

**OFFERING
MEMORANDUM**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Callander
Commercial



5301 PARK CIRCLE DRIVE KALAMAZOO, MICHIGAN

3.3 ACRES | 35,650 SF AVAILABLE

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OFFERING MEMORANDUM DISCLAIMER

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EXECUTIVE SUMMARY

Callander Commercial and Lee & Associates of Michigan have been exclusively retained by ownership as its exclusive advisor in the sale of 5301 Park Circle Drive, 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 Drive is uniquely positioned in the West Michigan market, offering easy access to Michigan's primary logistical transportation route connecting Detroit and Chicago.

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 Callander Commercial and Lee & Associates of Michigan 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, David Keyte and Dan Flynn

Property 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

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

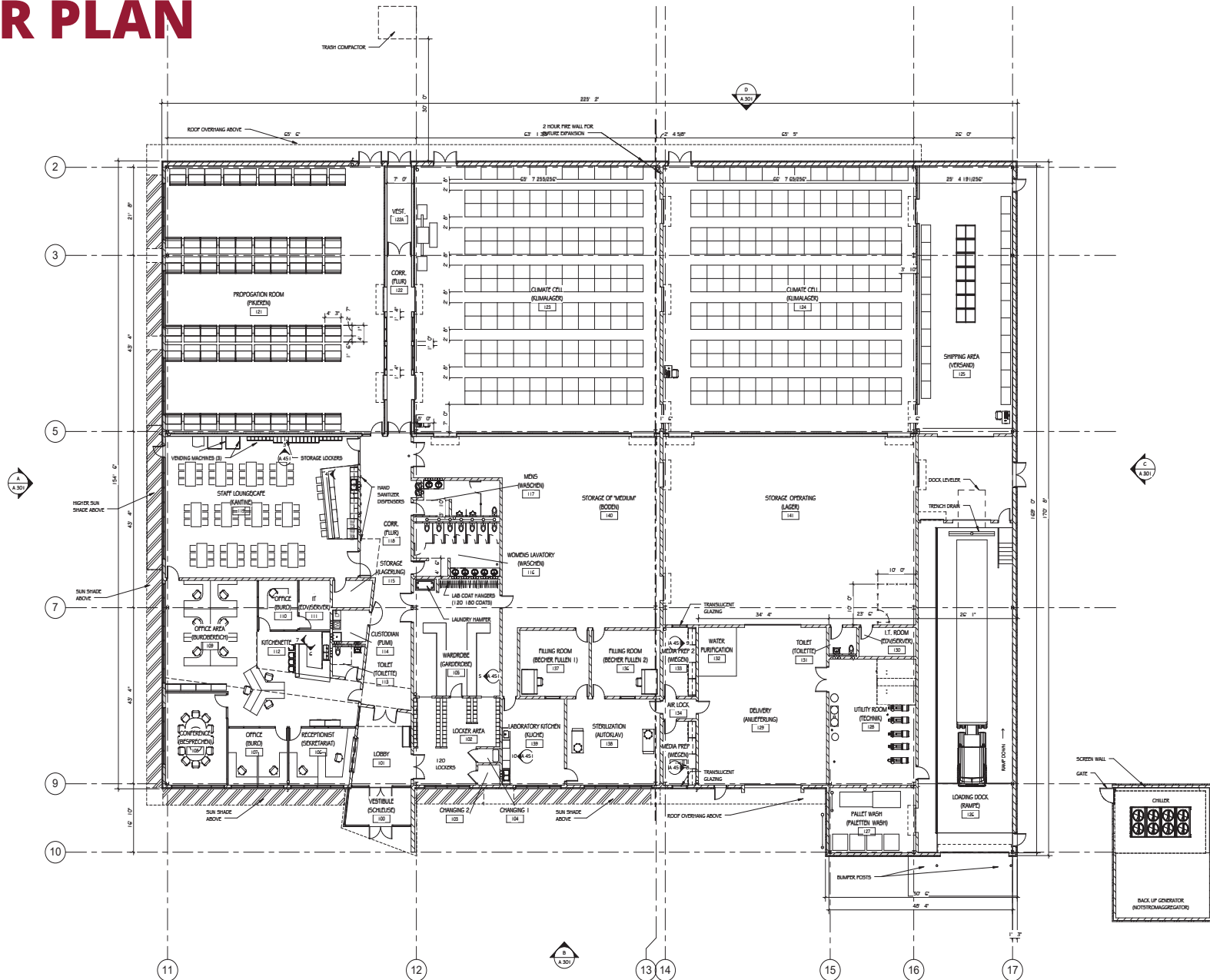
TAXES

SUBJECT TO OFFER

PURCHASE PRICE

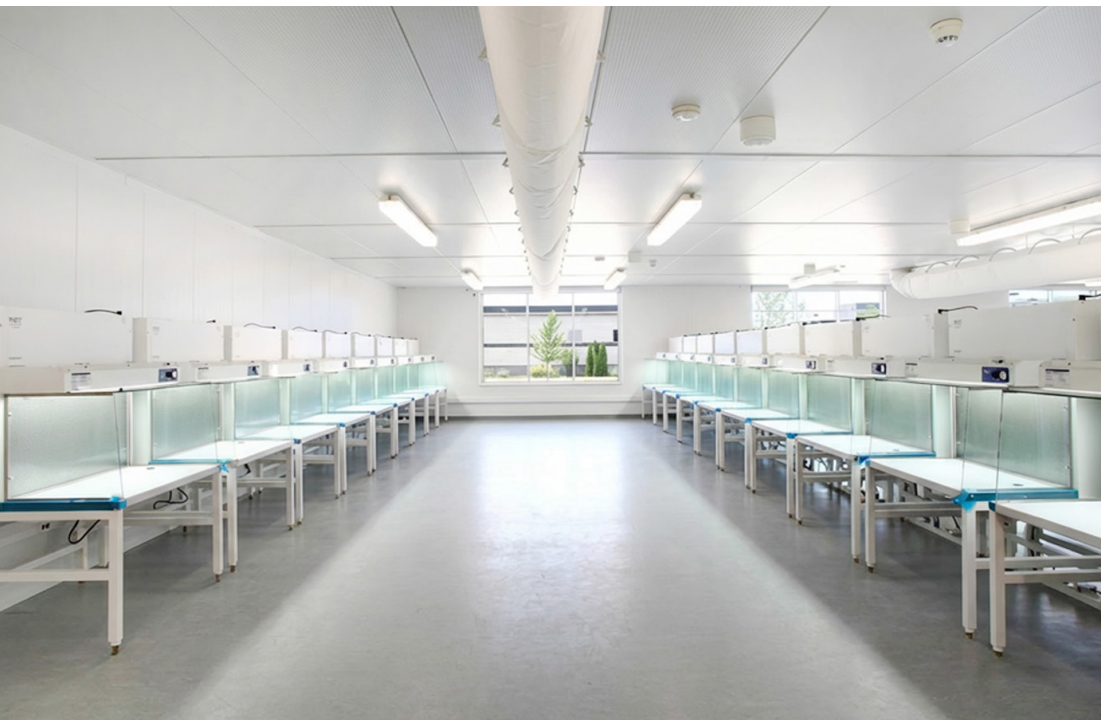


FLOOR PLAN

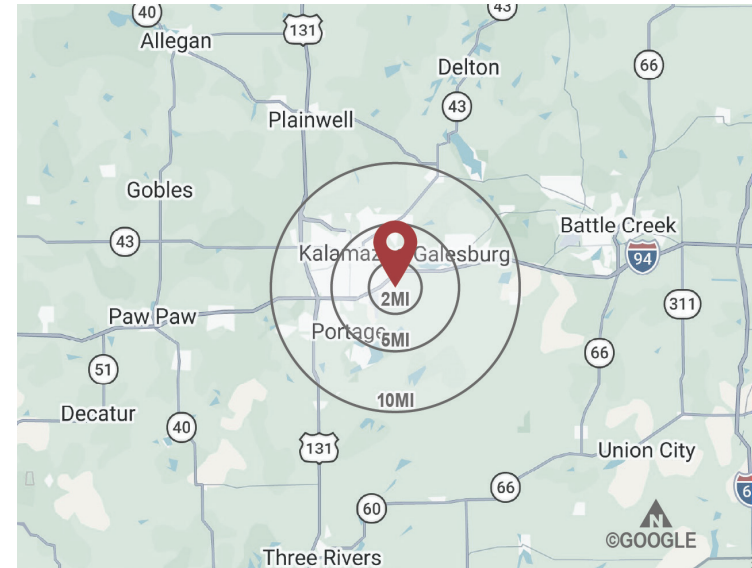


LOCATION MAP



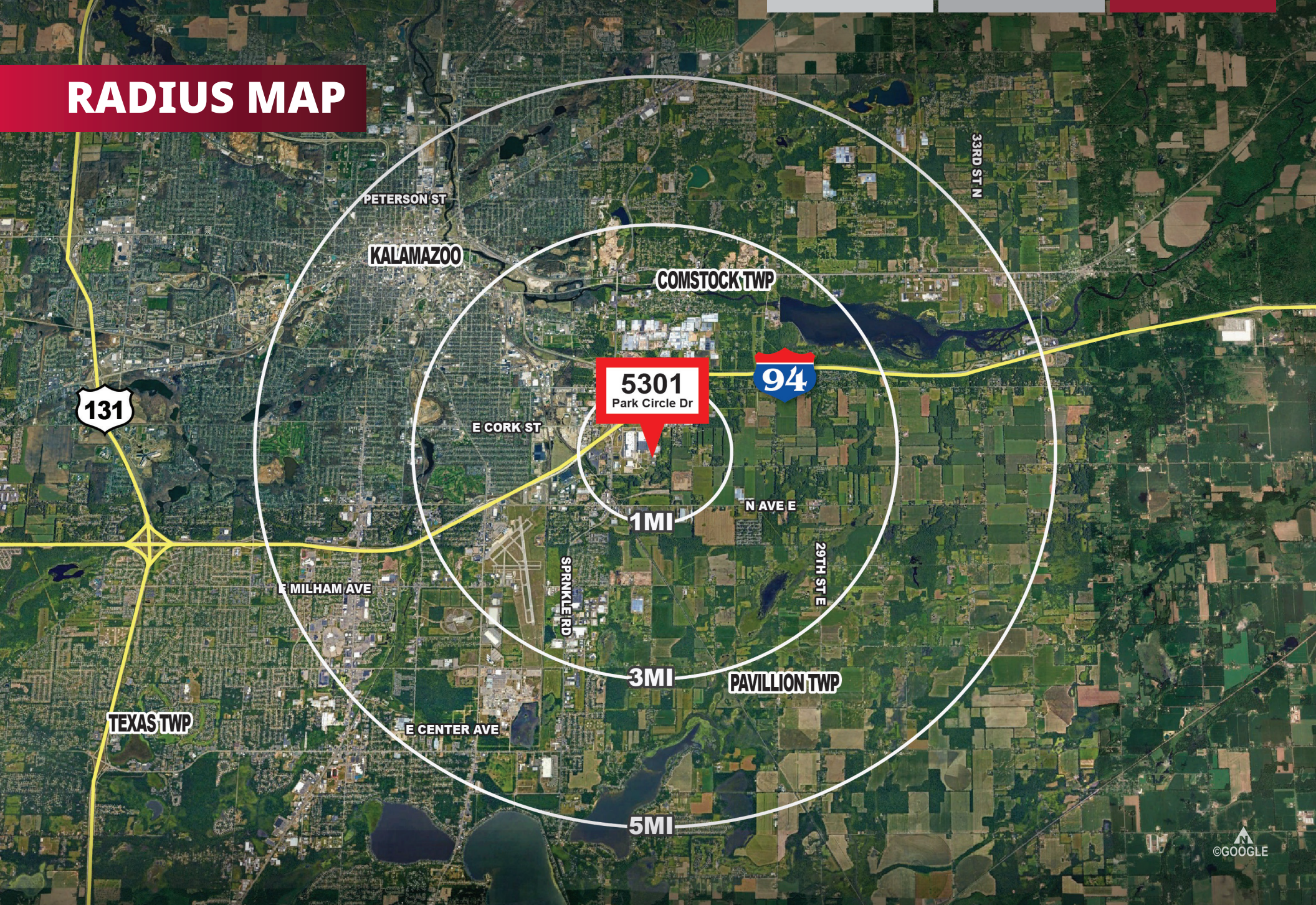


DEMOGRAPHICS



	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

RADIUS MAP



PROPERTY PHOTOS



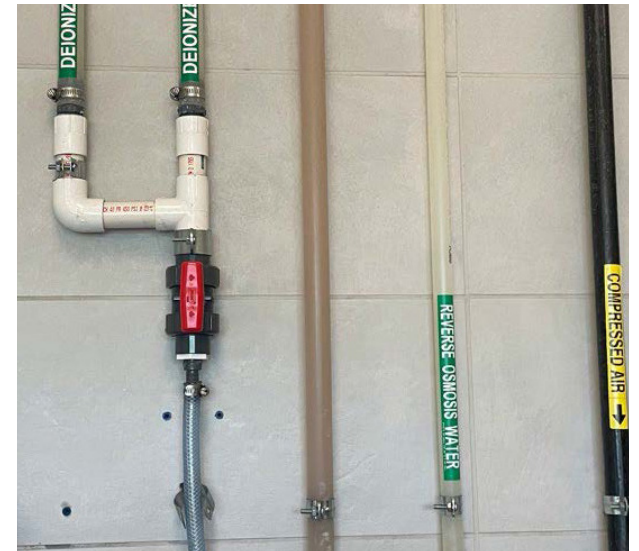
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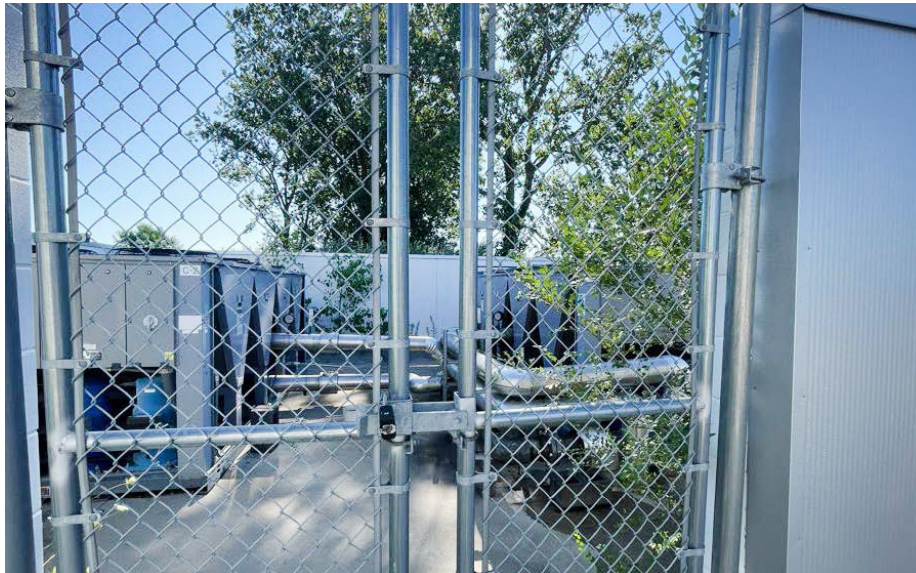
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