



**Retail | For Lease | 2,080 SF**

## Overview

Brand new building on the corner of Sprinkle and Waruf (across from the new Louie's Lake Bar & Grill) in south Portage. This suite has never been occupied and ready for a new tenant. The suite has a 16' overhead door for deliveries, a customer service counter, private office and restroom and small kitchenette. This building is in the B-3 zoning so there must be a sales component to the business to be allowed in this zoning. High exposure and easily accessible to I-94.

**Portage Retail Building w/warehouse  
Portage, Michigan**

**8939 S Sprinkle Road  
Portage, MI 49024**

**Lease Price** \$11.00/SF Modified

**Sandy Edwards, CCIM**  
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## PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Portage
Available for Lease:	2,080 SF
Office SF:	200 SF
Buildings / Units:	1 Building / 2 Units
Total Acres:	0.35 Acres
Lot Dimensions:	112' x 132'
Year Built:	2025
Zoning Code / Description:	B-3 / General Business District
Construction:	Metal / Steel
Sewer / Water:	Public / Public
Heat Type / Source:	Central / Gas
Parking # / Type:	3 / Asphalt
Restrooms:	1 / Per Unit
Air Conditioning:	Gas Forced
Tenant Pays:	Gross + Utilities



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## INTERIOR PHOTOS

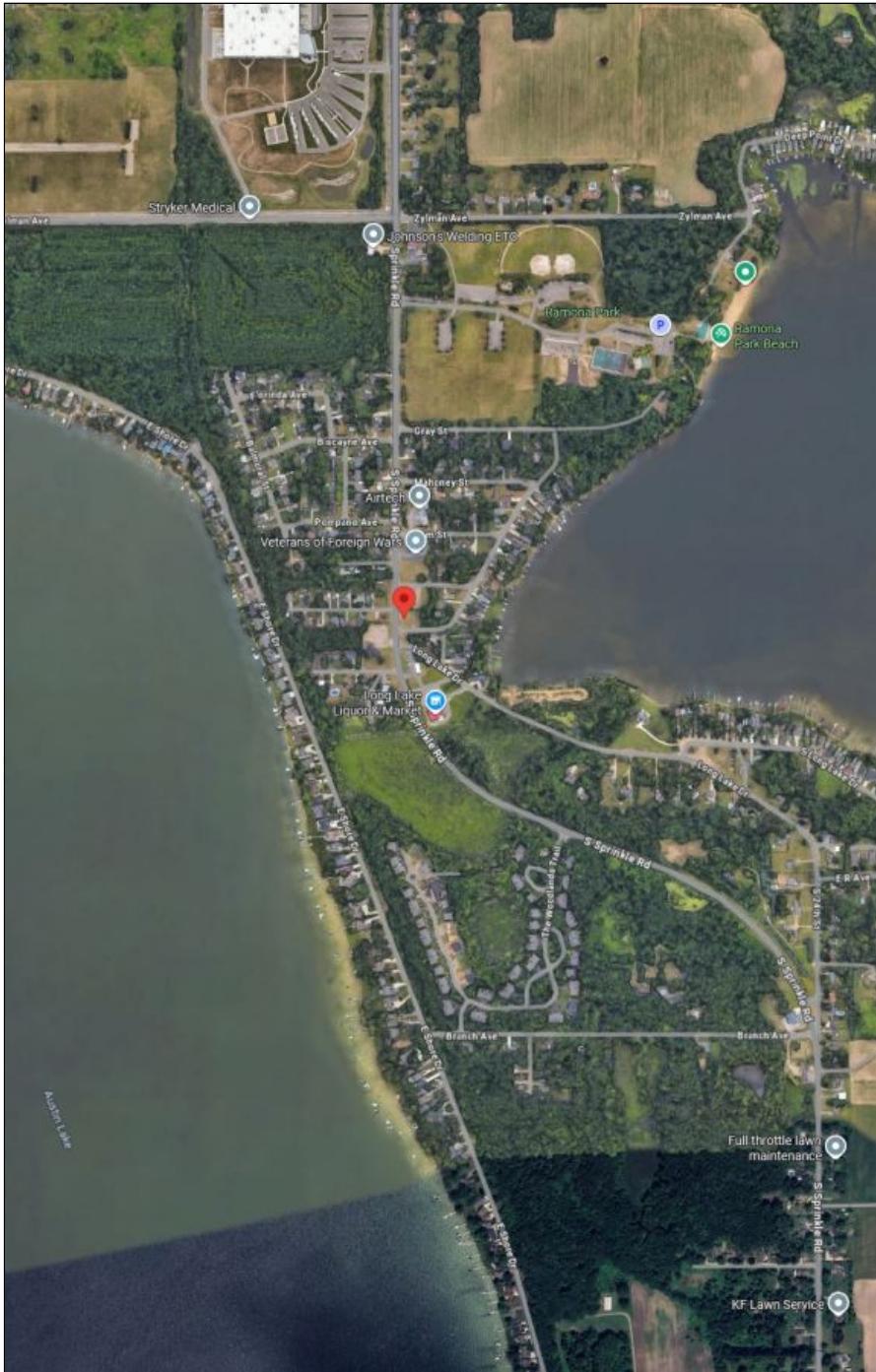


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## AERIAL LOCATION MAP



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