

AUCTION SALE

INDUSTRIAL PROPERTY



110 ARBOR ST, BATTLE CREEK, MI 49015



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AUCTION DETAILS

AUCTION SALE PROCESS

The sale of **110 Arbor St** located in Battle Creek, Michigan will be conducted through an online auction event on RealINSIGHT Marketplace web platform (www.RImarketplace.com) in accordance with the Sale Event Terms and Conditions (www.RImarketplace.com/legal-sale-terms).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/FAQ-bid-registration>).

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (www.RImarketplace.com/FAQ-bidding).



AUCTION DATE

Auction Start Date **May 4, 2026**

Auction End Date **May 6, 2026**

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

CONTACT INFORMATION

For any questions pertaining to the RealINSIGHT Marketplace web platform, please contact the transaction manager:

DAMIAN SMOTER

Managing Director

dsmoter@cwcapital.com

INDUSTRIAL REHABILITATION OPPORTUNITY

PROPERTY HIGHLIGHTS

- Industrial rehabilitation opportunity
- 11,172 SF
- .58 acre site
- (3) exterior docks
- (4) Drive-ins
- Over 25,000 VPD on W Columbia
- Zone B-1 (Corridor Commercial District)

Auction Type	Absolute Auction
Total Building SF	11,172 SF
Property Type	Industrial
Parcel ID	52-6950-13-742-2
# of Floors	1
Signage Available	Yes
Year Built	1956
# of Parking Spaces	11

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FOR SALE – BATTLE CREEK, MI

PROPERTY HIGHLIGHTS

INDUSTRIAL NEIGHBORS



**SUBJECT
PROPERTY**

MAGNA

ADIENT

CLARK LOGIC

DENSO
Crafting the Core

TRMI

MEIJI

STANLEY

MOTUS
INTEGRATED TECHNOLOGIES

DUNCAN AVIATION
WACO

ghs
STRINGS

ACRO
SERVICE CORPORATION

tc • TRANSCONTINENTAL

**W.K. Kellogg &
Kellanova**
Headquarters

Post
CONSUMER BRANDS

SYSTEMEX
PRODUCTS CORPORATION

CLARK LOGIC

barker



BATTLE CREEK, MI

Battle Creek, Michigan, known as the “Cereal City,” is a mid-sized community located in Calhoun County in the southwestern region of the state. With a rich industrial history, it earned its nickname as the headquarters for Kellogg’s and Post Consumer Brands, two of the nation’s largest cereal producers. The city is also recognized for its diverse manufacturing base, which includes automotive suppliers, food production, and defense contractors. Battle Creek’s location along I-94 provides convenient access to larger cities like Kalamazoo, Lansing, and Detroit, making it a strategic hub for commerce and transportation.

Beyond its industrial roots, Battle Creek offers a strong sense of community, with an array of recreational, cultural, and educational opportunities. The city is home to the Battle Creek Linear Park, a 26-mile paved trail system, and Binder Park Zoo, one of the best in the Midwest. It also hosts annual events like the Field of Flight Air Show & Balloon Festival, drawing visitors from across the state. Ongoing revitalization efforts, including downtown redevelopment and investment in the Fort Custer Industrial Park, continue to position Battle Creek as a dynamic place to live, work, and invest.

BATTLE CREEK, MI

EST POPULATION (2024)	±52,175
HOUSEHOLDS (2023)	±21,233

CREATING
VALUE
BEYOND
REAL
ESTATE



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