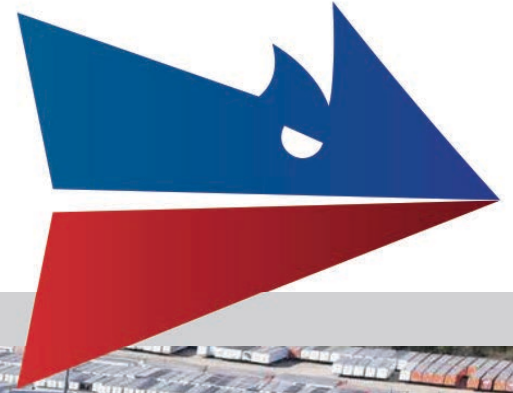


Available for Lease

265 E. Broadway Street | Three Rivers, MI



+/- 100,000 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	+/- 100,000 SF
Total Building Size	+/- 255,000
Site Size	+/- 6.691 Acres
Year Built Renovated	1902
Parcel Number	051-299-041-00
Building Use	Warehouse / Industrial
Zoning	City of Three Rivers; I-1
Auto Trailer Parking	Yes
Rail Served	No
Construction Type	Steel/Brick exterior
Roof	Rubber
Fire Suppression	Yes; Wet System
Site Fencing	No
HVAC	Gas
Industrial Area Lighting	LED Lighting
Power	3 Phase/480 V
Bay Size Column Spacing	16'
Ceiling Clearance	8'-25'
Docks Wells	Three (3)
Grade Doors	One (1) Interior

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.



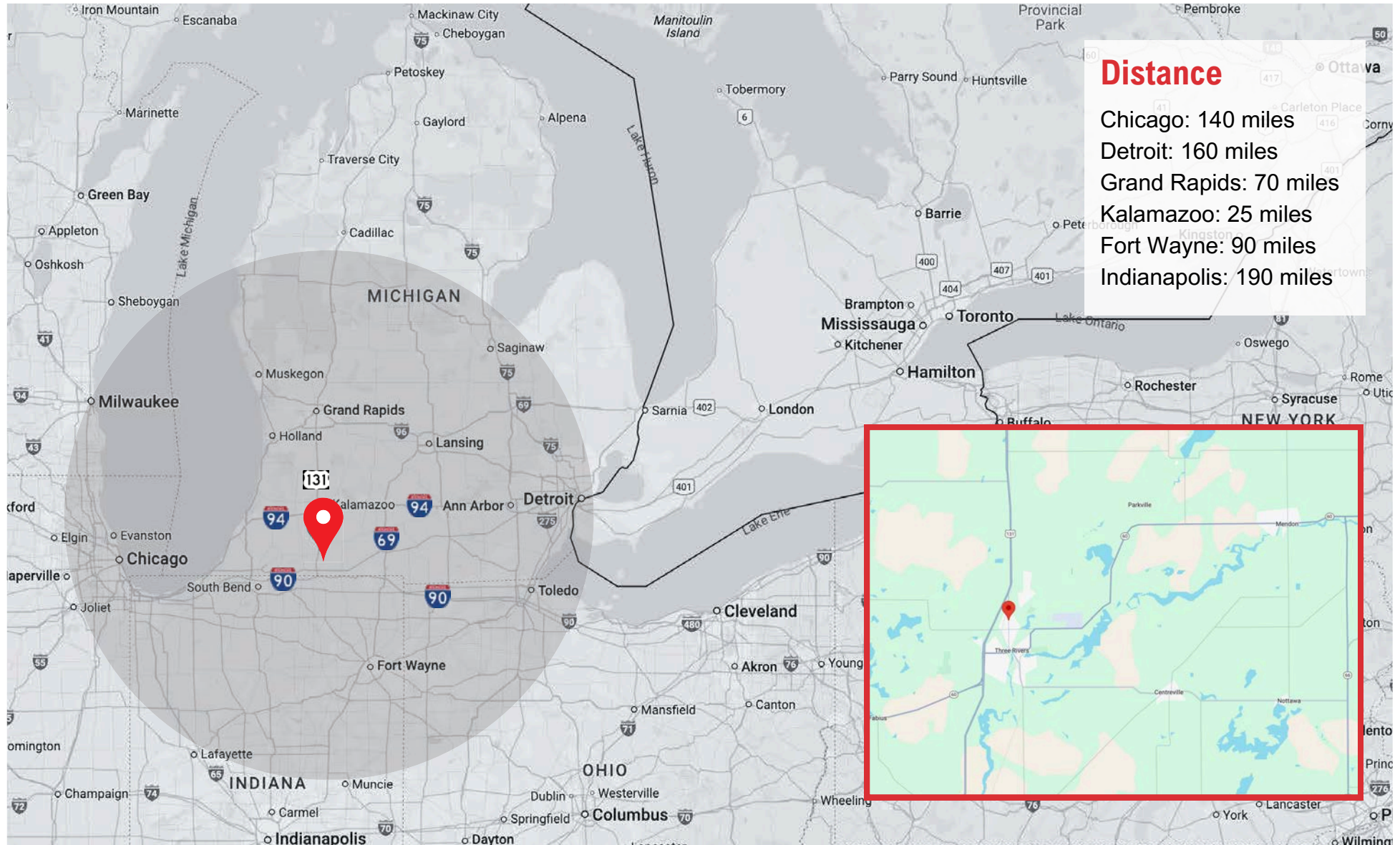
Property Description

Strategically located near US-131 and other major routes, this versatile industrial facility offers up to +/- 100,000 SF of space for lease in the heart of Three Rivers, Michigan. Zoned I-1, the property features trailer parking, three (3) loading docks, and one (1) grade-level door—ideal for warehousing, manufacturing, or distribution needs.

Several distinct areas, including warehousing and light manufacturing space, are available, providing flexibility for a variety of uses. Ceiling heights range from 8' to 25', supporting diverse operational needs. The facility is equipped with a wet fire suppression system and offers a functional layout with logistical advantages, making it well-suited for industrial tenants.

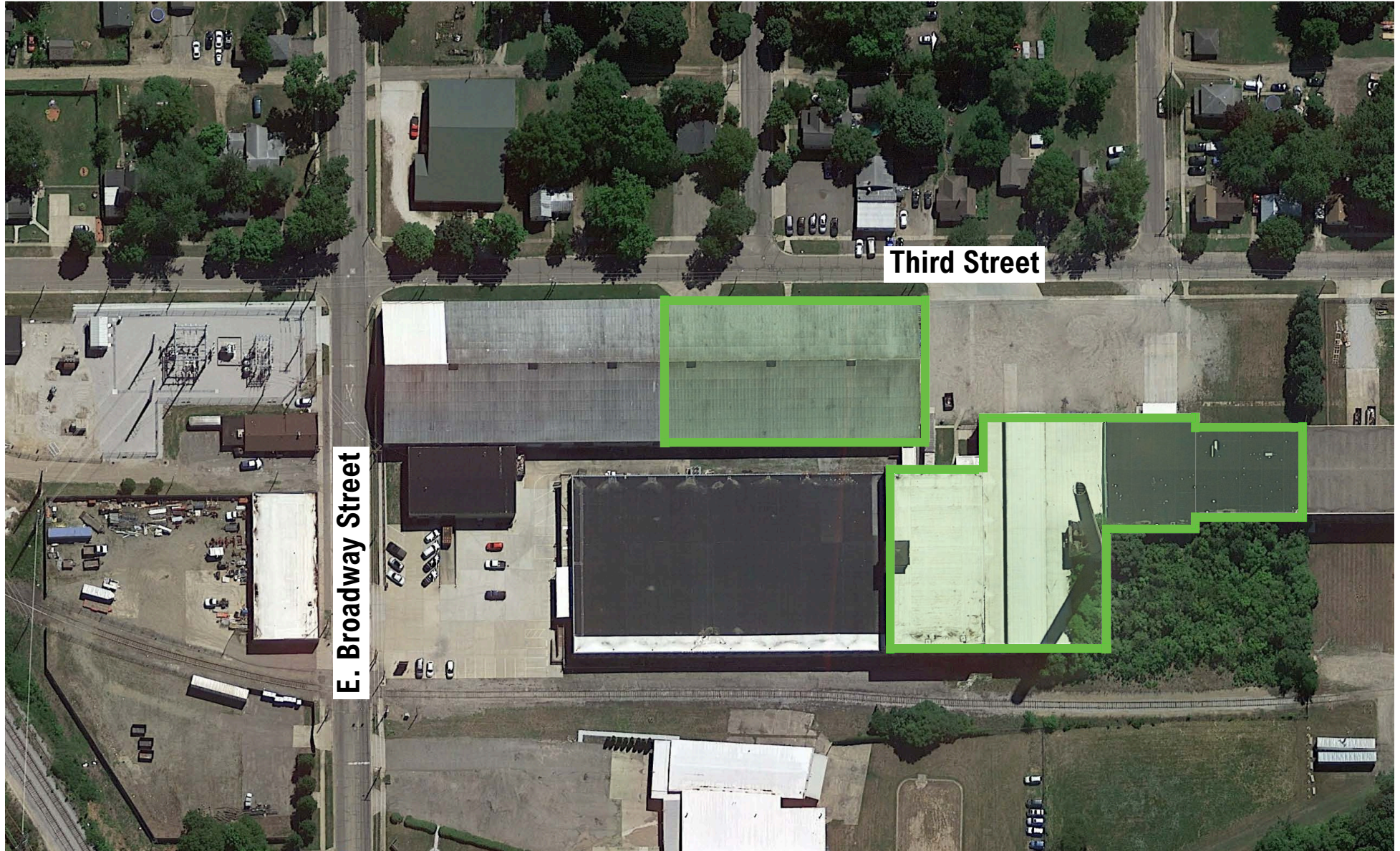
A strong option for businesses seeking scalable space with excellent connectivity. Clark Logic also owns multiple industrial properties in Three Rivers and the surrounding areas, offering the potential for future expansion and operational flexibility.

MAP VIEW

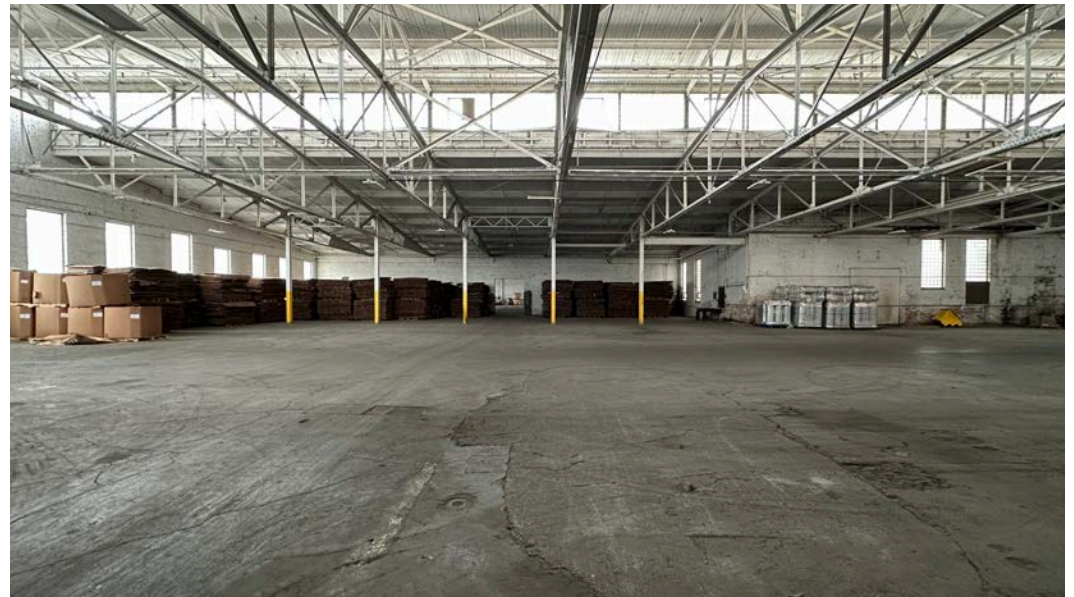
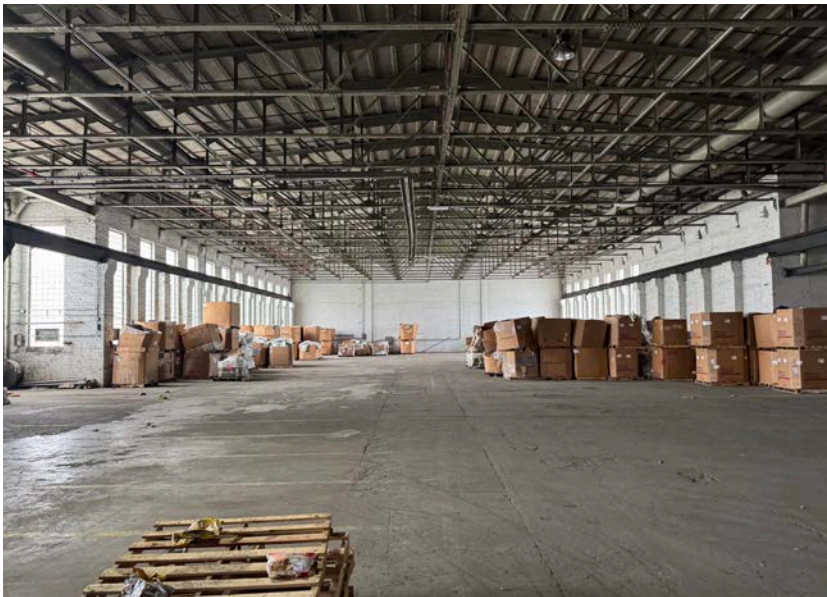


SITE AERIAL

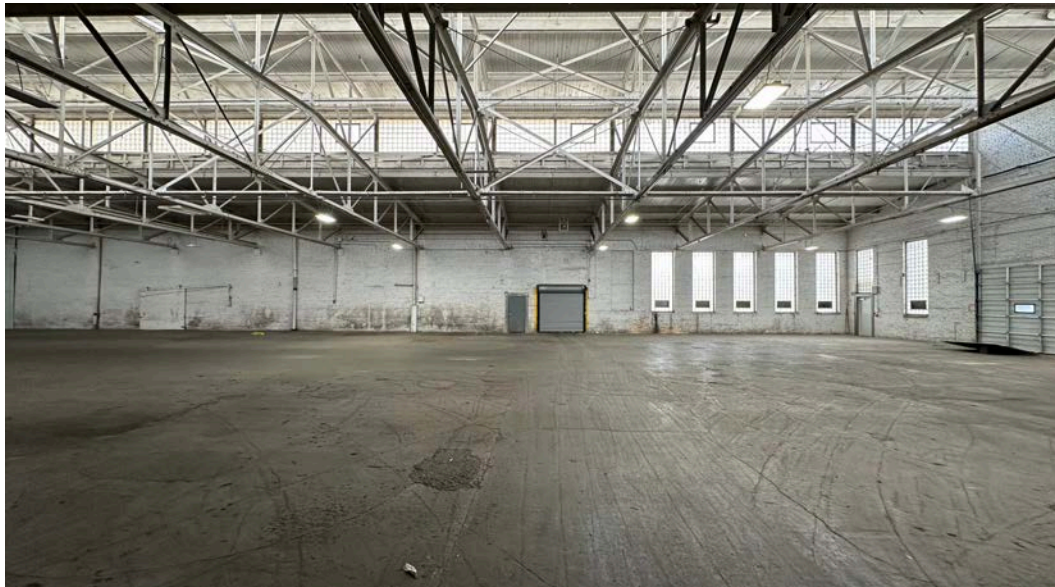
Space Available for Lease



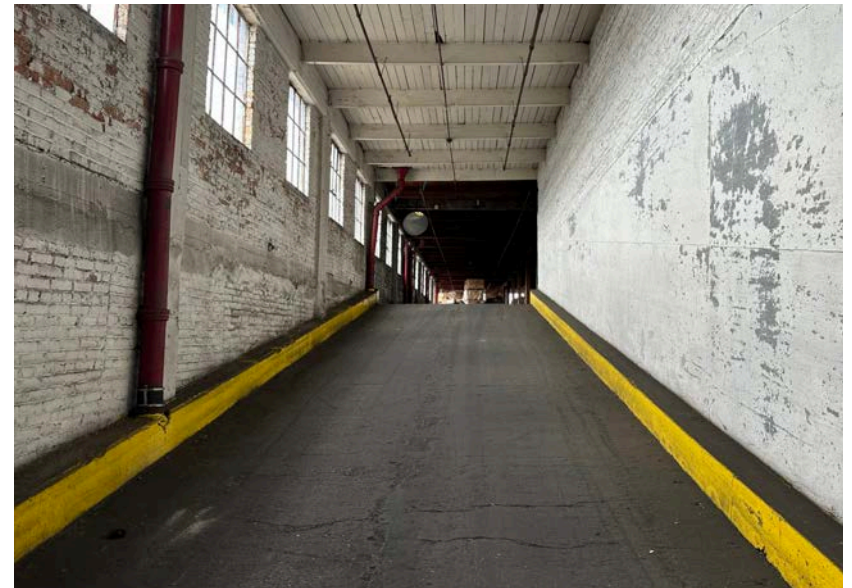
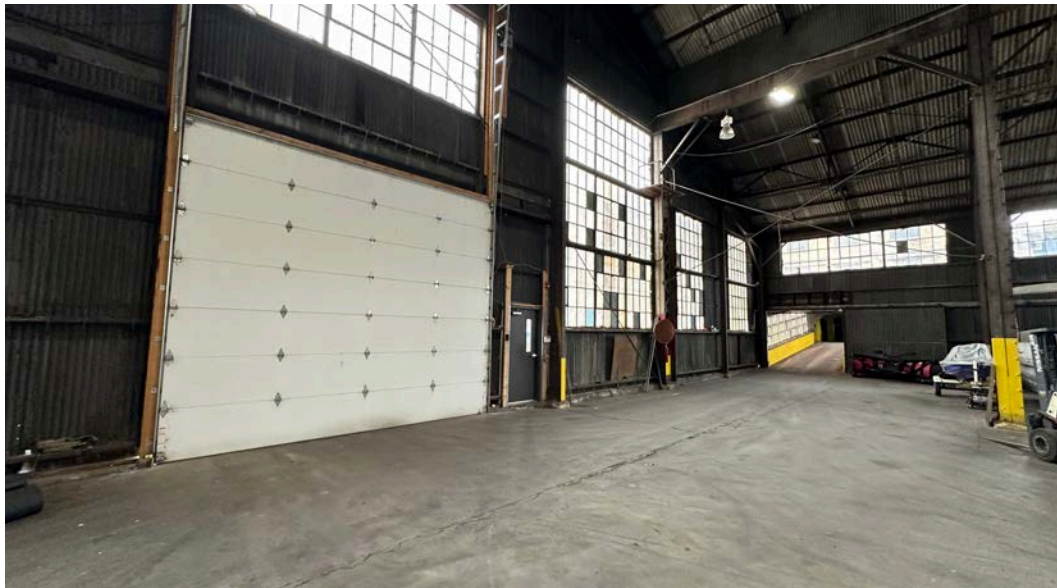
WAREHOUSE



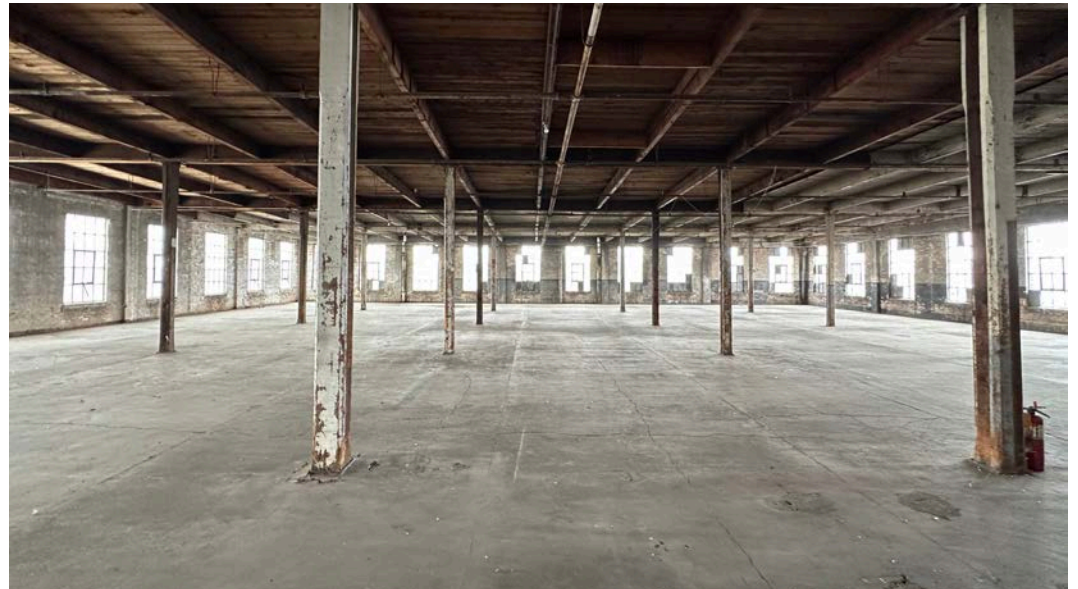
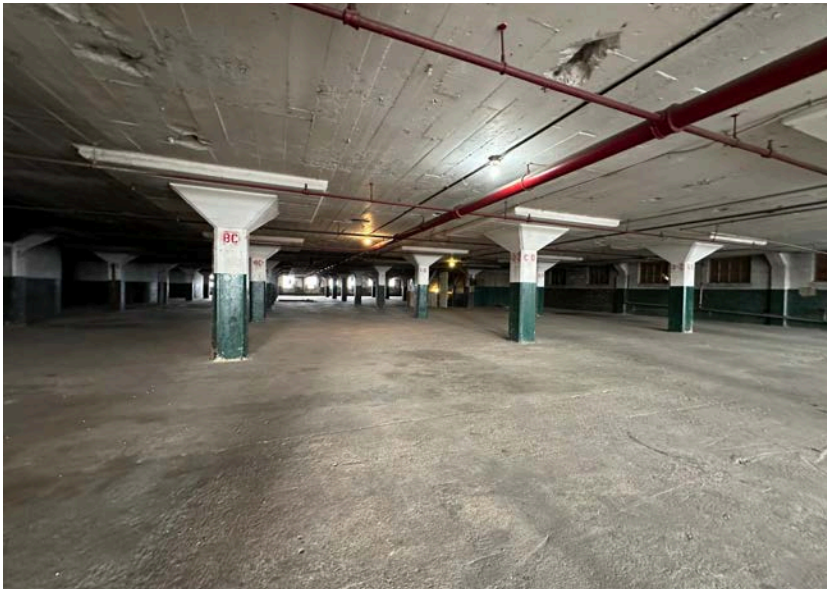
WAREHOUSE



WAREHOUSE



WAREHOUSE



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
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing



AUTHORIZED DEALER

New Trailers, Parts & Service





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