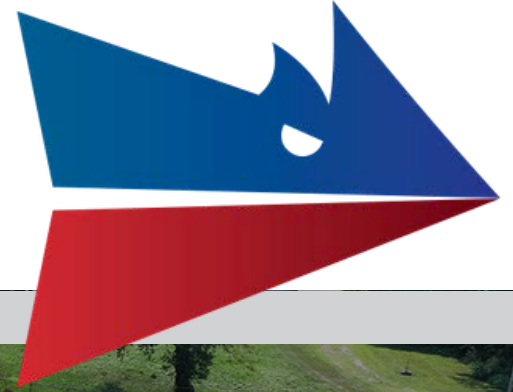


Available for Lease

125 E. Broadway Street | Three Rivers, MI



CLARK LOGIC 

+/- 9,990 AVAILABLE
SQUARE FEET

Matt Conlee | Director of Real Estate

 574.333.5344  matt@clarklogic.com

Tim Monahan | Director of Development

 269.861.9487  tim@clarklogic.com

Property Snapshot

Available for Lease	+/- 9,990 SF
Total Building Size	+/- 28,990 SF
Site Area	+/- 3.84 Acres
Year Built Renovated	1970/1990
Parcel Number	051 245 231 00
Building Use	Warehouse/Light Industrial
Zoning	City of Three Rivers; I-2 Industrial
Auto Trailer Parking	On Site
Rail Served	Possible
Construction Type	Metal
Roof	Membrane
Stories	One
Restroom(s):	Yes; Common Areas
Site Fencing	Yes
HVAC	Gas Forced Air
Power	480 V / 3 Phase
Ceiling Height	20'
Docks	Four (4) Docks
Overhead Doors	Two (2) Overhead Doors

All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.



Property Description

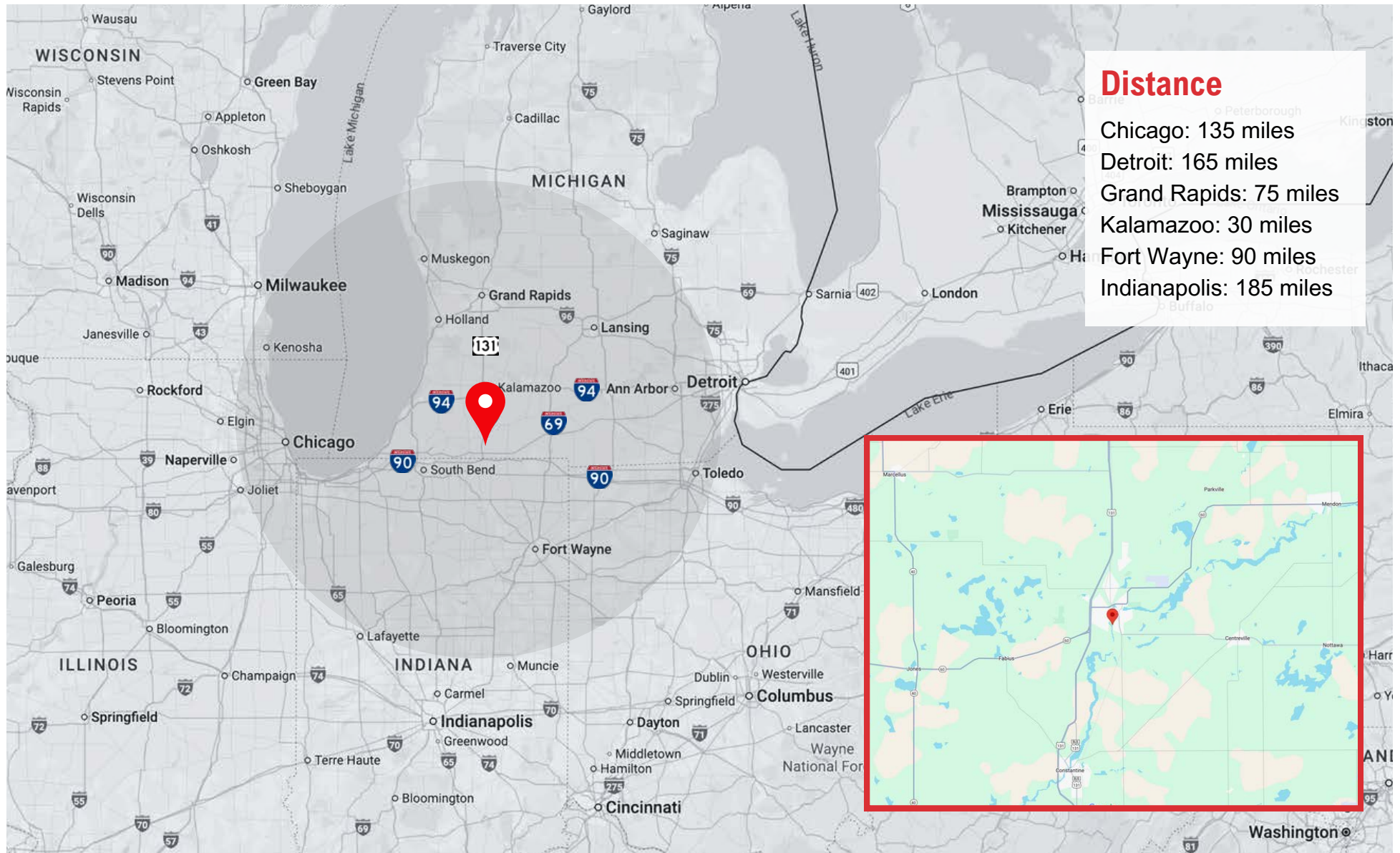
Discover an exceptional opportunity to lease +/-9,990 SF of versatile warehouse/light industrial space ideally suited for warehousing, distribution, or light manufacturing operations.

Located in the heart of Three Rivers' industrial corridor, this well-maintained facility offers a strategic location, robust infrastructure, and flexible usage potential.

Additional Highlights

- Ideal for small businesses, contractors, manufacturers, or logistics operations
- Flexible open floor plan with potential for build-out or customization
- Convenient access to major roadways and regional transportation networks
- Lease subject to landlord's approval of tenant's use and credit

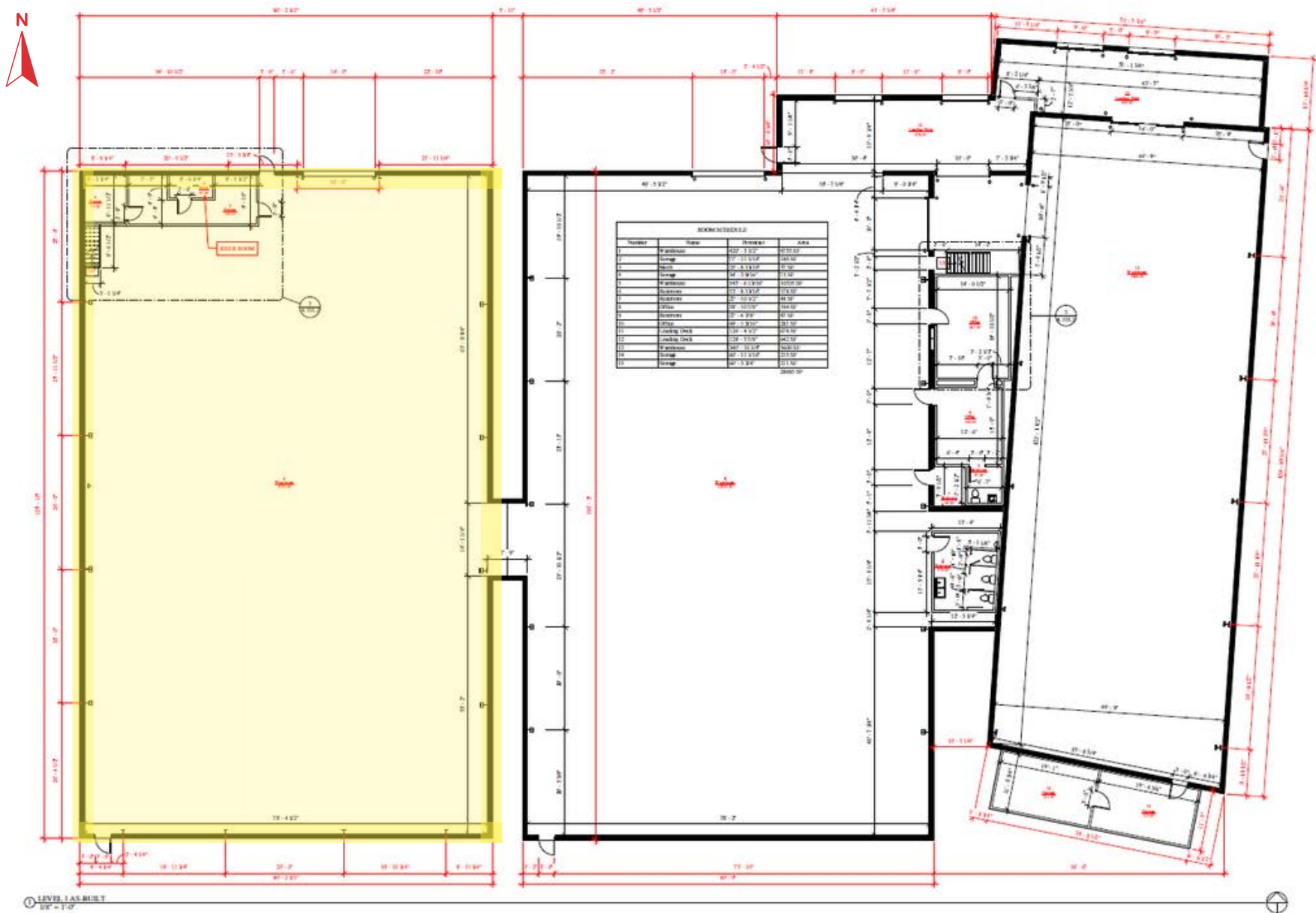
MAP VIEW



SITE AERIAL



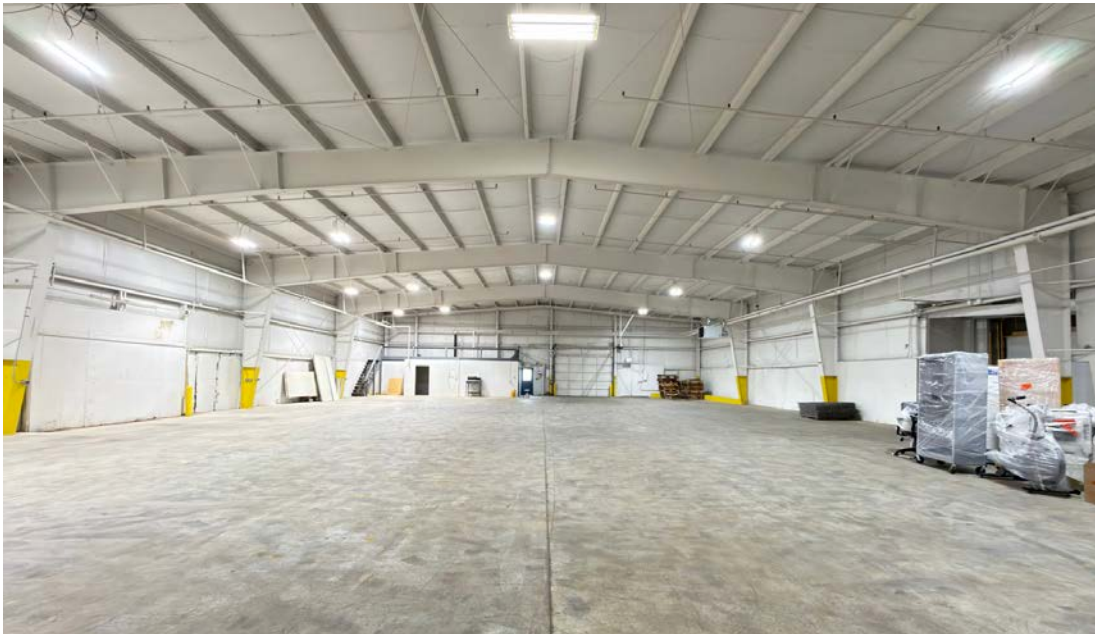
FLOOR PLAN



EXTERIOR



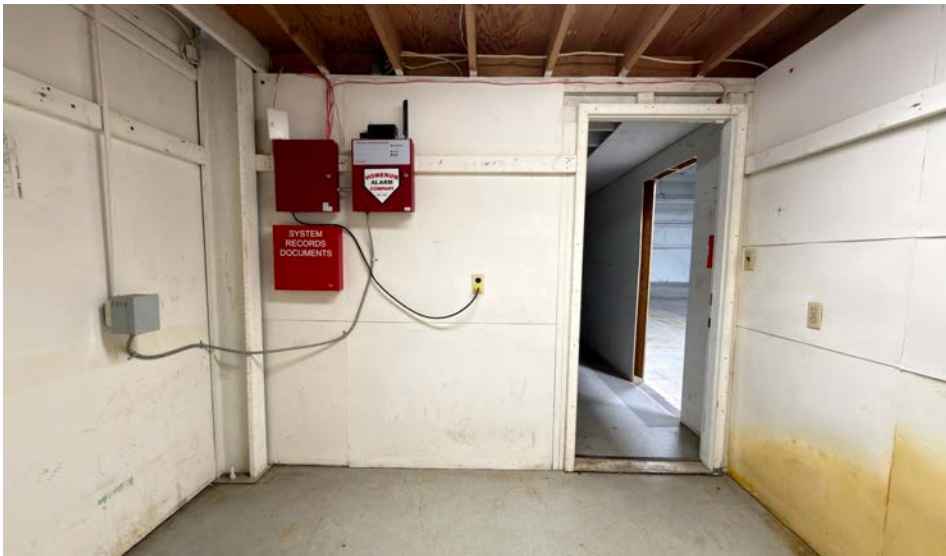
INTERIOR



OFFICE/MEZZANINE



OFFICE



OUR FULL RANGE OF SERVICES

- Real Estate & Development
- Transportation & Logistics
- Warehousing Services
- 3PL & Material Handling
- Heavy Machinery Moving & Rigging
- Cardboard, Paper & Pallet Recycling and Sales
- Landscape, Lawn Care & Snow Removal
- Concrete Flatwork
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing



AUTHORIZED DEALER

New Trailers, Parts & Service





JAMIE CLARK

President
269.207.3081
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TIM MONAHAN

Director of Development
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CORPORATE LOCATIONS

REAL ESTATE HEADQUARTERS

2314 Helen Avenue
Portage, MI 49002
269.323.0717

MILHAM HEADQUARTERS

3700 E. Milham Avenue
Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS

3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405

