

For Sale

Industrial/Investment



309 N Prospect St. & 305 E Hatch St. & 335 Center St.

Sturgis, MI, 49091

309 N Prospect Street presents a unique opportunity to acquire a stabilized industrial investment featuring a five-year sale-leaseback with Mad Cheetah Auction House. The offering includes approximately 33,000 square feet across two buildings on 7.70 acres spanning three parcels, providing immediate cash flow and long-term investment potential.

Located in downtown Sturgis near the Indiana border, the property offers excellent accessibility, outdoor storage capabilities, and a functional industrial layout. Combined with a 10.12% cap rate and future flexibility, this asset presents an attractive opportunity for investors seeking stable income and long-term value.

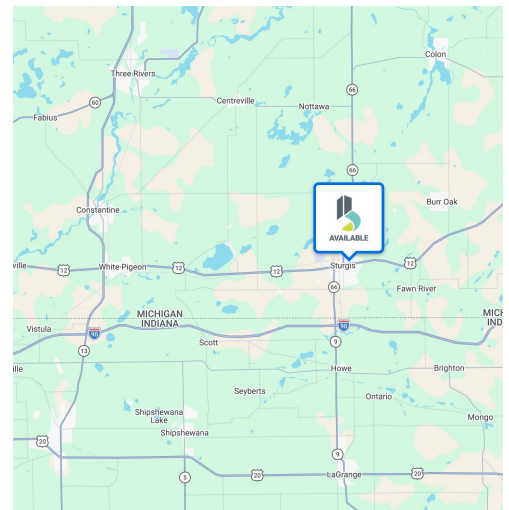
Highlights

- 5-year Sale-Lease-Back
- 10.12% Cap Rate
- Downtown Sturgis, MI - close to Indiana border
- Outdoor Storage ability

Sale Price \$1,060,000

Size Available 33,000 SF

Lot Size 7.70 AC



Jordan Wenzel
Advisor
jwenzel@bradleyco.com
C 616.206.7658

R. Kyle Grooters
Associate Broker - Consolidation
rkg@bradleyco.com
C 951.733.3833

www.bradleyco.com

Property Details

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



Location Information

Address	309 N Prospect St. & 305 E Hatch St. & 335 Center St.
City, State, Zip	Strugis, MI 49091
County	St. Joseph

Property Information

Property Type	Industrial/Investment
Primary Use	Industrial/Office
Zoning	B-OS-Business Office Space
Lot Size	7.70 Acres
APN #	052-650-010-00, 052-190-019-00, 052, 470, 040, 00
2025 Property Taxes	\$15,167.45
Enviornmental	Superfund site nearing the end of remediation.



Parking & Transportation

Parking Type	Surface
# of Parking Spots	~125
Distance to US-12	0.3 Miles
Distance to Us-131	13.2 Miles
Distance to US-90	4.1 Miles
Distance to Indiana	3.7 Miles

Property Details

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Building Information

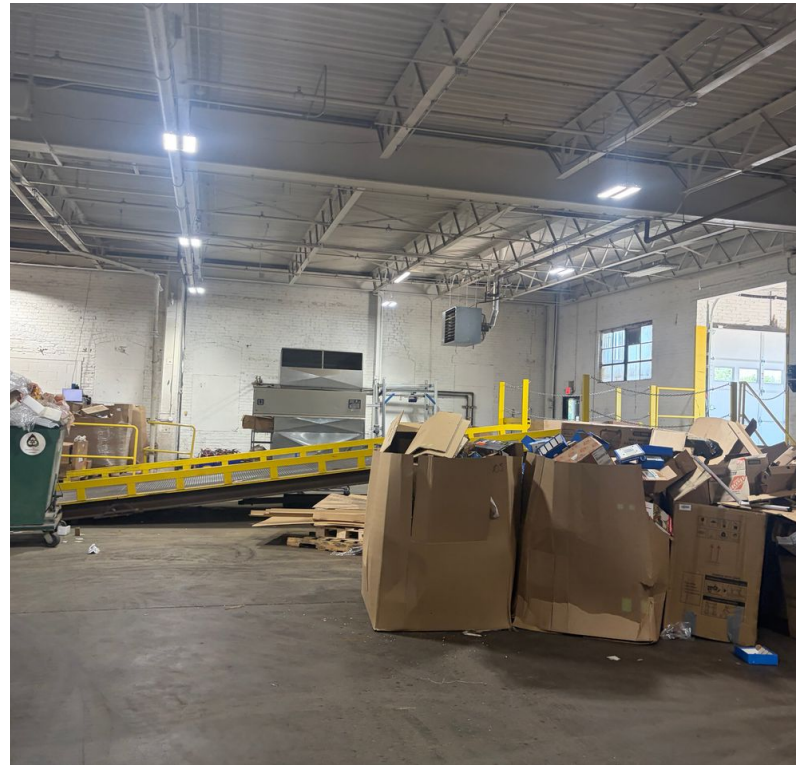
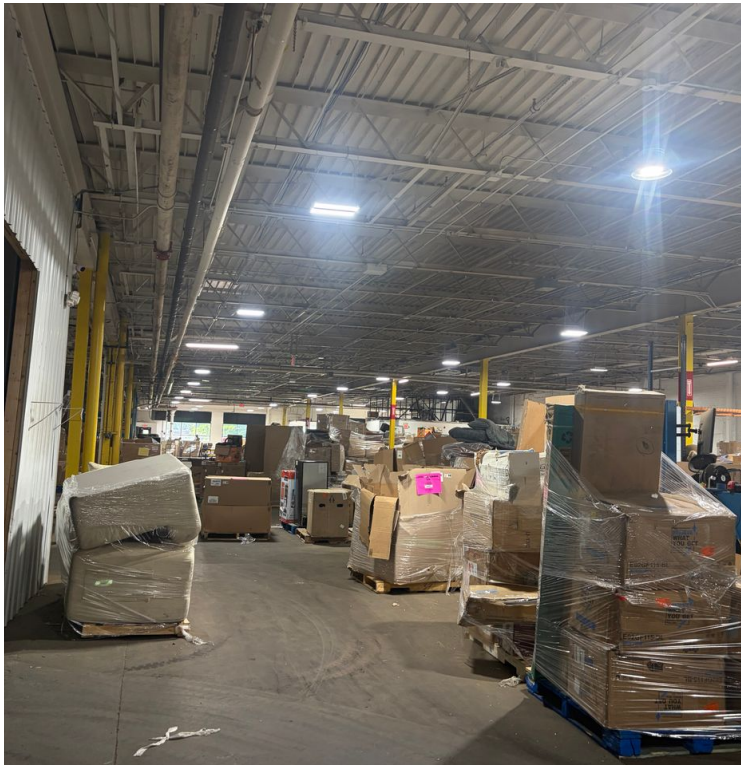
Building Size	33,000 SF
Office Size	1,512 SF
Warehouse Size	31,488 SF
Number of Buildings	2
Ceiling Height	13'-14'
Year Built	1920
Number of Floors	1
Docks	1
Grade-Level/Drive in Doors	4
Crane	N/A
Construction	Brick
Number of Restrooms	4

Utilities & Amenities

Gas	Michigan Gas Utilities
Water / Sewer	City of Sturgis
Power Type	208-3 Phase
Power Supplier	City of Sturgis
Sprinkler	Yes
HVAC	Warehouse Heat

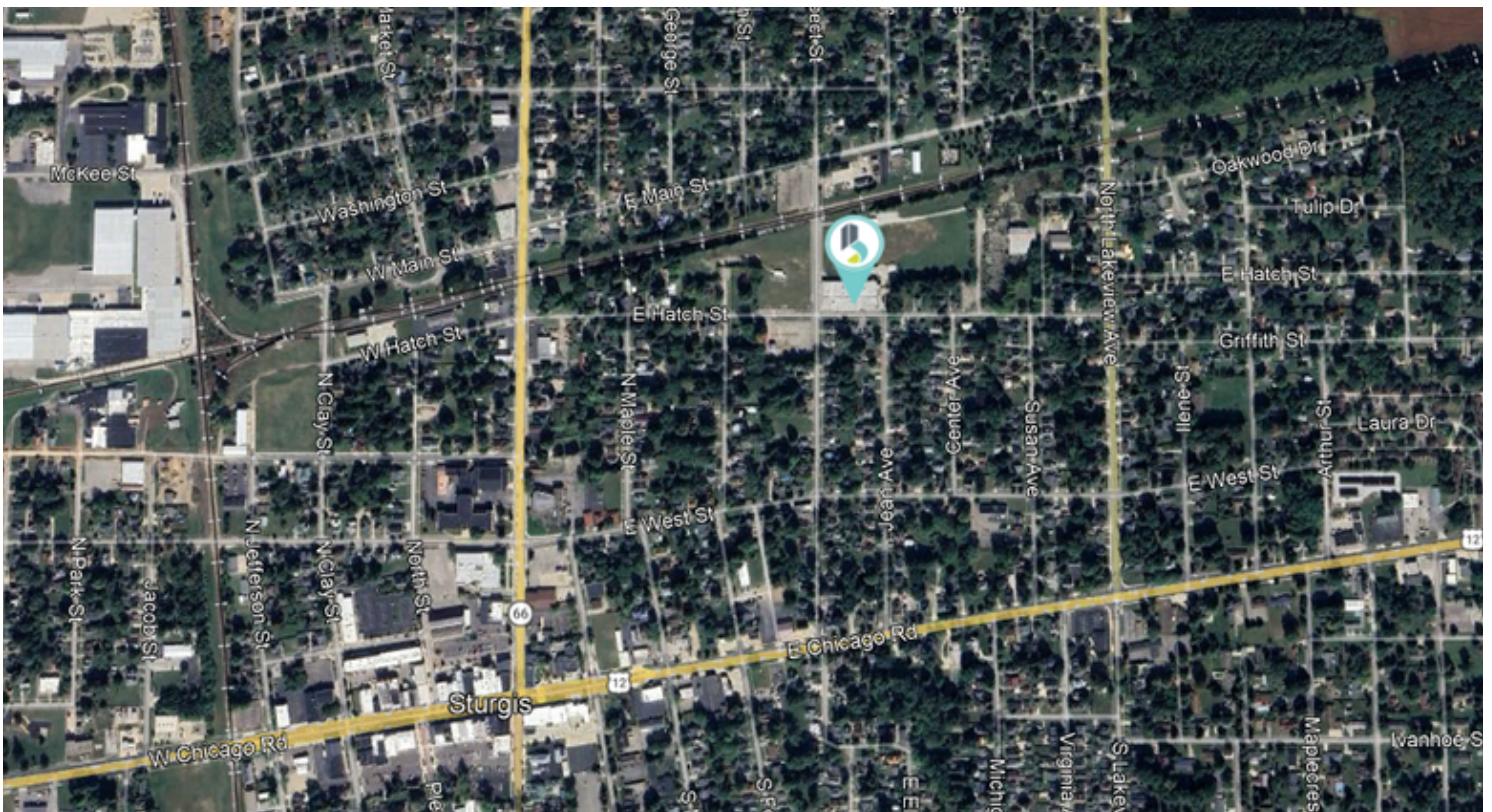
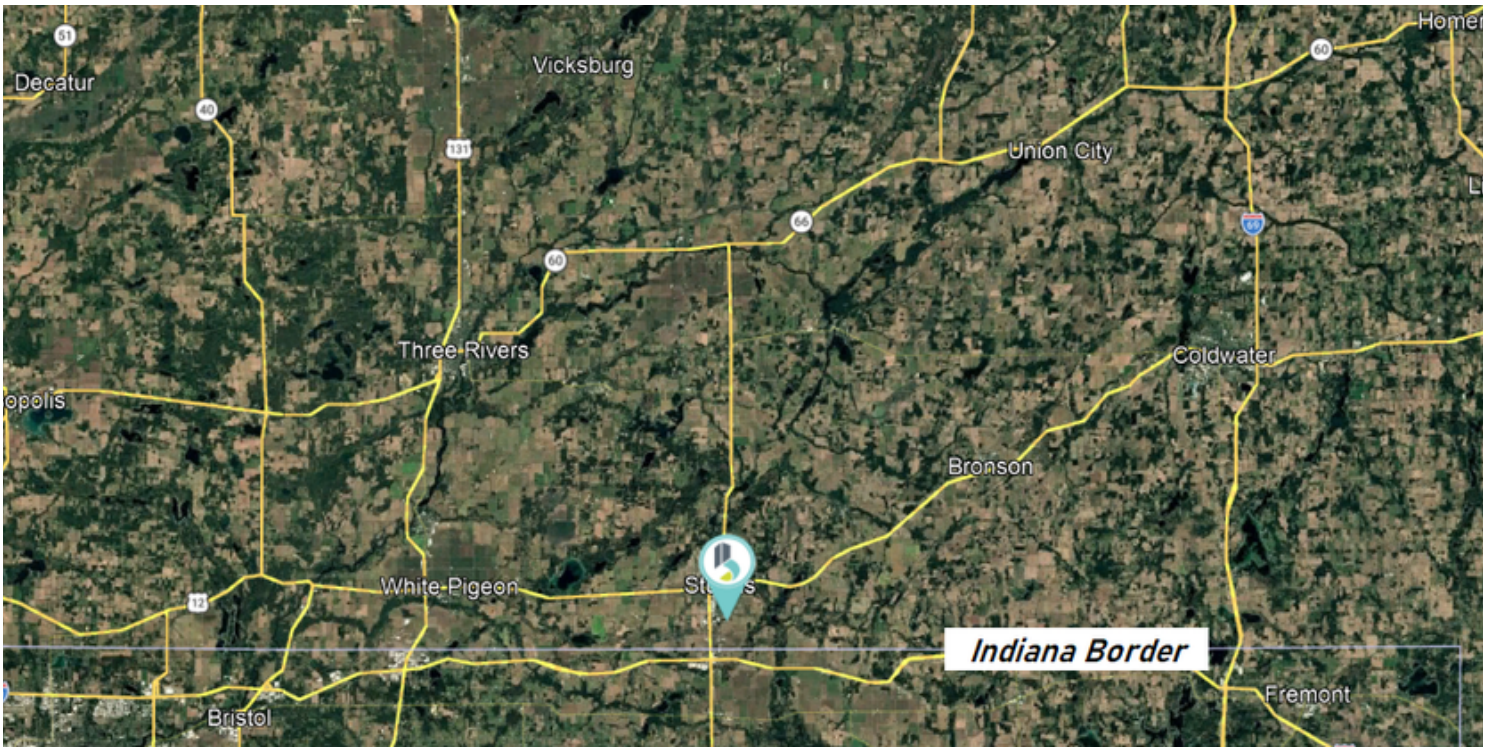
Interior Photos

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



Aerial Map

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



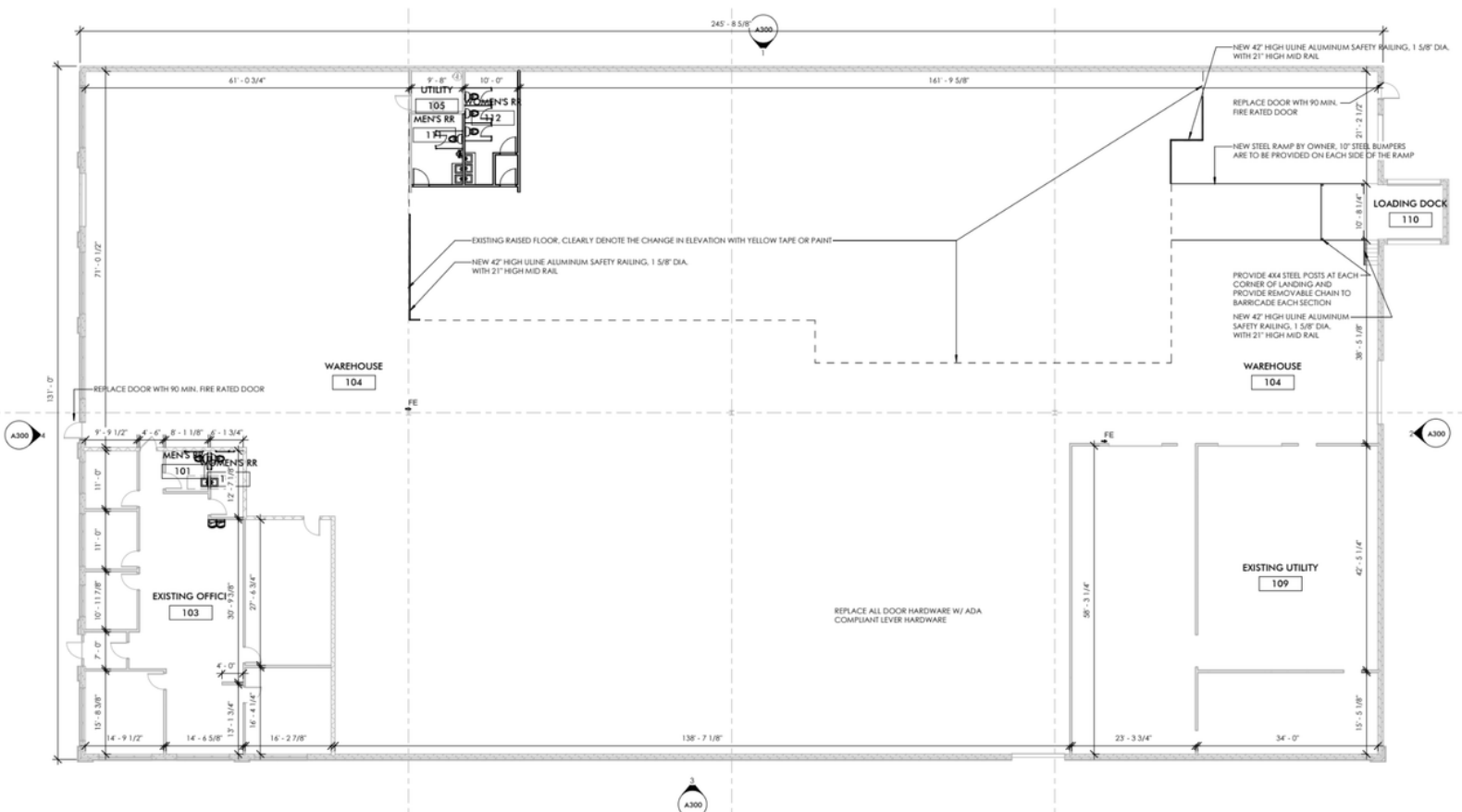
Site Plan

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



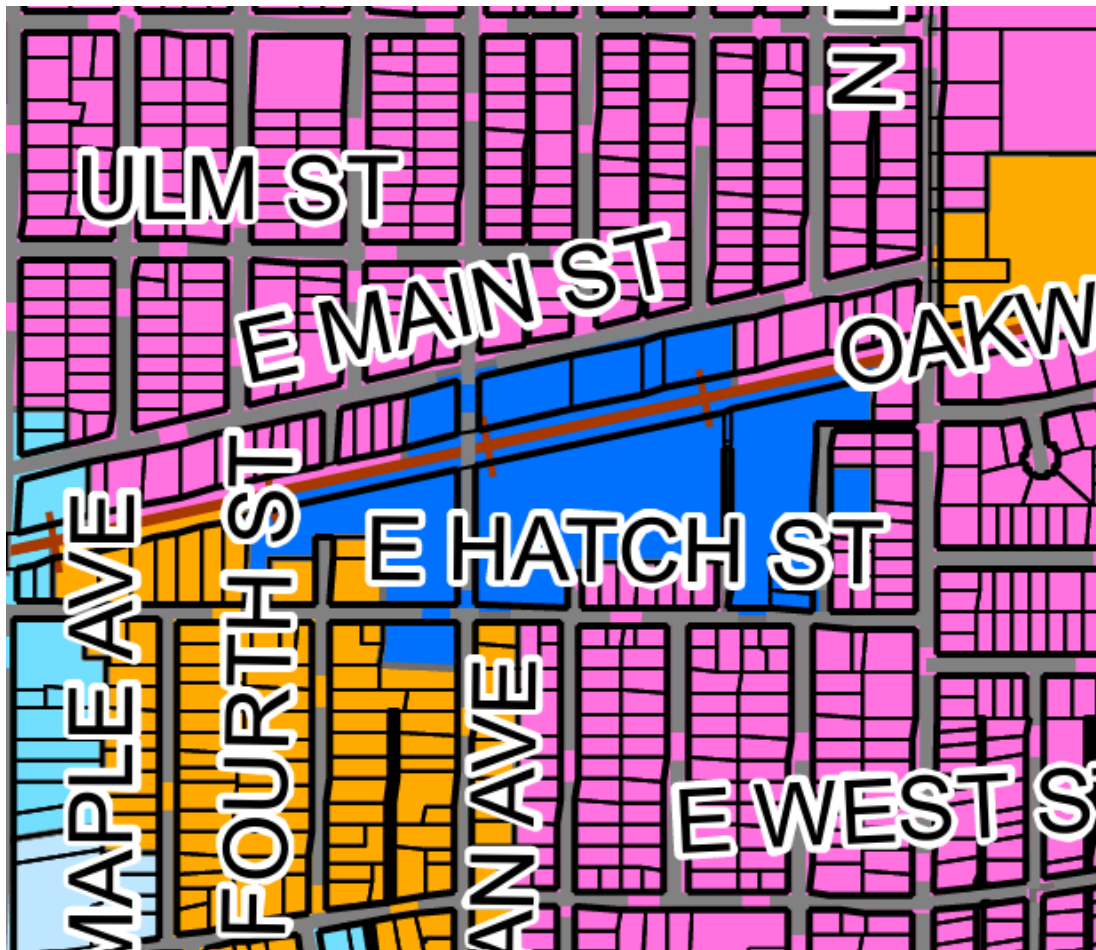
Floorplan

210 Hall Street, Grand Rapids, MI 49507



Zoning Map

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



Legend

-  Township_Parcel Under City Zoning Regulations
-  Parcels
-  City Limits
-  B-C - Central Business
-  B-H1 - Business Highway 1
-  B-H2 - Business Highway 2
-  B-N - Business Neighborhood
-  B-OS - Business Office Space
-  M - Manufacturing

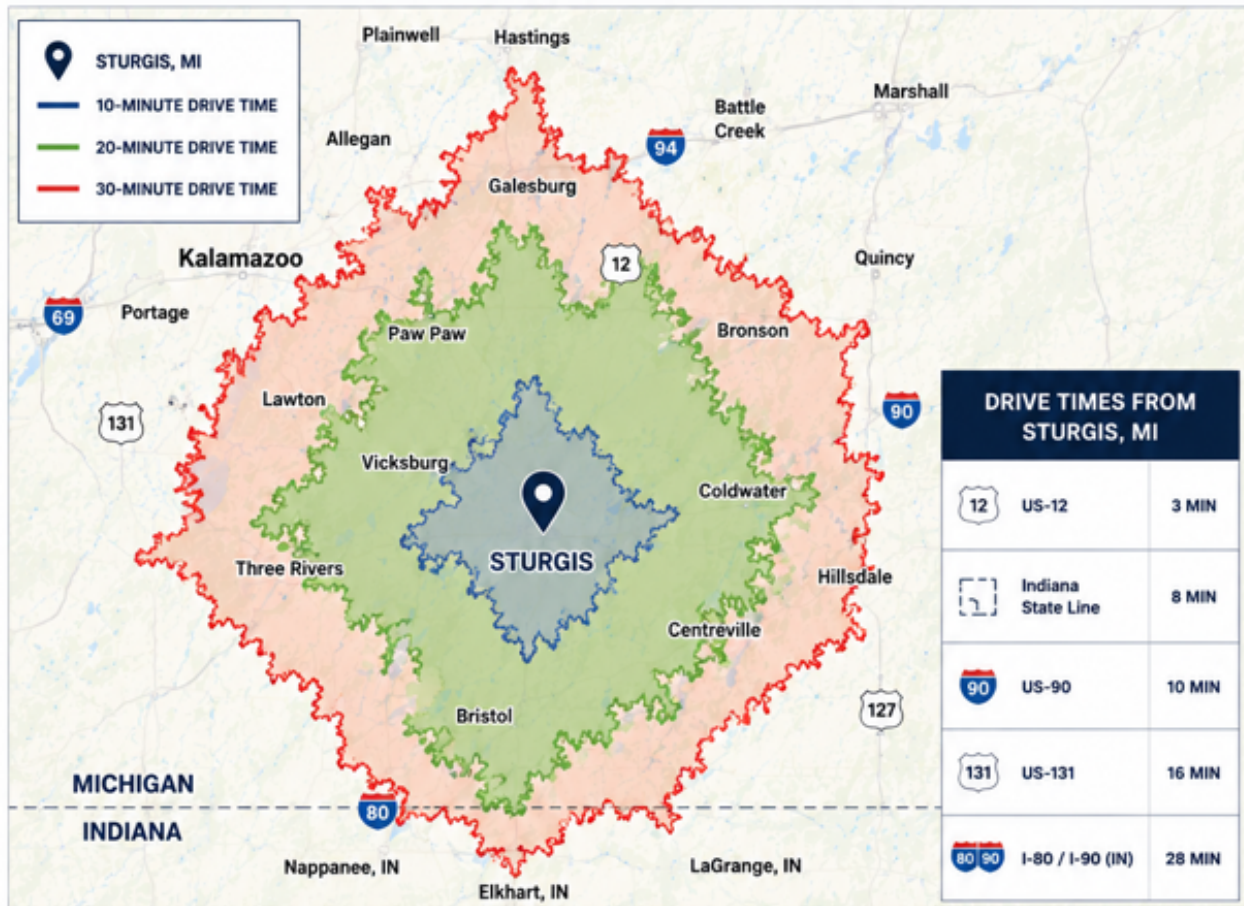


Demographics

309 N Prospect St. & 305 E Hatch St. & 335 Center St.

STURGIS, MI DRIVE TIME RADIUS MAP

309 N PROSPECT ST. & 305 E HATCH ST. & 335 CENTER ST.



A STRATEGIC LOCATION SERVING SOUTHWEST MICHIGAN & NORTHERN INDIANA

Located in Sturgis, Michigan, just minutes from the Indiana border, the property provides access to a broad regional labor force and customer base throughout Southwest Michigan and Northern Indiana. Close proximity to major highways ensures convenient connectivity to surrounding markets.

10-MINUTE DRIVE TIME	20-MINUTE DRIVE TIME	30-MINUTE DRIVE TIME
 10,362 POPULATION	 24,268 POPULATION	 53,340 POPULATION
 5,216 DAYTIME EMPLOYEES	 11,691 DAYTIME EMPLOYEES	 24,882 DAYTIME EMPLOYEES
 \$61,312 MEDIAN HOUSEHOLD INCOME	 \$63,589 MEDIAN HOUSEHOLD INCOME	 \$64,411 MEDIAN HOUSEHOLD INCOME
 4,078 HOUSEHOLDS	 9,700 HOUSEHOLDS	 21,409 HOUSEHOLDS

Source: ESRI 2024

Tenant

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



MadCheetah

Established in 2008, MadCheetah is a liquidation e-commerce auction house with 3 locations in Michigan employing approximately 50 people.





Advisor Biography

Contact

jwenzel@bradleyco.com
c 616.206.7658

Office

220 Lyon St NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

Education

Cornerstone University
Bachelor of Science, Marketing &
Management, Entrepreneurial and
Small Business Operations

Community Involvement

Commercial Alliance of Realtors (CARWM)
CARWM Networking Committee

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Jordan Wenzel

Advisor | Land & Industrial Specialist

Jordan Wenzel joined Bradley Company as an advisor in the Grand Rapids market, specializing in industrial, land, office, and investment assets. Previously, Jordan owned and operated a business in the lawncare and landscape industry and has transferred his skills into the commercial real estate world specializing in industrial and land representation.

Jordan is a graduate of Cornerstone University, where he double majored in Business Management and Marketing. Jordan continued his leadership skills from Hudsonville High School with four college years on the Cornerstone varsity baseball team. He is an avid participant in Bradley Company's volunteer work with local non-profits, lending his expertise to cleanup events benefiting C-SNIP and United Way Heart of West Michigan.

Services:

- Asset acquisition & due diligence
- Portfolio representation including leasing and property management
- Property valuations
- Sales and lease comparables
- Lease negotiations
- Market and demographic research
- Incentives procurement and tax advisory

Specialties:

- Industrial
- Land
- Office
- Investments



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Affiliations & Memberships

CARWM
MAR
NAR
Grand Rapids Chamber
Southwest Michigan Regional Chamber

Community Involvement

Rider & Fundraiser, Make-A-Wish
Foundation - Michigan
Volunteer, Heart Of West Michigan
United Way
Sponsor, The Right Place
Sponsor, Cornerstone

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R. Kyle Grooters

Senior Associate Broker, Industrial Specialist

Kyle Grooters joined Bradley Company in January of 2021. In his role as Senior Associate Broker, Kyle utilizes his experience to best serve clients with forward-looking information that allows for well-informed decisions. He specializes in industrial properties in West Michigan.

Prior to joining Bradley Company, Kyle served as a Leasing Agent and Marketing Manager for Robert Grooters Development Company, where he began his career in commercial real estate. Before transitioning into commercial real estate, Kyle also worked at an insurance defense law firm and later served as a Senior Graphic Designer. He says the best deal he's ever made is with his wife.

Clients Represented

- Alro Steel/Plastics Corp
- La Colombe Coffee Roasters
- TRANE
- CDS Logistics
- Clark's White Glove Delivery
- One Earth Packaging
- Weiss Technik North America
- Eprexia
- BELFOR
- Kenona
- Herdegen Commercial Equipment
- Clark Logic

Specialties & Services

- Industrial
- Development
- Investment