



Land | For Sale | 9.70 Acres

Ready to Develop Fuel Site
Southwest Michigan's Newest
Industrial Corridor

3006 C Douglas Avenue
Kalamazoo, MI 49006

Overview

Rare opportunity to acquire a 9.7-acre site-planned fuel station pad at Kalamazoo's newest industrial corridor. Positioned adjacent to a planned 500,000 SF commercial development and minutes from Graphic Packaging's regional facility, this site benefits from exceptional co-tenancy and strong built-in customer demand. Direct access to US-131 and I-94 via a newly constructed overpass ensures maximum visibility and convenience for fuel-dependent traffic.

Sale Price

\$2,400,000

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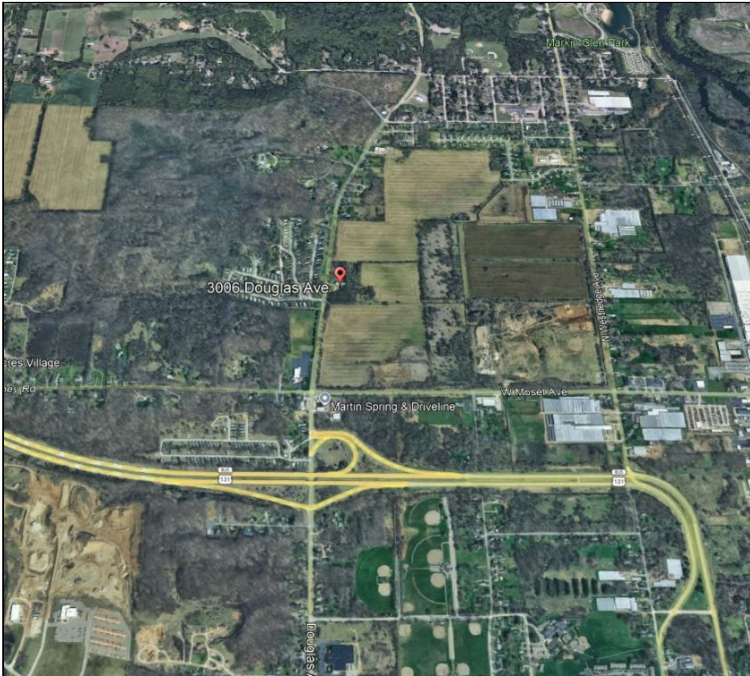




PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Kalamazoo Township
Total Acres:	9.70 Acres
Recommended Use:	Vacant Land / Build-to-Suit / Commercial / Retail
Zoning Code / Description:	C-1 / Commercial Corridor
Between Streets:	Corner of Mosel and Douglas
Street Type:	Paved Public
Utilities at the Road:	Gas and Electric
Utilities Available:	All Public Utilities



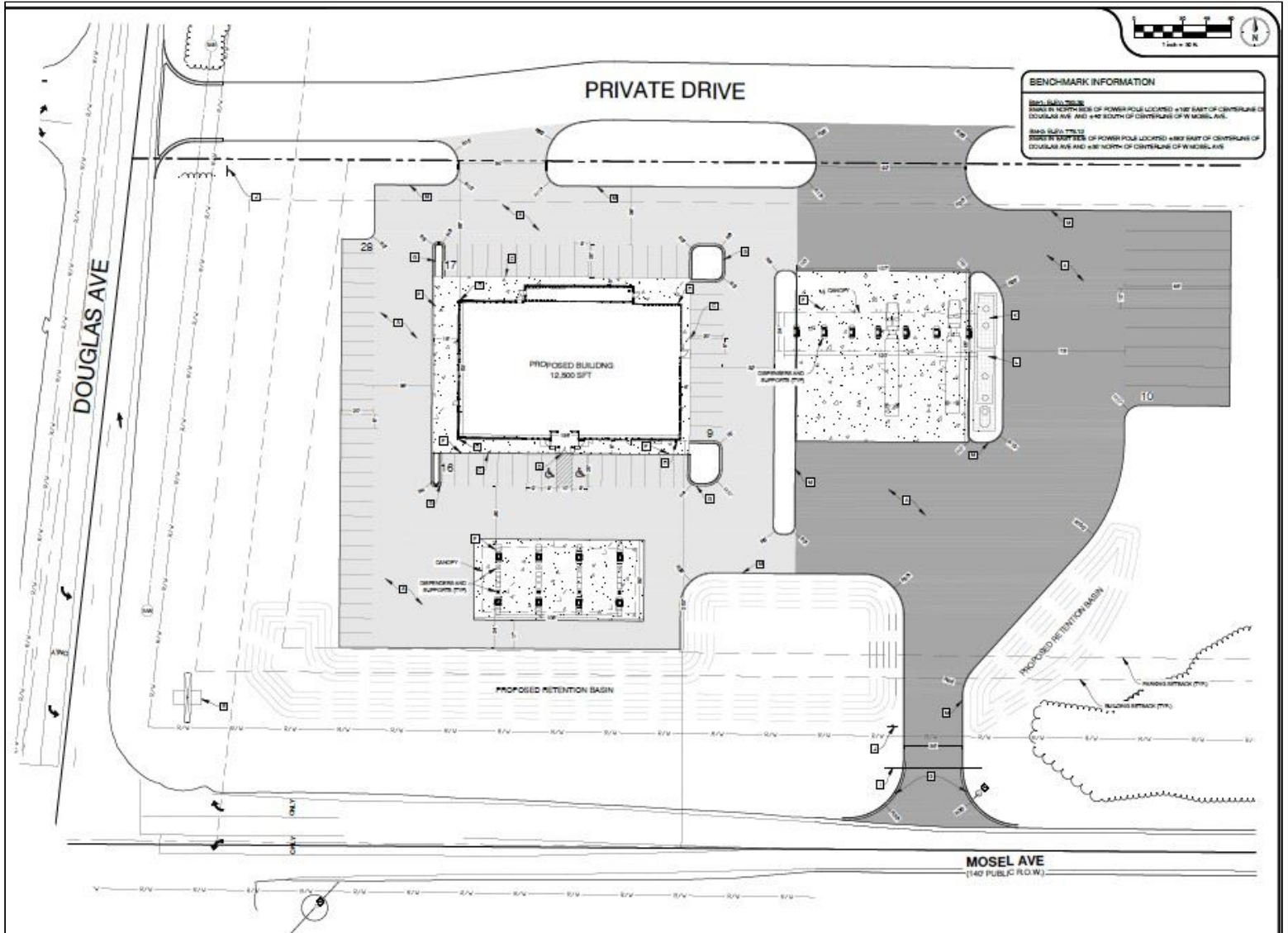
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SITE PLAN



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