

FOR LEASE
126 Avenue C
Springfield, Michigan



WAREHOUSE/MANUFACTURING

126 AVENUE C, SPRINGFIELD, MICHIGAN

This highly visible industrial building is available for lease in Battle Creek, Michigan. The property is well located near Dickman Road, just eight miles from I-94 and I-196 and four miles to the Battle Creek WK Kellogg Airport.

The building offers different space options (area and ceiling heights) for any type of industrial user. The remaining space could be occupied by a single ~52,000 square foot user, or the landlord will divide the available space for a 22,000 SF or 30,000 SF user. The landlord is currently renovating the property.

The space features ~21,000 square foot of space with 25 foot ceiling height; the remainder of the building features 14 foot ceiling height. The building also features ~5,000 square foot of office space, and a total of 8 loading docks and 2 overhead doors. Other features include: a wet fire suppression system, 3-phase power with 480v/220 service, bus duct systems, scale, air compressor, and a monitored alarm system.



AGENT INFORMATION

T.J. Ward
TJ@KalamazooCRE.com

Office:
269-888-2755

501 West Willard Street
Kalamazoo, MI 49007

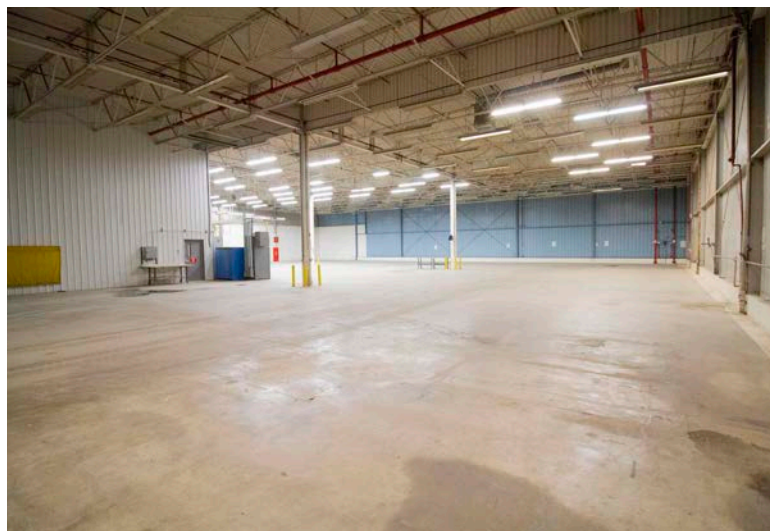
www.KalamazooCRE.com



SCAN
For an aerial view
of the property.

The BUILDING

Building Size:	113,000 SF +/-
Property Size:	10.8 acres
Restrooms:	Yes; Common Areas
Flooring:	Warehouse-Cement
Ceiling Height:	Ranges from 14' to 25'
Parking:	One Site Parking
Roof:	Multiple roofing materials
Signage:	At street and on building
Overhead Doors:	Three (3) Overhead Doors
Dock Door:	Eight (8) Loading Docks
Fire Suppression:	Yes, Wet System
Power:	3-Phase, 480v, 220 amps

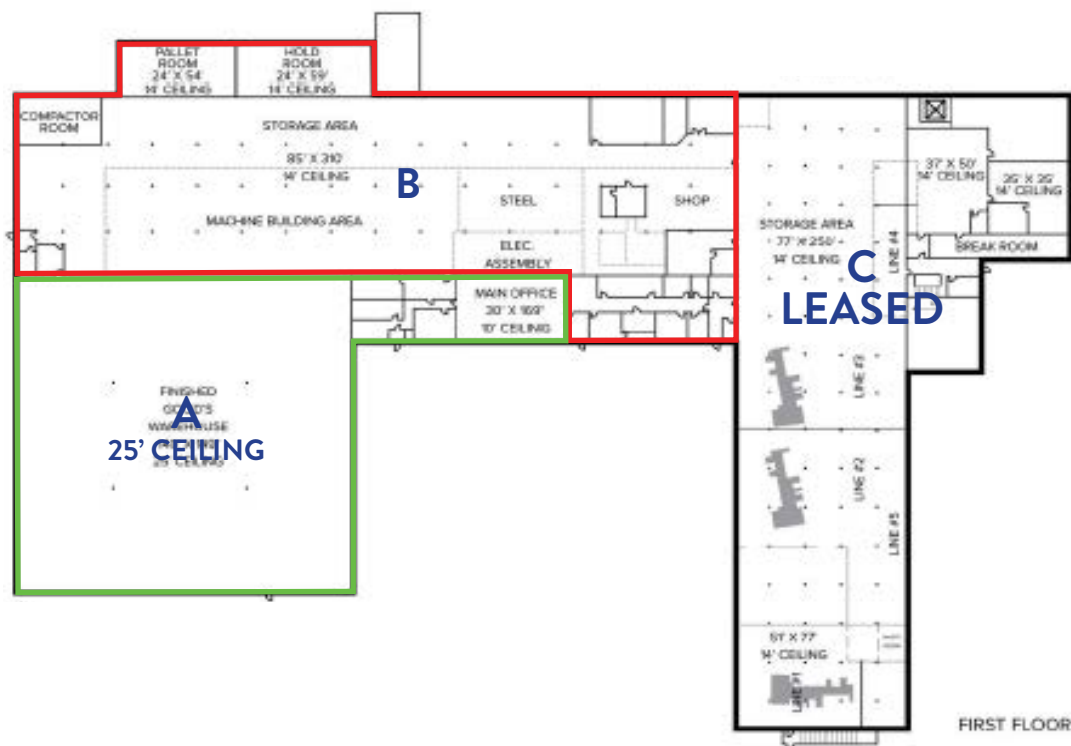


The PROPERTY

Location:	216 Avenue C
City, State:	Springfield, Michigan
Zoning:	City of Springfield; I-2
Parcel Number:	13-54-120-147-00
Acres:	10.8

LEASE Information

Unit	Suite Size	PSF/NNN
A	22,000 SF	\$4.25
B	30,000 SF	\$3.50
A & B	52,000 SF	\$4.00



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