

Retail + Warehouse Property for **LEASE** from



# 601 PORTAGE STREET

Kalamazoo, MI 49007

- ◆ Excellent Location Close to Hospital, WMU Medical School, & Zoetis Pharmaceutical Company
- ◆ Great Hard Corner Site
- ◆ 3,878 SF Front Showroom/Office
- ◆ Large Rear 4,200 SF Warehouse
- ◆ 14' GLOH Door & Interior Dock

Rick DeKam, CCIM

Phone: (269) 323-0717  
Mobile: (269) 400-3360  
Email: rickieronald007@gmail.com

2314 Helen Avenue  
Portage, Michigan 49002

Offered At:

**\$10.50 PSF/Gross**

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



## SALIENT FACTS

**PROPERTY DESCRIPTION** 601 Portage Street is located at the intersection of Portage Street and 2nd Street near Downtown Kalamazoo. This one-story property is comprised of a front 3,878 SF Office/showroom and rear 4,200 SF warehouse. The open warehouse includes inside semi-height dock with a 14' roll-up overhead door and partial indoor dock.

**AREA INFORMATION** The property is situated on Portage Road, one of the busiest corridors to Downtown Kalamazoo, and is less than a mile from the heart of the City. Neighbors include: Zoetis Pharmaceutical, WMU School of Medicine, and Bronson Hospital; all within walking distance. Kalamazoo Airport is 4.5 miles due south on Portage Road.

**RENTAL RATE** \$10.50 PSF Annually (Landlord pays all operating costs except trash, utilities, and phone/data)

**LEASE TYPE** Gross

**SIZE** Front Showroom/Office Area 3,878 SF  
Rear Warehouse 4,200 SF  
Situated on 0.52 +/- acres of land (Back yard suitable to fence in or use for sales stock)

**DEPOSIT** Equivalent to one month's rent

**UTILITIES** Kalamazoo City Water and Sewer are connected. Natural Gas and Electric are provided by Consumers Energy. The property has a 240 VAC single-phase electric service.

**ZONING** City of Kalamazoo MI & M2 (Rear warehouse is zoned M2)

**LEASE TERM** Five-year term with five-year rental option

**SIGNAGE** Road sign and building box sign available, subject to approval

**TRAFFIC** Portage Road: 13,559 ADT (2013)

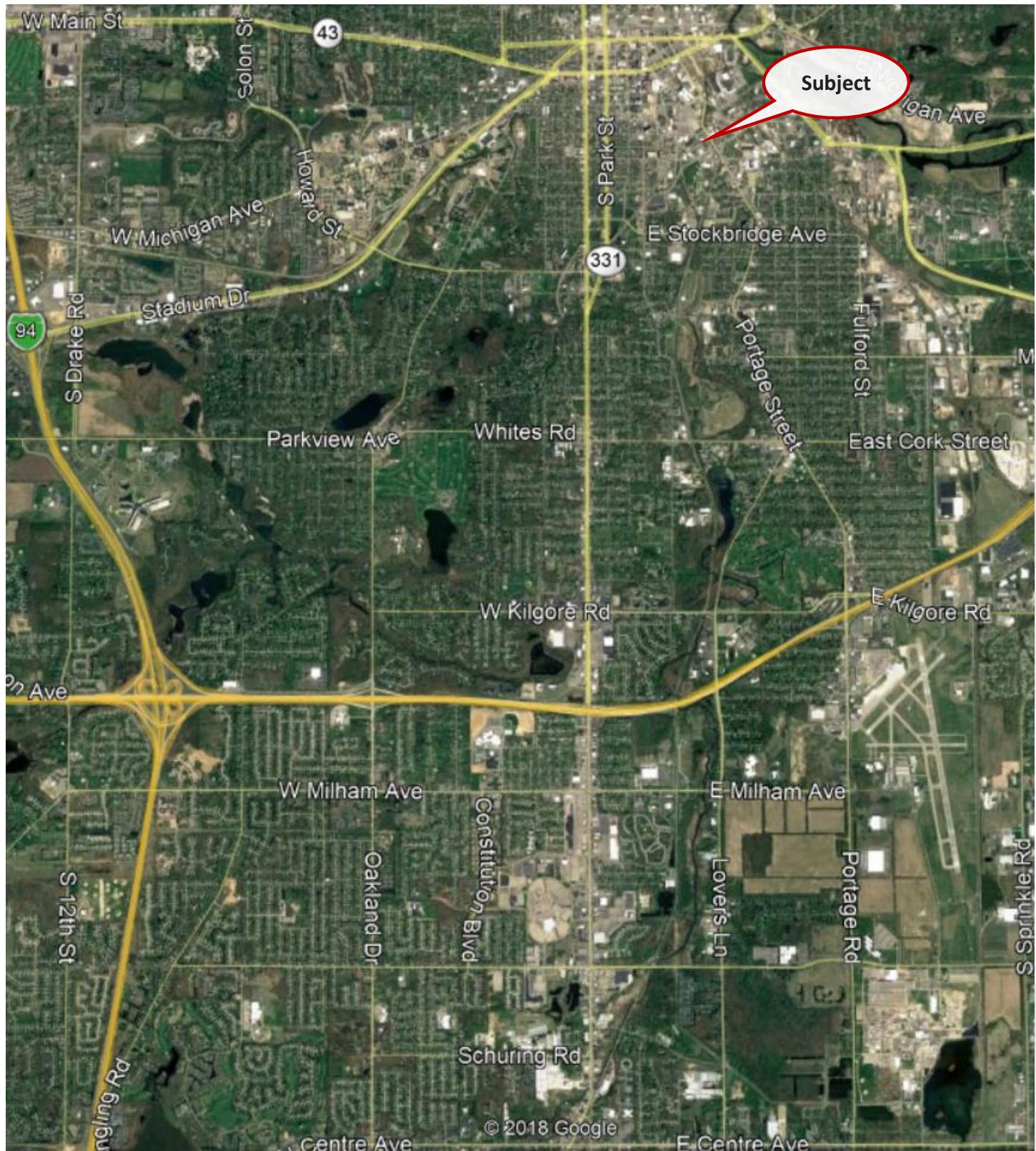
**OTHER** Landlord will complete limited tenant improvements for qualified tenant/lease

**LISTING AGENT** Contact Midwest Realty Group for more details on this property  
Agent: Rick DeKam, CCIM  
Phone: (269) 323-0717  
Mobile: (269) 400-3360  
Email: rickieronald007@gmail.com

Retail + Warehouse Property for **LEASE** from



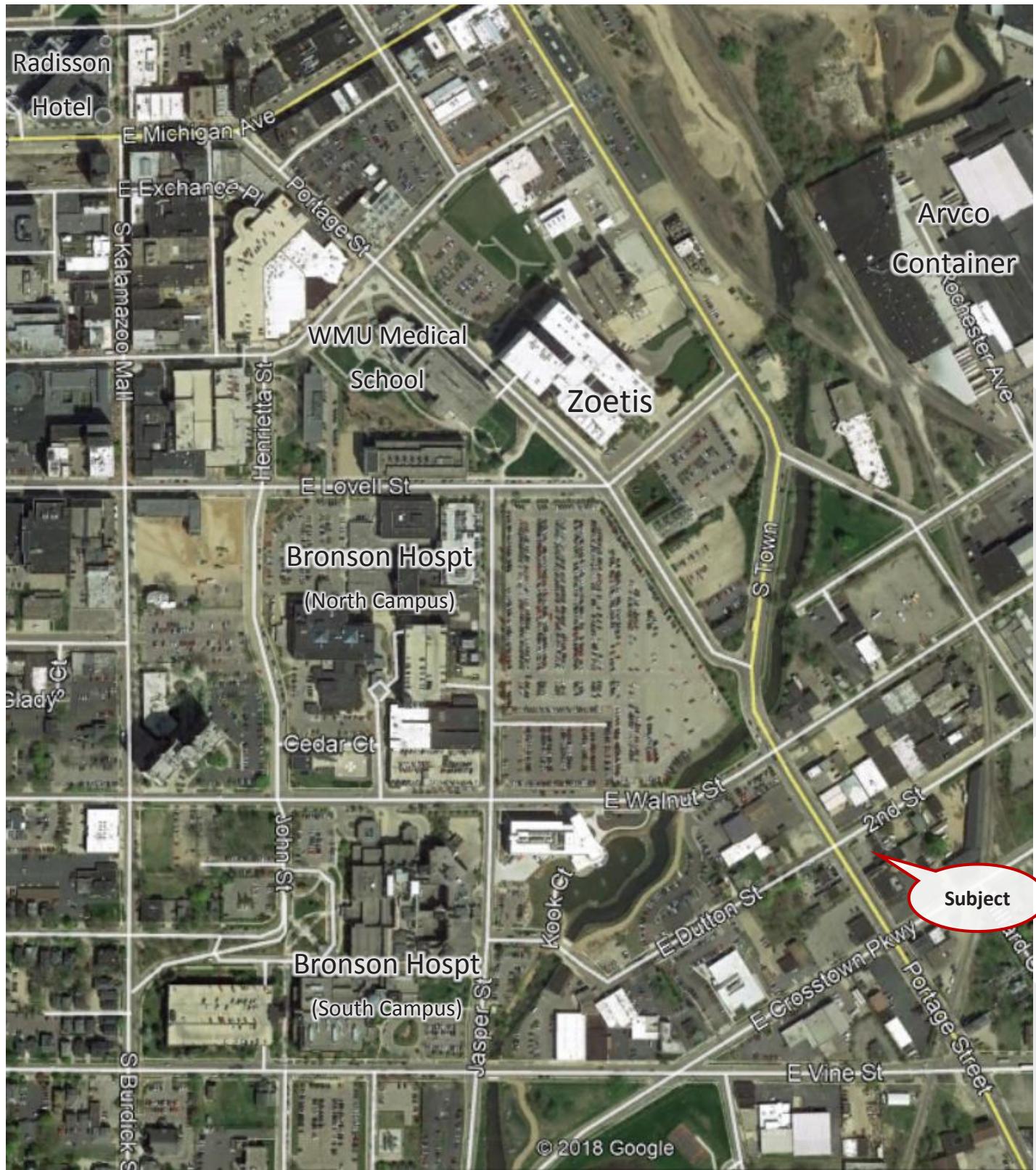
**MARKET AERIAL PHOTOGRAPH**  
**Kalamazoo, MI**



Retail + Warehouse Property for **LEASE** from



**MARKET AERIAL PHOTOGRAPH (ZOOMED IN)**  
**Kalamazoo, MI**



Retail + Warehouse Property for **LEASE** from



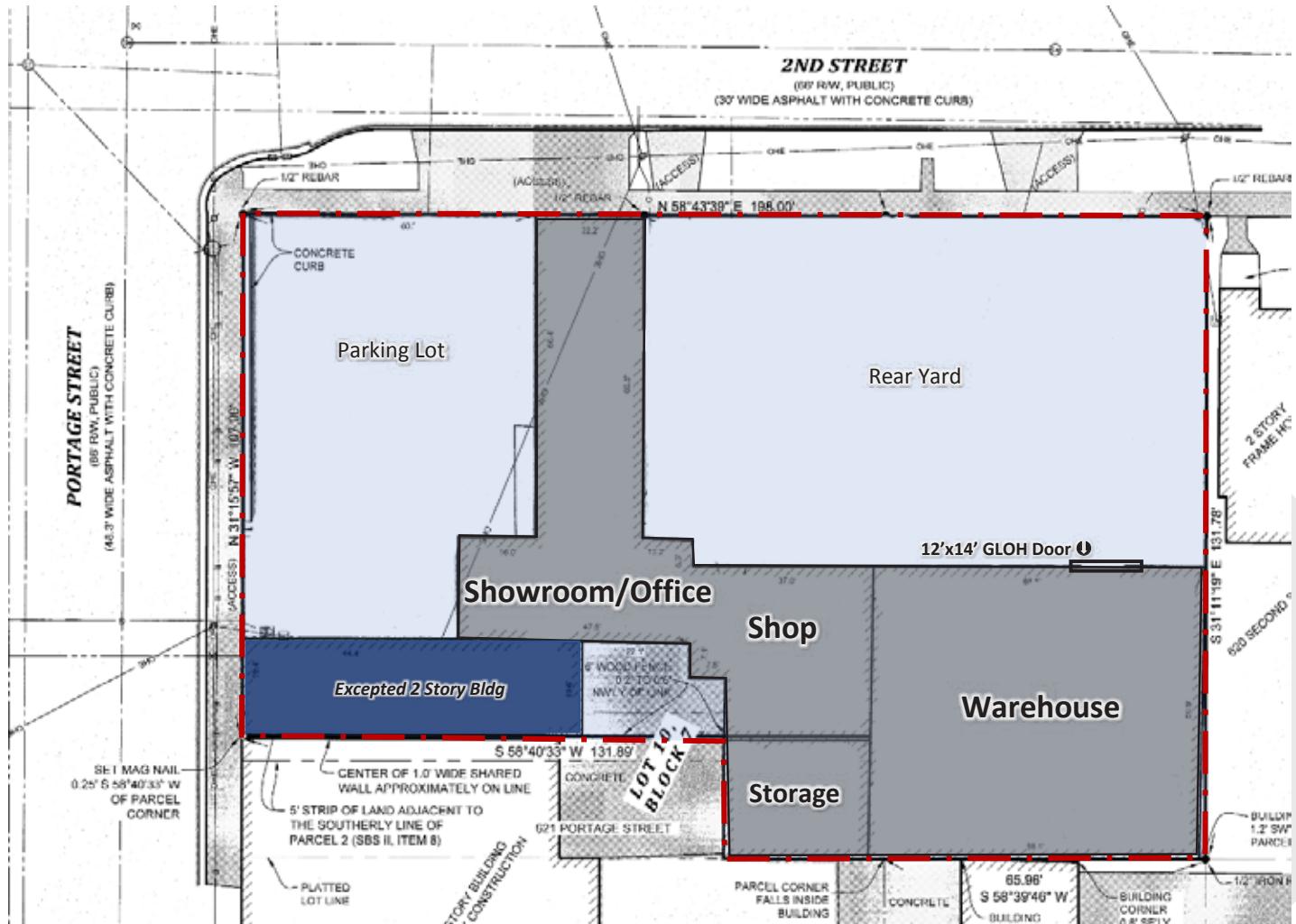
**SITE AERIAL PHOTOGRAPH**  
**Kalamazoo, MI**



Retail + Warehouse Property for **LEASE** from



## SITE SURVEY & BUILDING PLAN Kalamazoo, MI



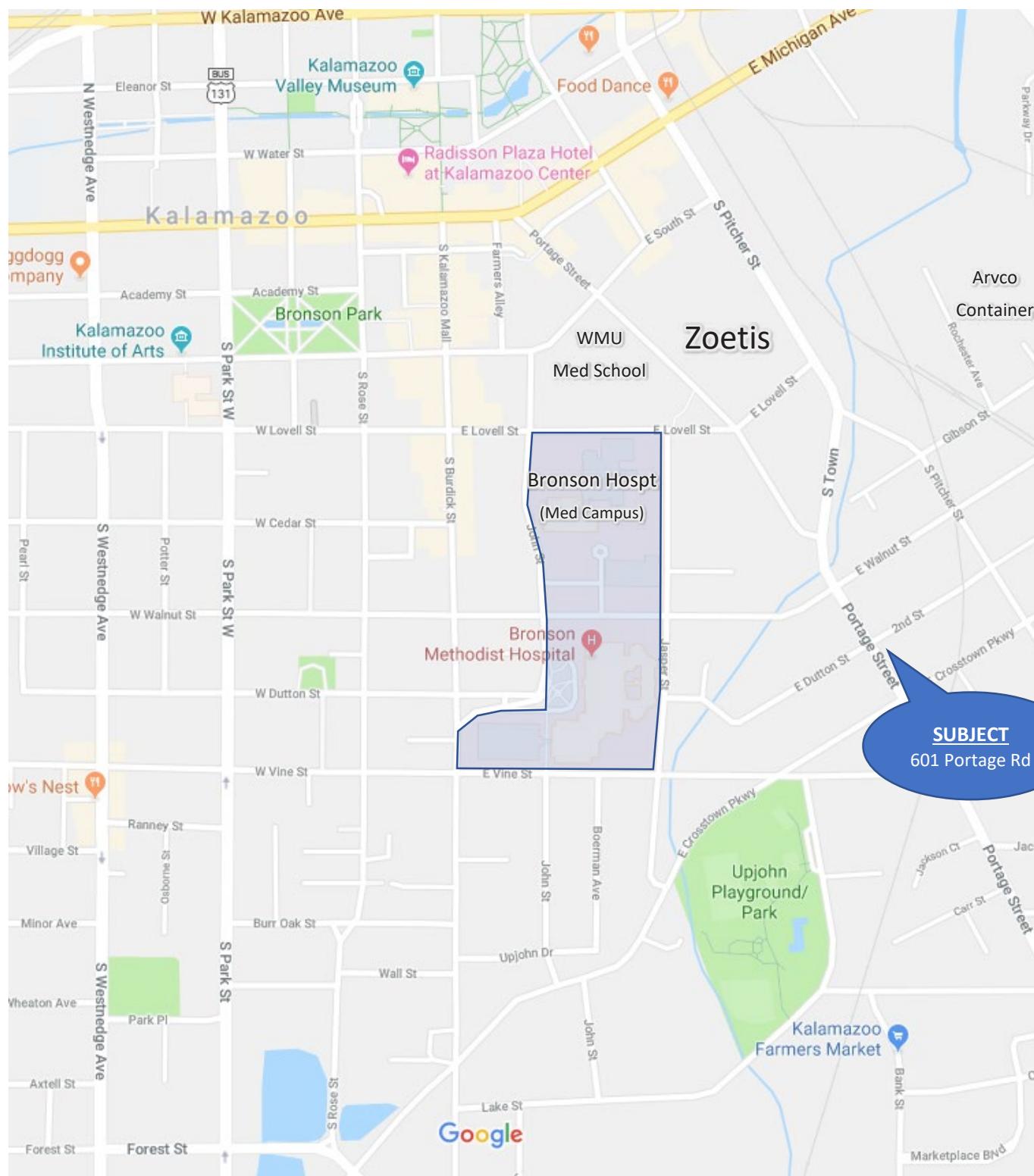
**NOTE:** This drawing, including all annotations and notes, are provided for illustration purposes only and should not be confused with the actual existing improvements found on site. This drawing is not a survey or representation as to the offered subject property, but rather provided to aid the parties in discussions.

Property access includes a single curb cut on Portage Road and two curb cuts on Second Street. Landlord is not aware of any effort by the City to close any of these curb cuts.

Retail + Warehouse Property for **LEASE** from



## AREA MAP & AERIAL PHOTOGRAPH Kalamazoo, MI



Retail + Warehouse Property for **LEASE** from



**FRONT**



**REAR**



**SHOWROOM**



**SHOWROOM**



**SHOWROOM**



**SHOWROOM**



**WAREHOUSE**

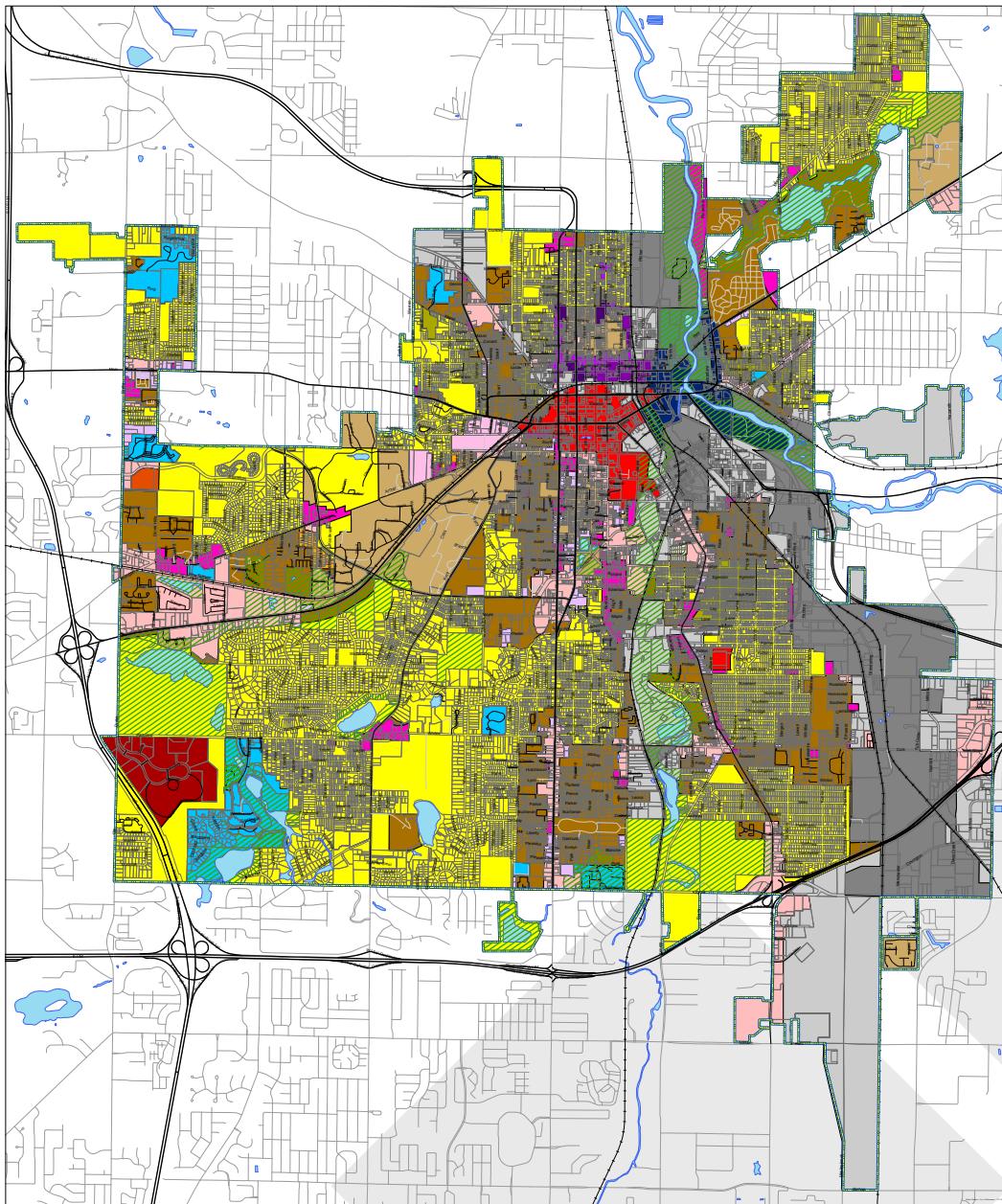


**SHOP**

Retail + Warehouse Property for **LEASE** from



**City of Kalamazoo Zoning Map**

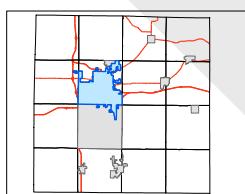


**Legend**

City Limits	CO	RMU
Primary Roads	IC	RS-5
Rail	LW-1	RS-7
Surface Water	LW-2	Natural Feature Overlay
	M-1	County Streets
	M-2	
	NODE	
	PUD	
	RD-19	
	RM-15	
	RM-15C	
	RM-24	
	RM-36	
<b>Zone Districts</b>		
CBTR	CC	
CCBD	CCBD	
CMU	CMU	
CN-1	CN-1	

Map may or may not be accurate. For information purposes only. Contact the Department of Community Planning & Economic Development for most Current Information.  
245 N Rose Street Kalamazoo, MI 49007 269-337-8044

**LOCATION IN COUNTY**



## ZONING DESCRIPTION

### **§2.4 M, Manufacturing Districts.**

All manufacturing zoning district names begin with the letter “M:” which is a short-hand reference to “manufacturing”. Numbers that follow the letter “M” indicate the relative intensity of uses and/or development allowed within the districts, with “M-1” indicating a manufacturing district that is less intensive than the M-2 district.

#### **A. M-1, Limited Manufacturing District.**

1. Description. The M-1 Limited Manufacturing district is primarily intended to accommodate low-impact manufacturing uses and activities that are not significantly objectionable to surrounding properties, in terms of traffic, noise, odor, smoke and other potential nuisance factors.
2. Allowed Uses. See § 4.1: Use Table, for a list of uses allowed in the M-1 district.
3. Density/Intensity/Dimensional Standards. See § 5.2: Commercial and Manufacturing District Standards, for the Density, Intensity and Dimensional standards that apply in the M-1 district.
4. Development Standards. See Chapter 6: Development Standards, for Development Standards that apply in the M-1 District.

#### **B. M-2, General Manufacturing District.**

1. Description. The M-2, General Manufacturing district is primarily intended to accommodate low-, moderate- and high impact industrial uses and activities and to prevent encroachment by residential and other uses that would eventually lead to I and Use conflicts.
2. Allowed Uses. See § 4.1: Use Table, for a list of uses allowed in the M-2 district.
3. Density/Intensity/Dimensional Standards. See § 5.2: Commercial and Manufacturing District Standards, for the Density, Intensity and Dimensional standards that apply in the M-2 district.
4. Development Standards. See Chapter 6: Development Standards, for Development Standards that apply in the M-2 district.

## **ZONING ORDINANCE**

### **A Attachment 3**

#### **City of Kalamazoo**

##### **Use Table**

**[Amended 3-19-2007 by Ord. No. 1822; 9-20-2010 by Ord. No. 1872; 8-20-2023 by Ord. No. 1900; 6-2-2014 by Ord. No. 1922; 4-2-2018 by Ord. No. 1957]**

- A. Permitted Uses [P]. A “P” indicates that a use is permitted by-right, subject to compliance with all other applicable local, state and federal regulations, including the regulations of this ordinance.
- B. Conforming Use [C]. A “C” indicates that the use may not be established after October 18, 2005, but if the use was legally established and in existence on that date it may continue to exist as a legal conforming use.
- C. Special Uses [S]. An “S” indicates that a use is allowed only if reviewed and approved in accordance with the special use permit procedures of § 8.3D: Special Use Permit.
- D. Uses Not Allowed [Blank Cell]. A blank cell indicates that the listed use is not allowed in the respective district.
- E. Use-Specific Standards. Many allowed uses, whether permitted by right or by special use permit, are subject to compliance with the use-specific standards and conditions. These standards and conditions are indicated by section number in the right-hand column of the table.
- F. Use Categories. All of the use categories listed in the first column of the Use Table are defined in §12.3: Definitions and Use Categories.
- G. Unlisted Uses. If an application is submitted for a use that is not listed in the Use Table of this section, the City Planner is authorized to classify the new or unlisted use into an existing land use category that most closely fits the new or unlisted use, using the interpretation criteria of §12.2B: Classification Considerations. If no similar use determination can be made, the City Planner may initiate an amendment to the text of this Ordinance to clarify where such uses will be allowed.
- H. Sites with Multiple Principal Uses. When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a bookstore, clothing store and sporting goods store, for example, would be classified in the Retail Sales and Service (indoor) category because all of the development’s principal uses are in that category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.

A Attachment 3:1

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## **KALAMAZOO CODE**

- I. Enclosure of Uses. All permitted uses and activities shall be conducted wholly within an enclosed building, except the following uses may be permitted outside of enclosed buildings unless specifically prohibited in other sections of this ordinance:
  - 1. Off-street parking and loading;
  - 2. Drive-in/drive-thru service windows for commercial activities, where specifically permitted by this Ordinance;
  - 3. Outdoor sales or display areas, unless specifically prohibited by this Ordinance;
  - 4. Outdoor storage areas, unless specifically prohibited by this Ordinance, and provided they comply with the provisions of § 6.3: Screening and Fences;
  - 5. Outdoor searing areas for eating and drinking establishments that are located on private property and do not interfere with required off-street parking, loading, or vehicle or pedestrian circulation routes; and
  - 6. Other limited accessory outdoor activities specifically permitted by this Ordinance.
- J. Applicability of Uses to City. Use of all structures and land owned by the City of by City agencies or departments shall be permitted uses in all zoning districts. Such uses shall comply with density, intensity and dimensional standards of Chapter 5 unless specifically waived or modified by the Zoning Board of Appeals or by resolution of the City Commission. See § 1.4B: Application to City.

A Attachment 3:2

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Retail + Warehouse Property for **LEASE** from



## ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM1SC	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)	
<b>RESIDENTIAL<sup>1</sup></b>																									
Household Living																									
Detached Dwelling	P	P	P	P	P	P	P	P	P	P	P	C	P	C	C	C	C	C	C	C	C	C		§ 4.2L	
Attached Dwelling				P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C		§ 4.2D	
Cluster Housing Development	P	P	P	P	P	P	P	P	P	P	P			C	C	C	C	C	C	C	C	C		§ 4.2G	
Duplex				P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C			
Multi-Unit Dwelling					P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P		§ 4.2A	
Mobile Home Park										P															
Group Living																									
Adult Foster Care Family Home (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		§ 4.2A	
Adult Foster Care Small Group Home (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		§ 4.2A	
Adult Foster Care Medium/Large Group Home (7 to 20 Residents)						P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P		§ 4.2A	
Dormitory																							P		
Transitional Residences						S	S	S	S							P	P	P							§ 4.2X
Foster Family Group Home (5 or 6 Children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C		§ 4.2C	
Foster Family Home (4 or Fewer Children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C		§ 4.2C	
Fraternity or Sorority						S	S	S	S															P	
Nursing/Convalescent Home						S	S	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P		§ 4.2C
Assisted Living Facility						S	S	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P		§ 4.2C
Rehabilitation Center (Live-In Facilities With Up To 6 Beds)					S		S	S	S		P	P	P	P	S	S	S	P	P	P	P	P			§ 4.2C
Rooming/Boardinghouse					S	S	S	S							P	P	P	P	P	P	P	P			§ 4.2U

A Attachment 3:3

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# Retail + Warehouse Property for **LEASE** from



## KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CNI	CO	CN2	CC	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)	
<b>PUBLIC AND CIVIC</b>																									
College or University												P								P	P	P		P	
Community Recreation																									
Open Space/Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks/Recreation Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Service Center	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	P		S	S	P	P	§ 4.2H	
Drop-In Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P		S	S	P	P	
Cultural Exhibits, Libraries and Museums	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	P	§ 4.2H	
Government Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital												S		S	S	P								P	
Lodge, Fraternal or Civic Assembly												S	P	S	P	P	P		P					P	
Postal Service	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	S	S	S	S	S	S	S	S	S	S	S	P	S	S	P	P	P	P	P	P	P	P	P	§ 4.2H	
School	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	P	P	P	P	S	S	P	P	P	
Utilities and Public Service	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	
<b>COMMERCIAL</b>																									
Adult Regulated Use																	P			P					§ 4.2B
Agricultural Sales or Service																	P			P	P				
Animal Service																									
Kennels																S			P	P					
Grooming												S	P				P	P	P		P	P			
Sales												S	P				P	P	P						
Veterinary Clinic												S	P				P	P	P		P	P			
Veterinary Hospital																	P	P		P	P				
Building Maintenance Service												S					P	P		P	P				
Business Support Service												P				P	P	P	P	P	P				
Communications Service												P				P	S	P	P	P	P	P			
Construction Sales and Service																P			P	P					

A Attachment 3:4

09 - 01 - 2018

# Retail + Warehouse Property for **LEASE** from



## ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)	
Day Care																									
Day-Care Home, Family (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		P	P	§ 4.2K		
Day-Care Home, Group (7 to 12 Residents)	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	C		P	P	§ 4.2K		
Day Care Center (Commercial or Institutional)												S	P	S	S	P	P	P	P	P	P	P	P	§ 4.2J	
Eating and Drinking Establishments																									
Fast Order Food Without Drive-Through												S	P		P		P	P	P	P	P	P	P	§ 4.2M	
Fast Order Food Drive- Through												S				S	P	P		P	P	P	P	§ 4.2M	
Sit Down Restaurant												S	P		P		P	P	P	P	P	P	P	§ 4.2E	
Tavern or Lounge												S	P		S		P	P	P	P	P	P	P	§ 4.2E	
Brewpub												S	P		S		P	P	P	P	P	P	P	§ 4.2E	
Tearoom/Cafe		S	S	S	S	S	S	S	S	S	S	S	P	S	P		P	P	P	P	P	P	P	§ 4.2V	
Entertainment and Sports, Spectator																									
Limited												P		S		P	P	P		P	P	P	P		
General																P	P	P		P	P	P	P		
Financial, Insurance, and Real Estate Services												S	P	P	P	P	P	P	P	P	P	P	P	§ 4.2I	
Food and Beverage Retail Sales																									
Convenience Stores												S	S		P		S	P	P		P	P	P		§ 4.2I
Package Liquor Stores												S	S				P	P			P	P	P		§ 4.2I
Food Sales (Grocery)												S	P		P		P	P	P		P	P	P		§ 4.2I
Funeral and Interment Service																									
Cemeteries and Mausoleums	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P			P				
Cremating																				P	P				
Funeral Home																P	P	P	P						

A Attachment 3:5

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# Retail + Warehouse Property for **LEASE** from



## KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)	
Gasoline and Fuel Sales (Without Vehicle Service or Repair)											S				S	P	P		P	P					
Gasoline and Fuel Sales (With Minor Vehicle Service or Repair)											S					P	P		P	P					
Lodging																									
Bed-and-Breakfast Inn		S	S	P	P	P	P			S	P	P	P	P	P	P	P						P		
Hotel/Motel											S					P	P		C	C				P	
Medical Service										S	P	P	P	P	P	P	P	P	P	P	P			P	
Office, Administrative or Professional										S	P	P	P	P	P	P	P	P	P	P	P				
Parking, Commercial		S	S	S	S	S	S							S	S	P	P		P	P	P	P	P	§ 4.2R	
Personal Convenience Service										P	P		P		P	P	P		P	P				§ 4.2I	
Employment Agency Primarily for Day Workers																			P	P					
Personal Improvement Service										P	P	P	P	P	P	P	P		P	P				§ 4.2I	
Repair Service, Consumer										P	P		P		P	P	P		P	P					
Retail Sales and Service, Indoor		S	S	S	S	S	S		P	P	S	P		P	P	P		P	P					§ 4.2S	
Retail Sales and Service, Outdoor									S	S				S	P	P		P	P						§ 4.2T
Sports and Recreation, Participant																									
Indoor										S					P	P		P	P	P	P				
Outdoor															P	P		P	P	P	P				
Vehicle and Equipment Sales and Service																									
Car Wash										S				S	P	P		P	P						§ 4.2F
Fleet Storage																		P	P						
Heavy Equipment Repair																		P	P						
Light Equipment Repair										S					P	P		P	P						
Heavy Equipment Sales/Rental																		P	P						

A Attachment 3:6

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Retail + Warehouse Property for **LEASE** from



## ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CNI	CO	CN2	CC	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)			
Light Equipment Sales/Rental											S									P	P			§ 4.2P			
Storage of Inoperable Vehicles																				P	P			§ 4.2Y			
Storage of RVs and Boats											S									P	P						
<b>INDUSTRIAL</b>																											
Brewery																				P	P						
Explosive Storage																				P							
Industrial, General											S									P	P						
Industrial, Intensive																				P							
Laundry Service																				P	P						
Manufacturing and Production, Limited											S								P	S	P	P			See Note 3		
Manufacturing and Production, Technological											S								P	P	P	P			See Note 3		
Mining																				S	P						
Research and Development											S								P	P	P	P			P		
Scrap and Salvage Operations																				P						§ 4.2Y	
Wholesale, Storage, and Distribution																											
Mini-Warehouses																			S		P	P					
Light (Enclosed Only)											S								S		P	P					
Heavy																				P							
Microbrewery											P								P		P	P				See Note 3	
<b>OTHER</b>																											
Agriculture, Crop																				P	P	P	P				
Greenhouse																			S	P							
Medical Marijuana Facilities																				P	P						
Grower, Class A and B																				P	P						
Grower, Class C																					P						
Processor																				P	P						
Secure Transporter																			P		P	P					
Safety Compliance Facility																			P		P	P					

A Attachment 3:7

09 - 01 - 2018

# Retail + Warehouse Property for **LEASE** from



## KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CNI	CO	CN2	CC	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)
Provisioning Center																						P		
Recycling Facilities																								
Large Collection Facility																						P	P	
Small Collection Facility																						P	P	P
Processing Center																						P	P	
Telecommunications	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P	P	*	*
Wind Energy Units																								
Building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 4.2Z <sup>2</sup>
Small Freestanding (not primary use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 4.2Z <sup>2</sup>
Large and multiple (not primary use)						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 4.2Z <sup>2</sup>
Freestanding (primary use)						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 4.2Z <sup>2</sup>

### NOTES:

- 1 For new residential uses in the commercial districts, see § 4.2Q.3.
- 2 For site plan requirements, see § 4.2Z.1.
- 3 In the CCBD Zoning District, the manufacturing and production, limited; manufacturing and production, technological; and microbrewery uses are restricted so that the total building area dedicated to the manufacturing use in CCBD is no greater than 10,000 square feet.

### Legend for Use Table

C: Conforming Use (existing uses may be considered permitted, but new uses will not be allowed)  
 P: Permitted Use (allowed by right)  
 S: Special Use (requires Special Use Permit approval)  
 Blank: Not Permitted