

INDUSTRIAL BUILDING FOR SALE

1325 Airport Road | Niles, MI 49120



Excellent Midwest Location in the Niles Industrial Park With Fenced Outdoor Storage Yard

- Building Size:** 13,760 SF
- Land:** 3.93 Acres
- Zoning:** M - Manufacturing
- Power:** 200 and 800 amp/480 volt/3-phase/4-wire
- HVAC:** Gas-fired ceiling-suspended heaters and combination units. Newer air-forced system in office, new ceiling fans.
- Lighting:** LED, fluorescent, incandescent, and/or halide light fixtures
- Reduced Price:** \$499,000 (\$550,000)

Details:

This 13,760 SF Industrial manufacturing/warehouse building is on 3.93 acres. It is equipped with two 14' overhead doors and one 8' overhead door. The property has an outdoor storage yard and is located in the Niles Industrial Park with close proximity to local and regional airports. This property is a one-day truck drive to approximately 80% of the United States and Canada and about 1 hour from the Indiana Sea Port.

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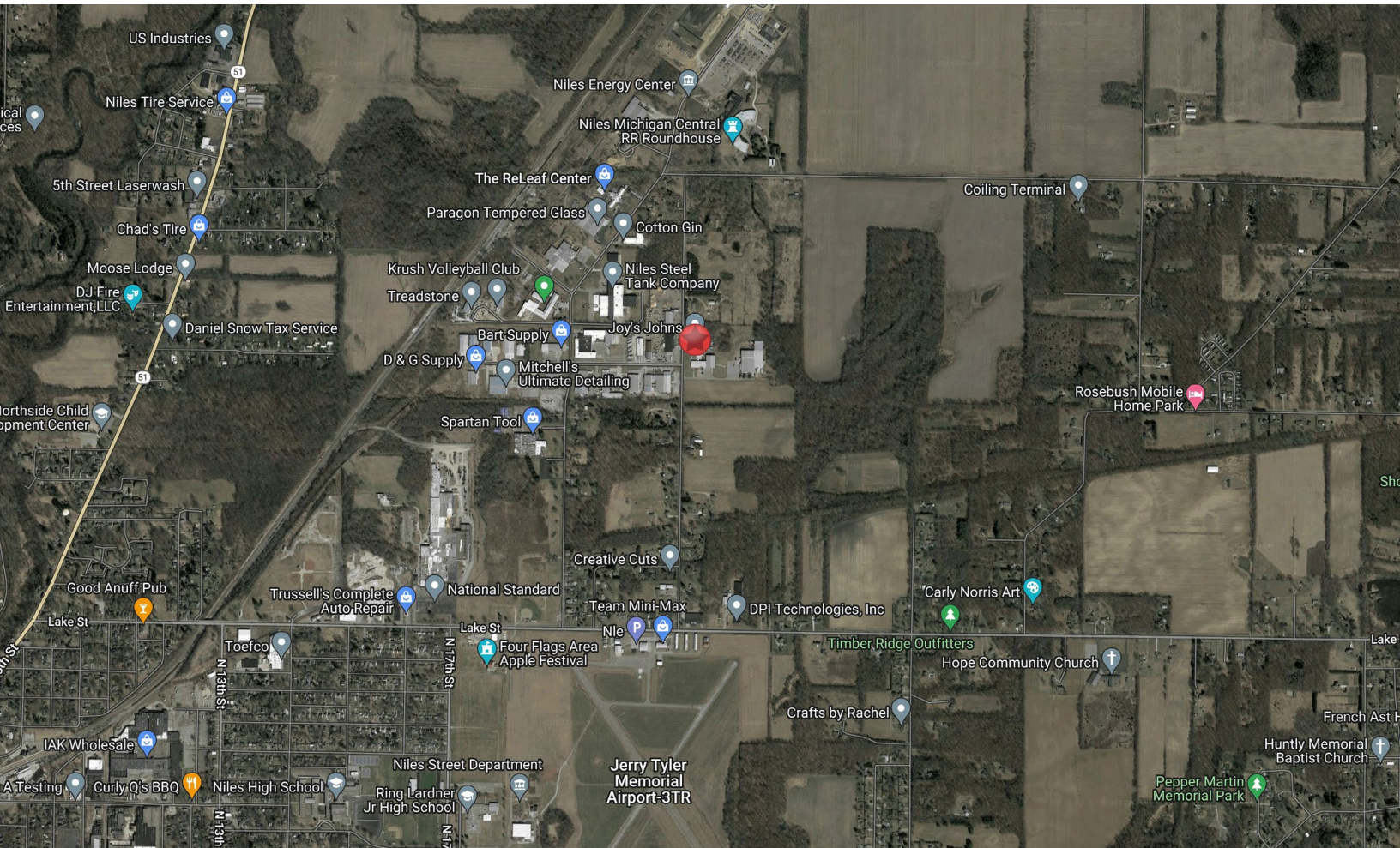


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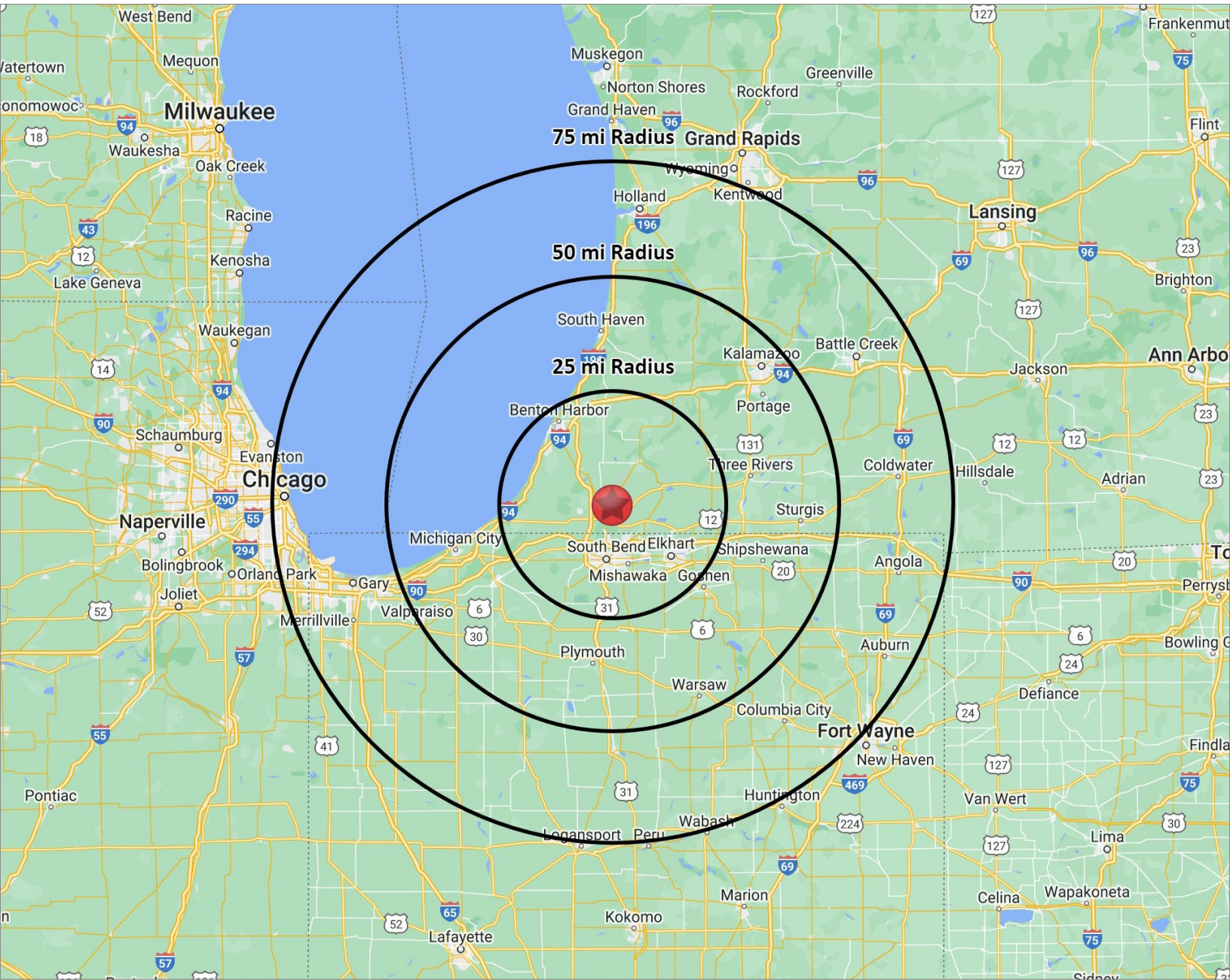
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- Located near the 418-acre Niles Industrial Park which is located in both Berrien and Cass Counties in Southwestern Michigan within two miles from US 12 and three miles from M-60. Niles offers a favorable business climate for industrial expansion.
- Some of the significant factors of the Niles Industrial Park are proximity, market availability, tax benefits, abundant dependable energy, water resources, skilled and semiskilled labor supply, industrial financing, business government cooperation, and rail transportation. Niles and the Southwestern Michigan area are emerging as an important new face in the business and industrial community. Virtually unlimited water resources are available and dependable gas supply is assured by a 4" high pressure gas main from SEMCO Energy.





DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	14 MILES	TOLEDO, OH	158 MILES
CHICAGO, IL	100 MILES	INDIANAPOLIS, IN	166 MILES
GRAND RAPIDS, MI	106 MILES	DETROIT, MI	184 MILES
FORT WAYNE, IN	110 MILES	MILWAUKEE, WI	199 MILES