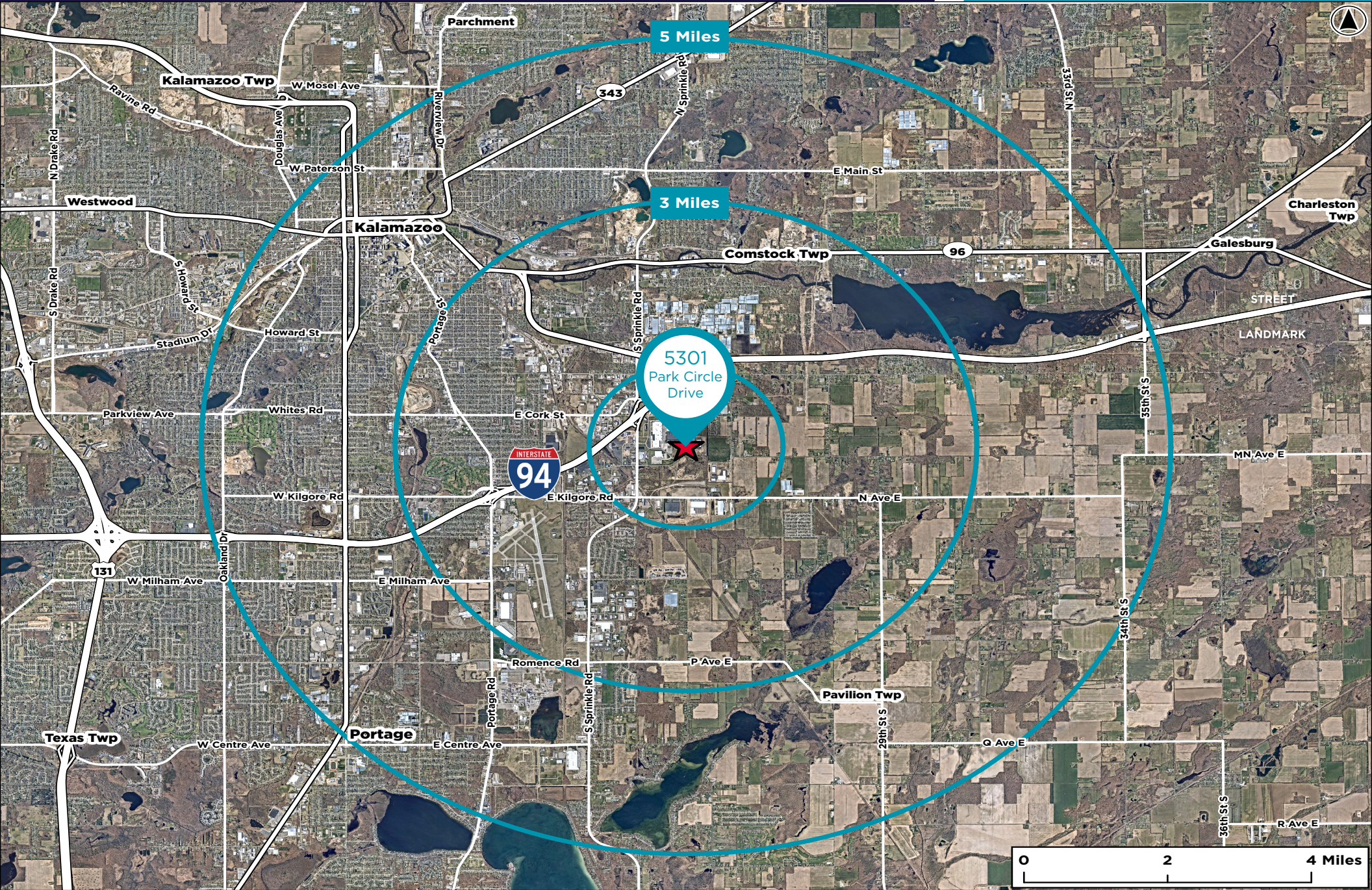




HARK
ORCHIDS, LP

RADIUS
MAP

RADIUS MAP





CUSHMAN &
WAKEFIELD



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HARK
ORCHIDEEN

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