

# Available for Lease

265 E. Broadway Street | Three Rivers, MI



**+- 100,000** AVAILABLE  
SQUARE FEET

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## 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.*



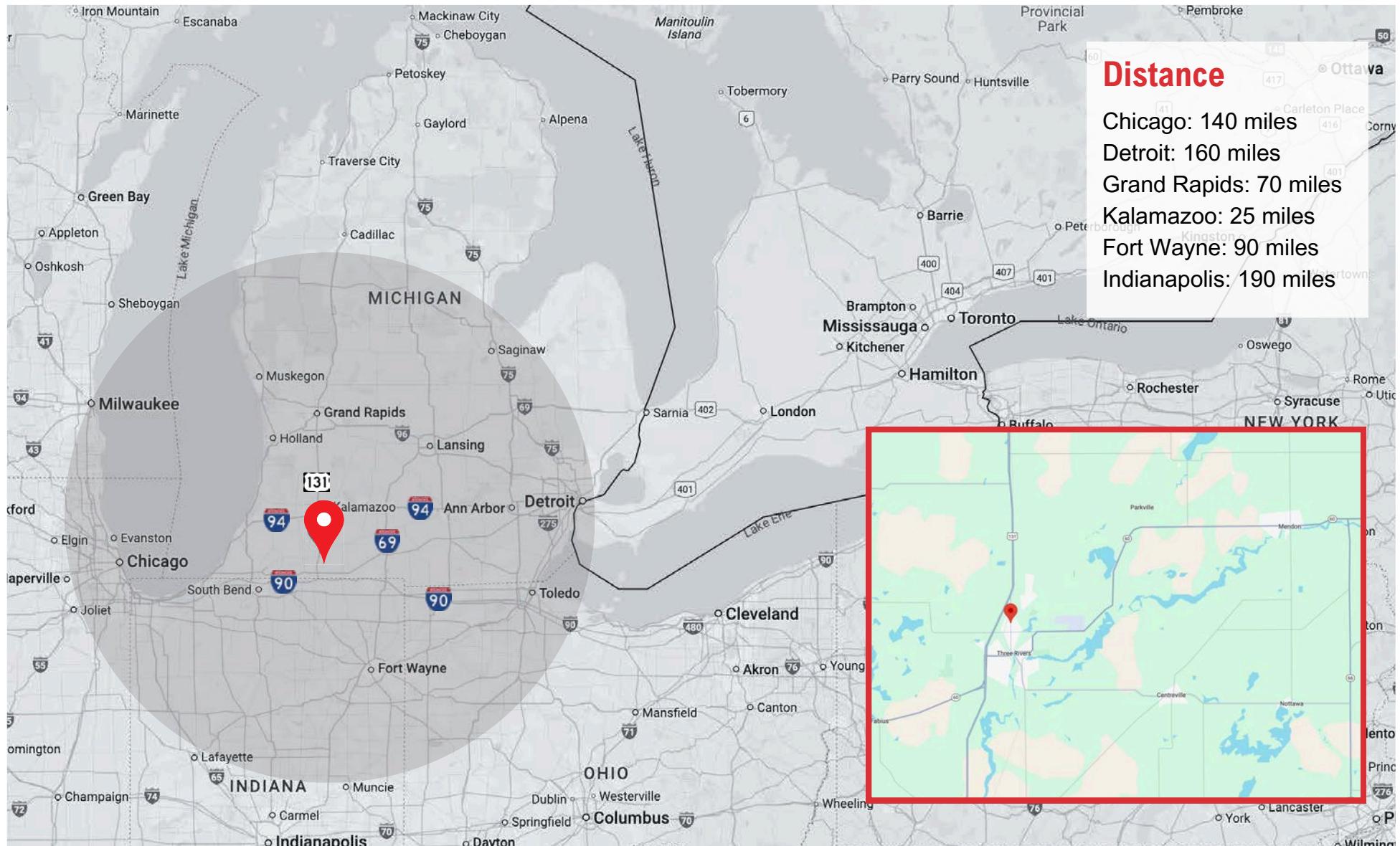
## Property Description

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.

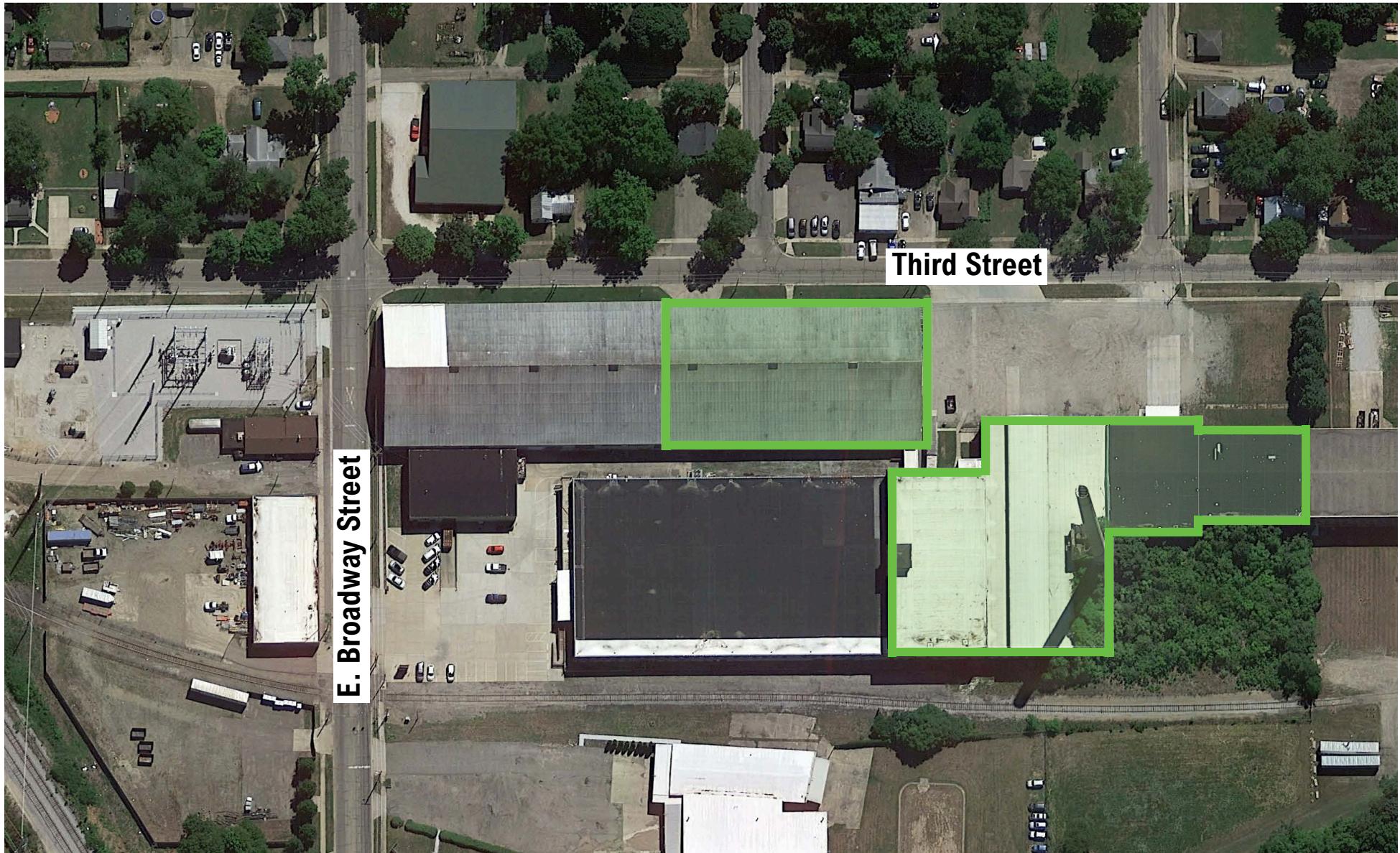
A strong option for businesses seeking scalable space with excellent connectivity. Clark Logic also owns multiple industrial properties in Three Rivers and the surrounding areas, offering the potential for future expansion and operational flexibility.

# MAP VIEW



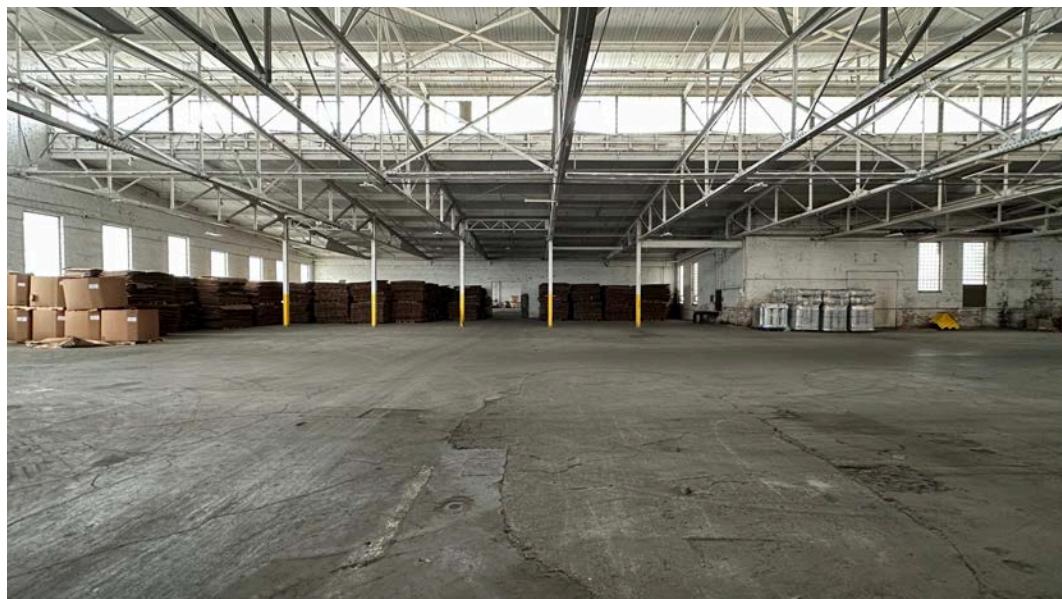
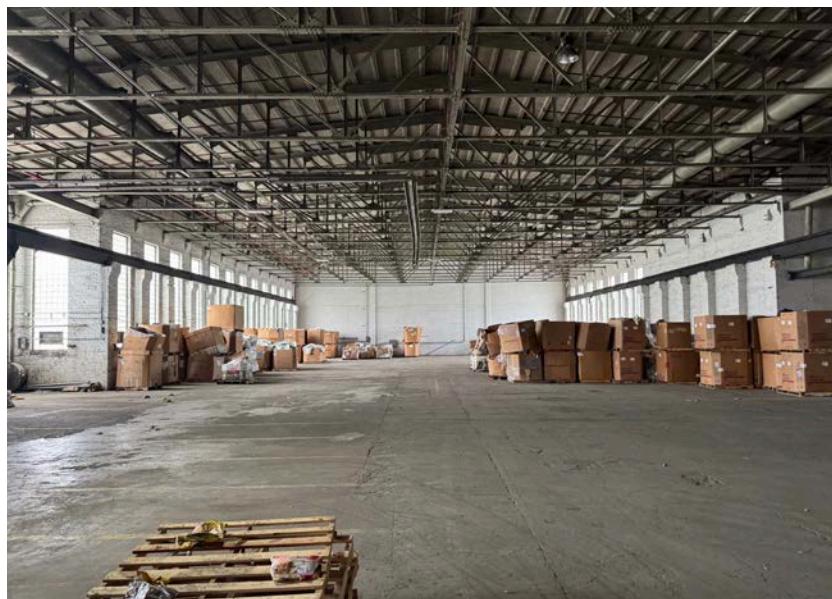
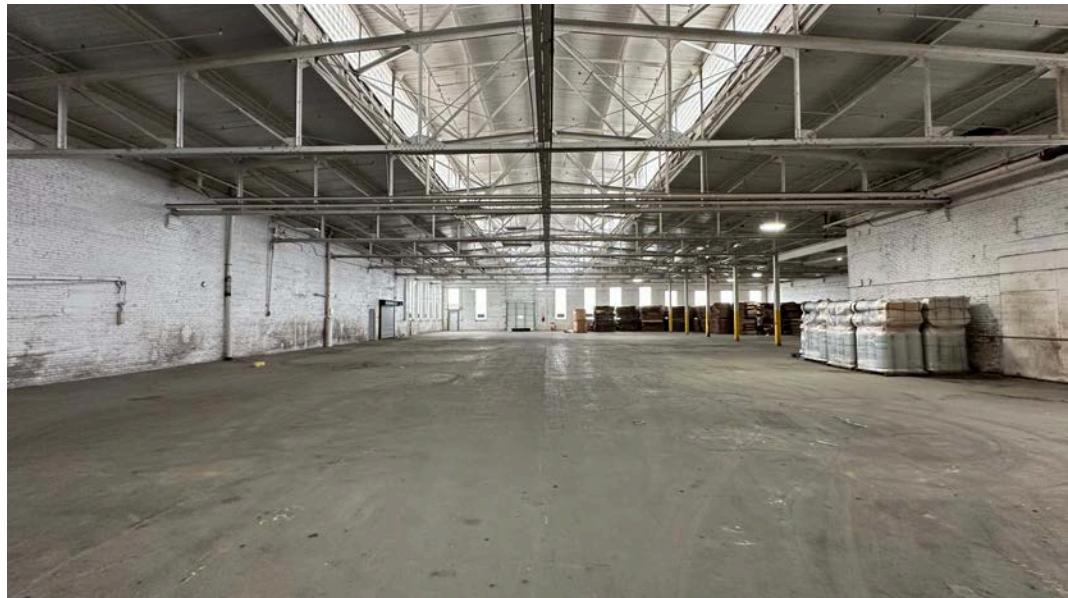
# SITE AERIAL

Space Available for Lease



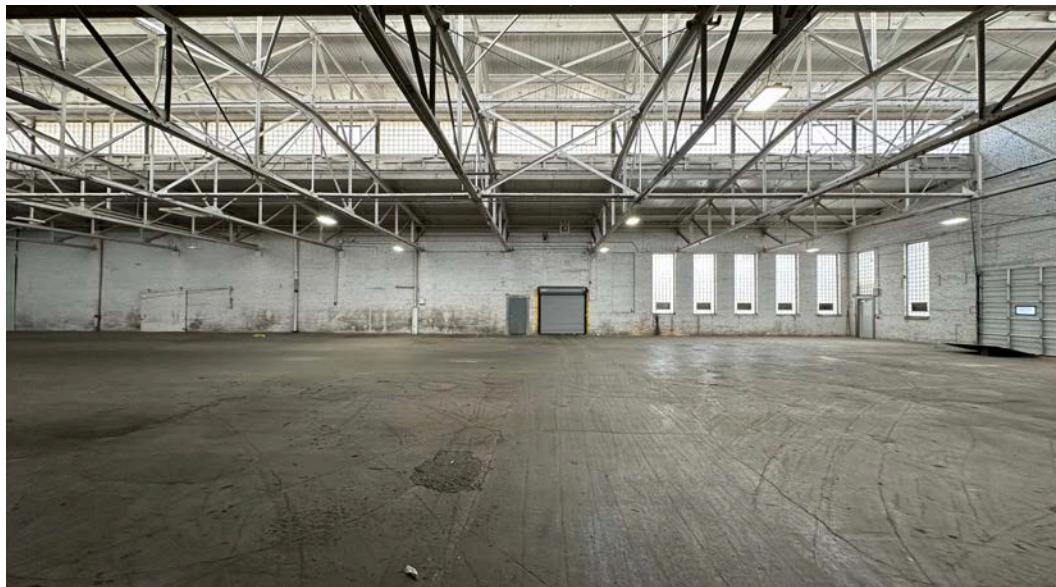
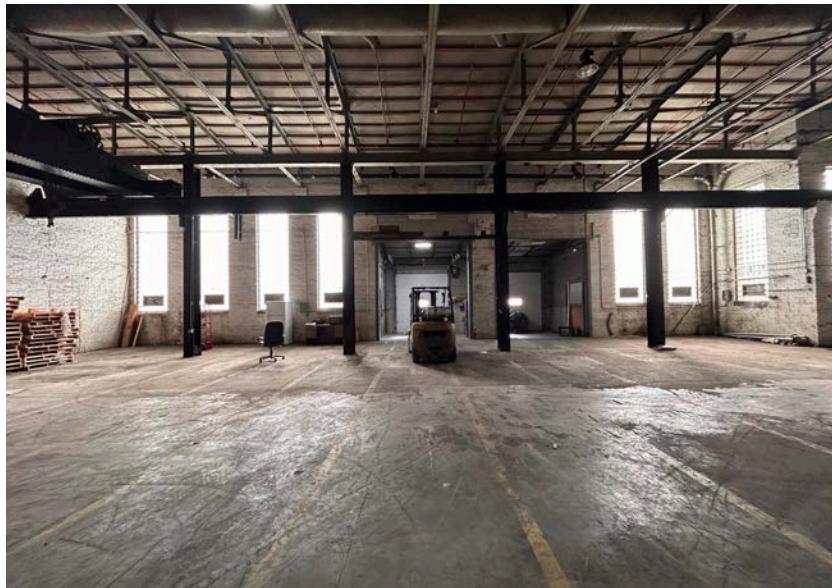
# WAREHOUSE

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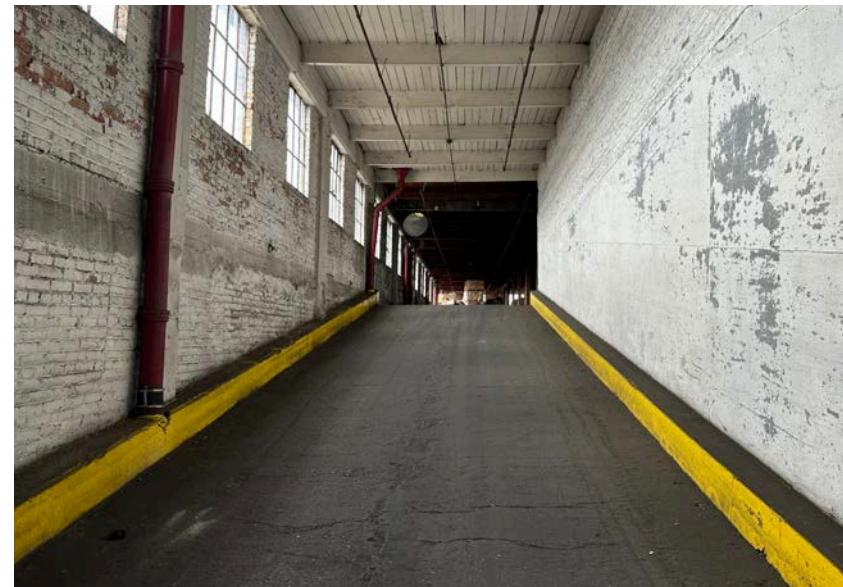
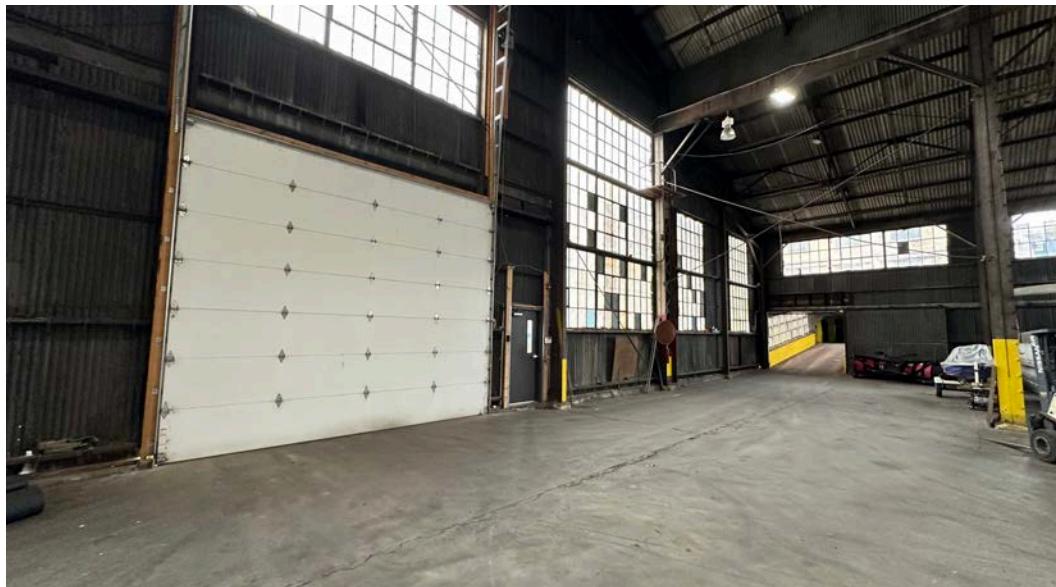
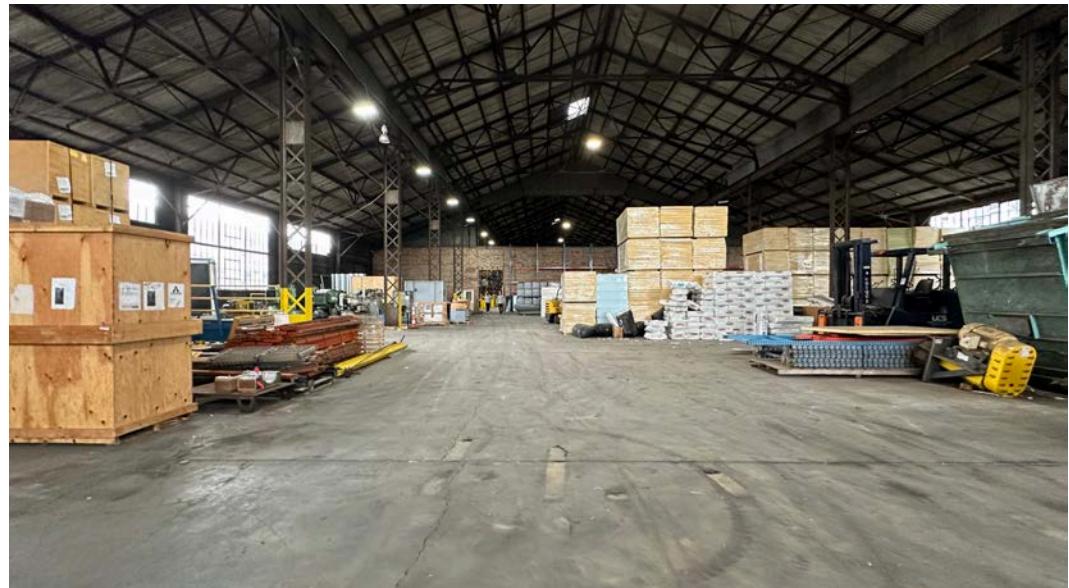
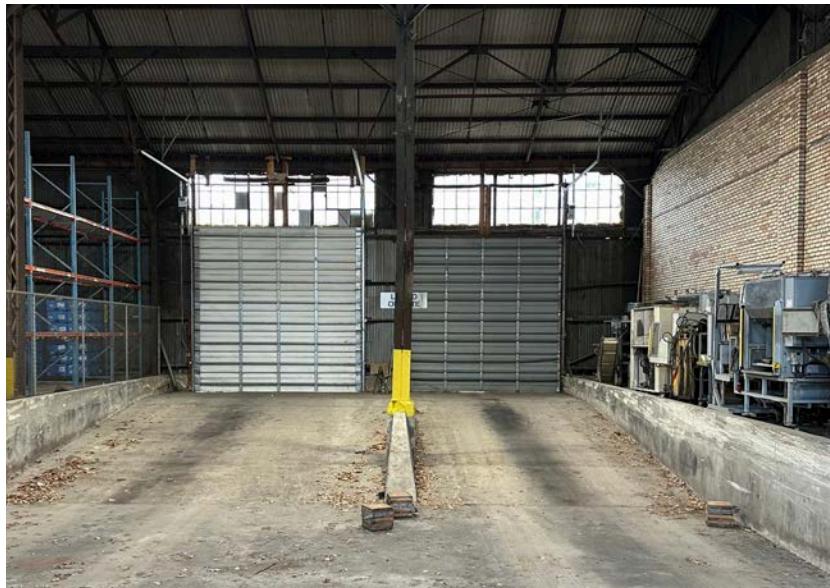
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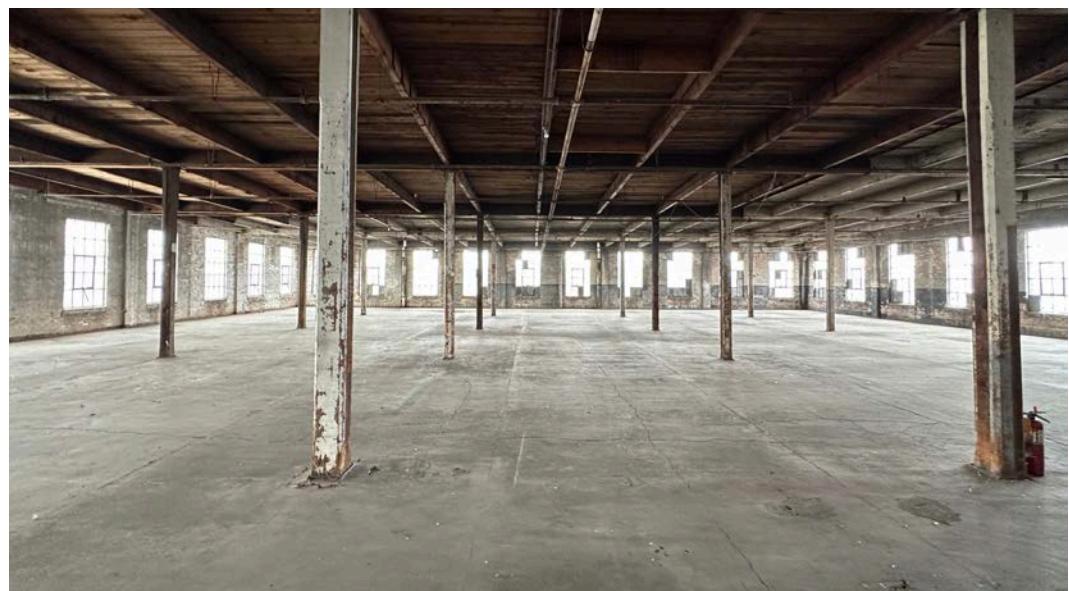
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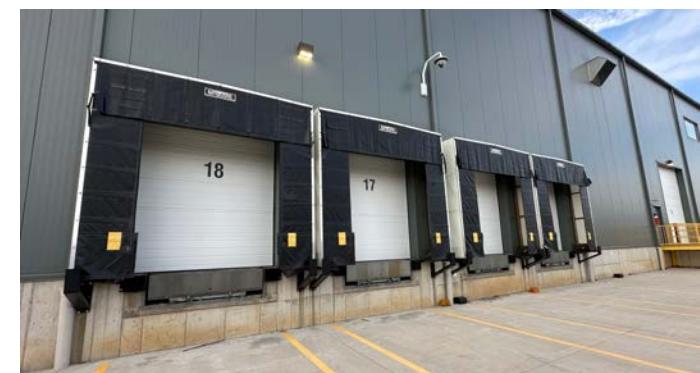
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- Landscape, Lawn Care & Snow Removal
- Semi Trailer & Container Rental and Sales
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**AUTHORIZED DEALER**

New Trailers, Parts & Service





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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

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Kalamazoo, MI 49001  
269.279.7405

