

# 2807 S. State Street

St. Joseph, MI 49085

± 31,476 Square Feet

± 2.83 Acres





# \$4.2M

List Price

# \$12/SF

Modified Gross Lease Rate

# 1992

Year Built

## Spacious Office Property for Sale or Lease

The property spreads over two stories and a basement, encompassing a total of 31,476 square feet, providing turnkey options for various office layouts. Built in 1992, the property exhibits a professional and modern design suitable for today's businesses. Zoned as a Commercial Office District, it aligns well with the neighboring business environment and accommodates a wide spectrum of office operations. The property is well-equipped with one passenger elevator and one freight elevator, ensuring easy movement throughout the building. Additional features include a garage, a data room with high-end cooling and fire suppression systems, and a full-building generator. If leased, furniture is included and, if sold, furniture is negotiable, offering added convenience. This office property presents a solid opportunity for businesses looking to establish or expand their footprint in St. Joseph.



### Property Overview

Parcel #	76-2700-0008-15-0
County	Berrien
Square Feet	31,476
Acres	2.83
Stories	2
Zoning	Commercial Office District
Elevators	1 passenger & 1 freight



# Photos



## Contact Us

**Cameron Timmer**

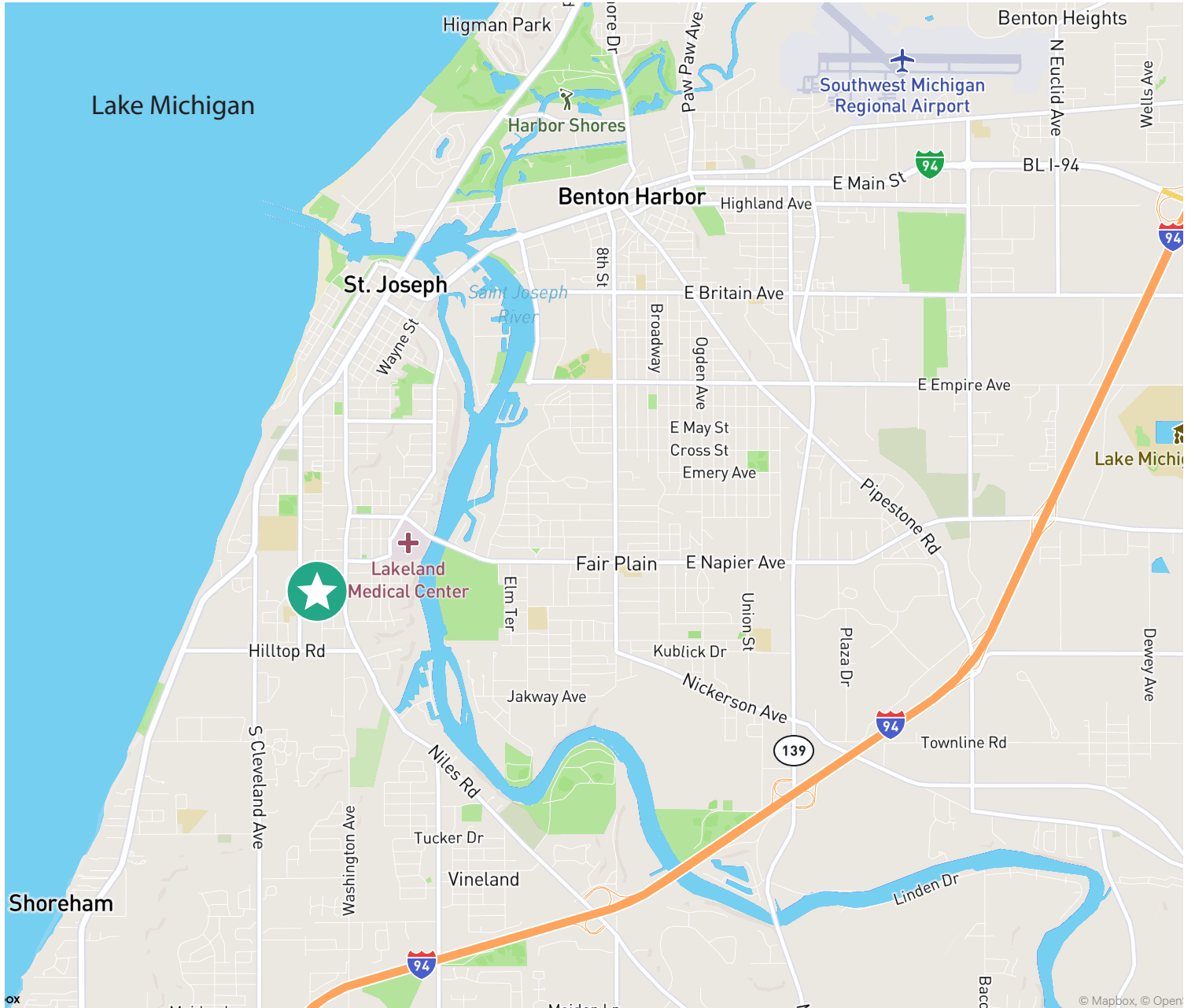
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# Area Map





# Trade Map



Corewell Health  
Lakeland  
Hospitals

DUNKIN'  
SUBWAY



Lumberjax; Urban Axe  
Throwing



BUFFALO  
WILD  
WINGS

DQ

JET'S  
PIZZA

State St



# Floor Plans

