



Industrial | For Lease | 54,000 - 60,000 SF

MIDLINK BUSINESS PARK EXISTING SPACE FOR LEASE

5200 E Cork Street
Kalamazoo, MI 49048

Overview

This World-Class 340-acre mixed-use business park is located immediately off Interstate 94, which is the primary artery for all traffic funneling between Detroit and Chicago. Kalamazoo represents the halfway between both major metropolitan area. Perfect location for any logistics, manufacturing, or warehousing operation that seeks to serve a customer base anywhere in the Midwest. Featuring three state-of-the-art spaces measuring between 54,000 SF and 60,000 SF. Landlord is amenable to exploring a split of the subject space to accommodate a smaller size.

Lease Price \$5.65 - \$5.95/SF NNN

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com

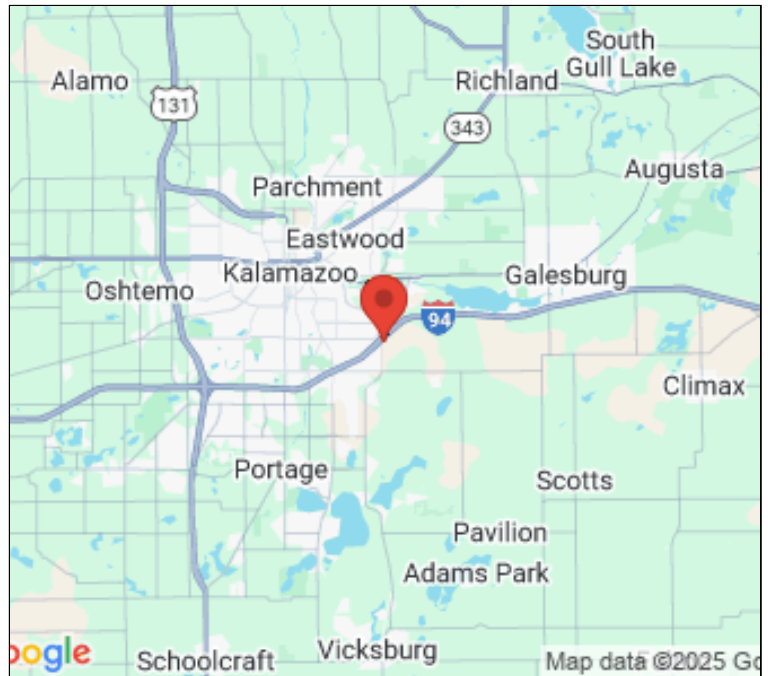




PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Comstock Twp
Gross Size:	1,687,562 SF
Min/Max Space:	54,000 - 60,000 SF
Total Acres:	340 Acres
Recommended Use:	Industrial / Manufacturing / Warehouse
Zoning Code / Description:	PMUD / Mixed-Use
Between Streets:	I-94 & Sprinkle Road
Sewer:	Public
Water Source:	Public
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities
Power (Volts):	480 Volts
Power (Phase):	3-phase
Fiber Optics:	Yes



5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
 269.384.8368 [direct]
 269.271.5187 [mobile]
 mcallander@ccmichigan.com

Dave Keyte, CCIM
 269.373.8104 [direct]
 269.806.0554 [mobile]
 dkeyte@ccmichigan.com



AVAILABLE SPACE

- Convenient location along the I-94 corridor and minutes from the Kalamazoo International Airport
- Easy access with four traffic entrances, two with signals
- High-capacity public and private utilities in place
- Heavy power
- Numerous dock doors
- Significant floor load capacity

Available Space:

1. 58,400 SF Industrial for lease @ \$5.95 PSF/NNN

- 20'2" Clear Height
- 40'x40' Column Spacing
- A/C in Office Area
- (1) OH Door – 12'x10'
- (2) Dock Doors – 10'x10'
- (1) Main Door

2. 60,000 SF Industrial for lease @ \$5.65 PSF/NNN

- ESFR Sprinkler
- (2) Truck Docks
- 480 – 3 Phase Power
- 20'2" Clear Height
- Office Space Build-out Available

3. 54,000 SF Industrial for lease @ \$5.95 PSF/NNN

- 2,5 & 10 Ton Cranes
- (2) Loading Docks
- (1) OH Door
- 20' Clear Height
- 480 – 3 Phase Power
- 2,240 SF Office Space

5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





MIDLINK WEST



5200 E Cork Street | Kalamazoo, MI 49048

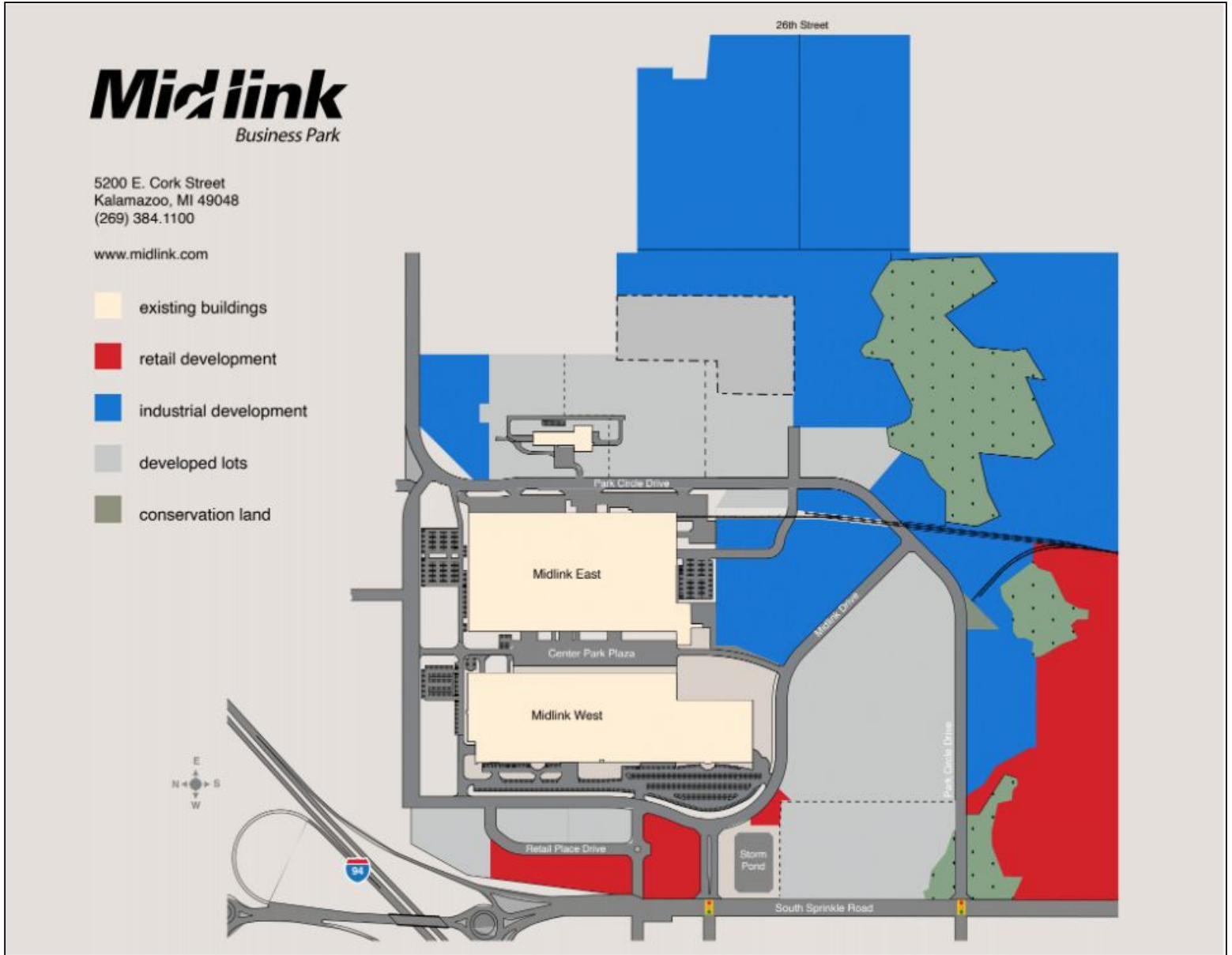
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





MIDLINK SITE PLAN



5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





UNIT 1: 58,400 SF INDUSTRIAL FOR LEASE @ \$5.95 PSF/NNN



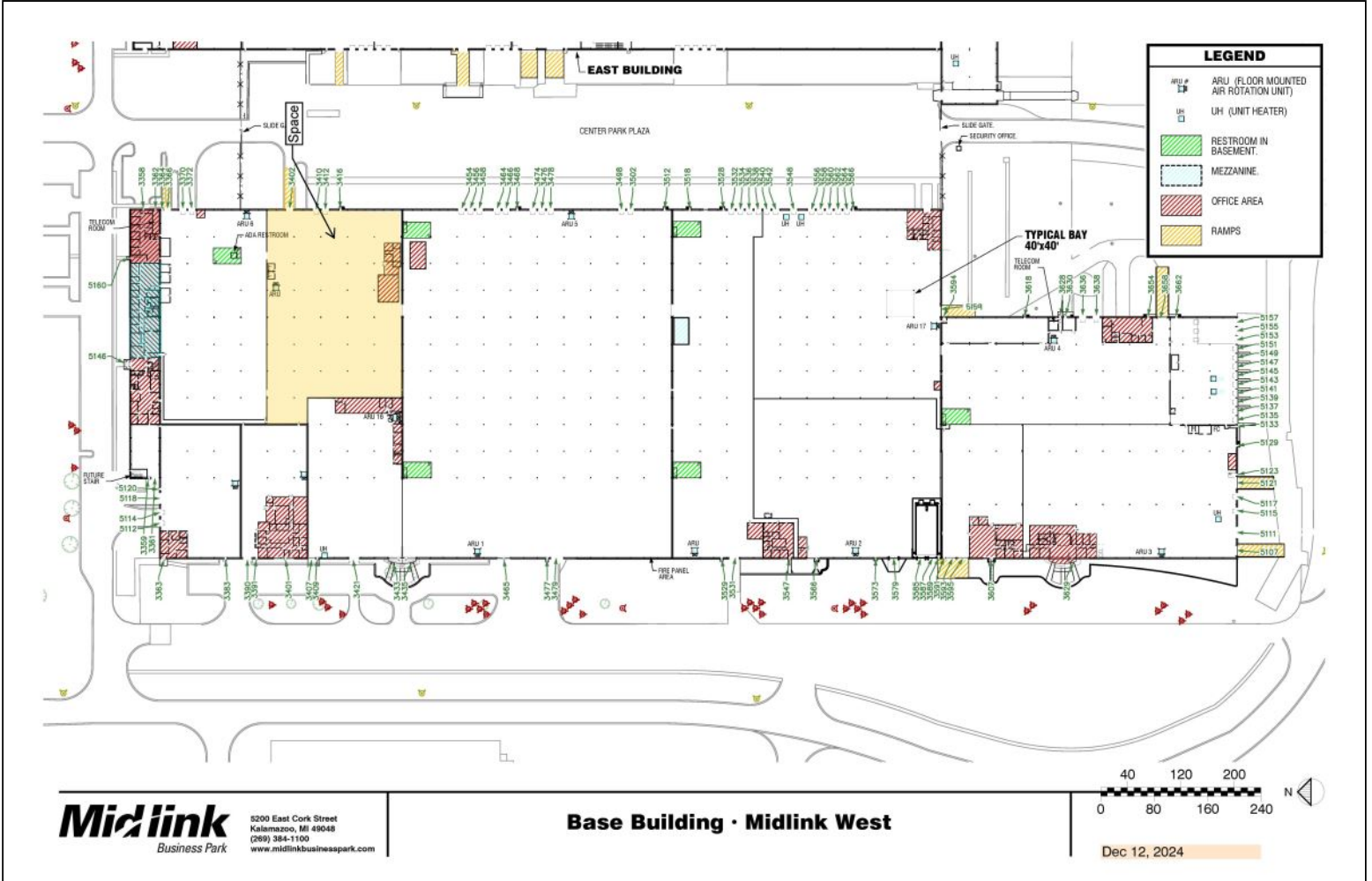
5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com

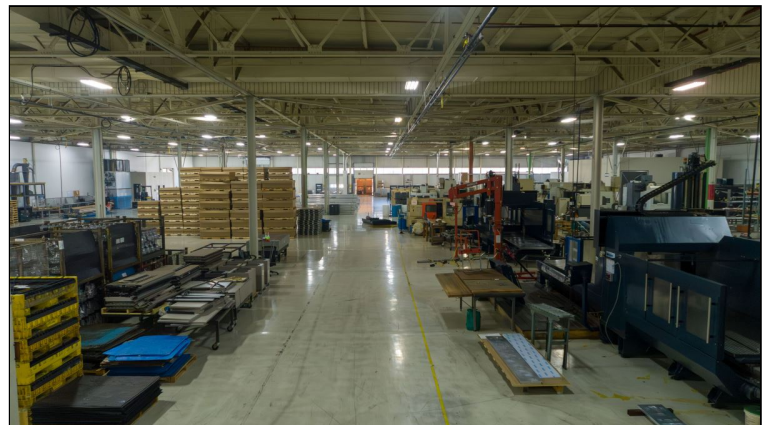
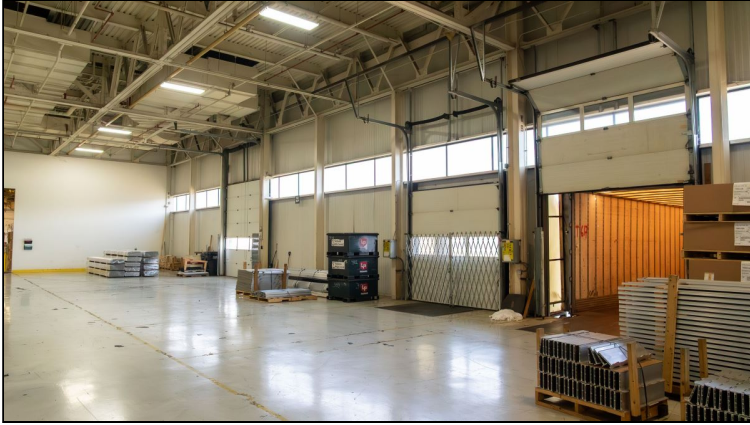


UNIT 1: FLOOR PLAN





UNIT 1: INTERIOR PHOTOS



5200 E Cork Street | Kalamazoo, MI 49048

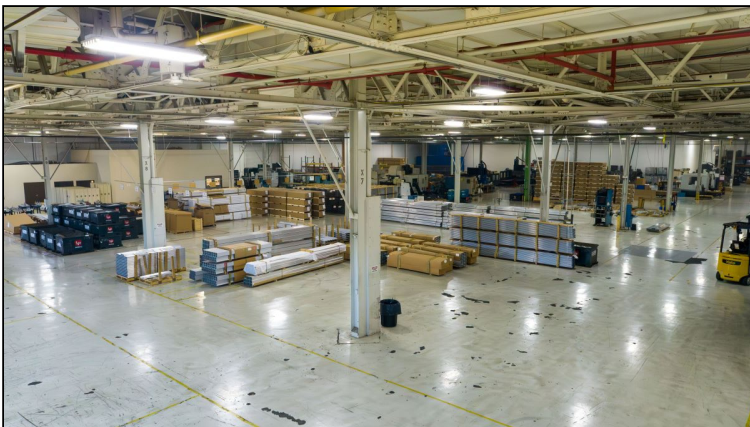
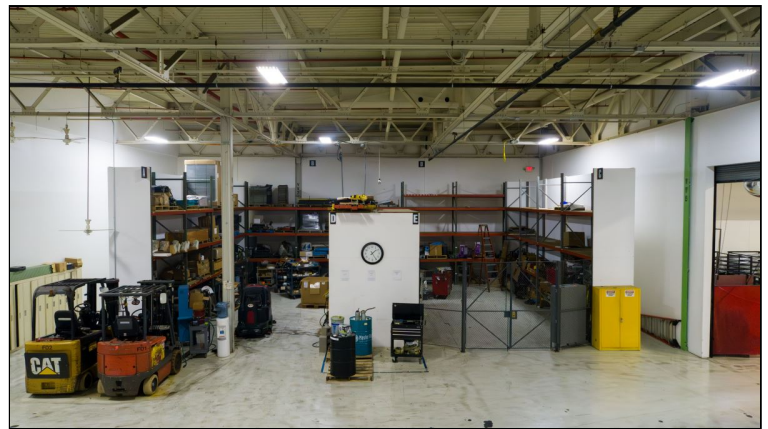
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





UNIT 1: INTERIOR PHOTOS



5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





UNIT 2: 60,000 SF INDUSTRIAL FOR LEASE @ \$5.65 PSF/NNN



5200 E Cork Street | Kalamazoo, MI 49048

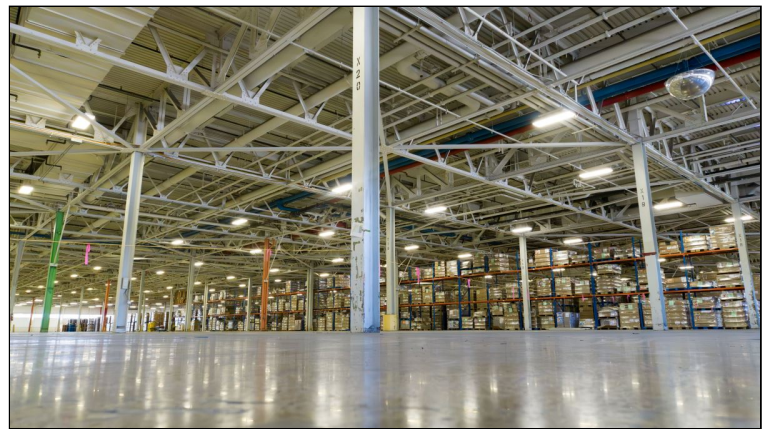
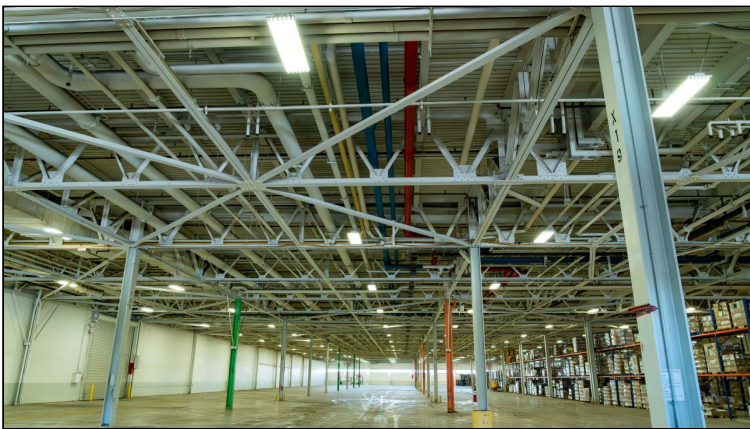
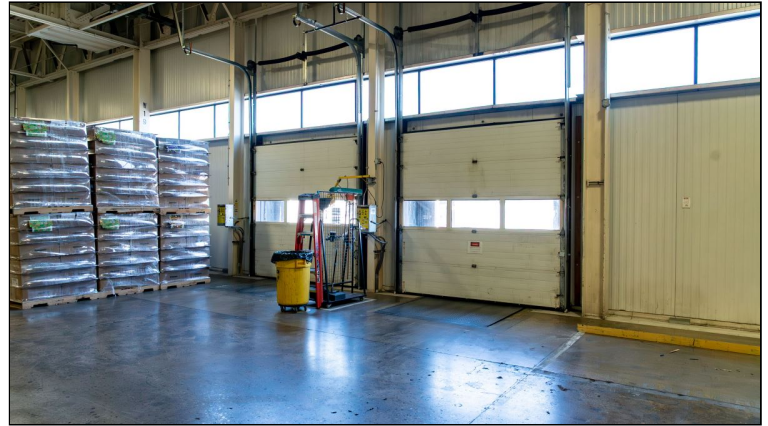
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





UNIT 2: INTERIOR PHOTOS



5200 E Cork Street | Kalamazoo, MI 49048

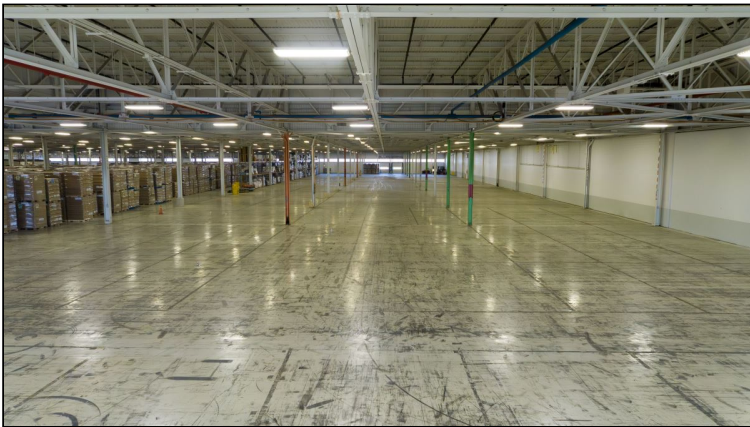
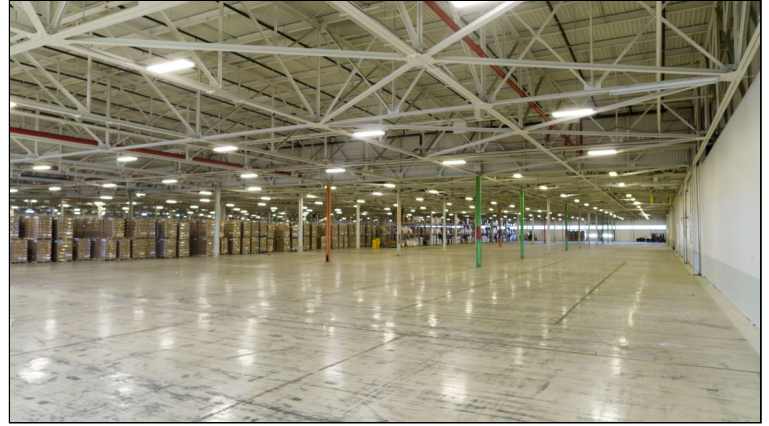
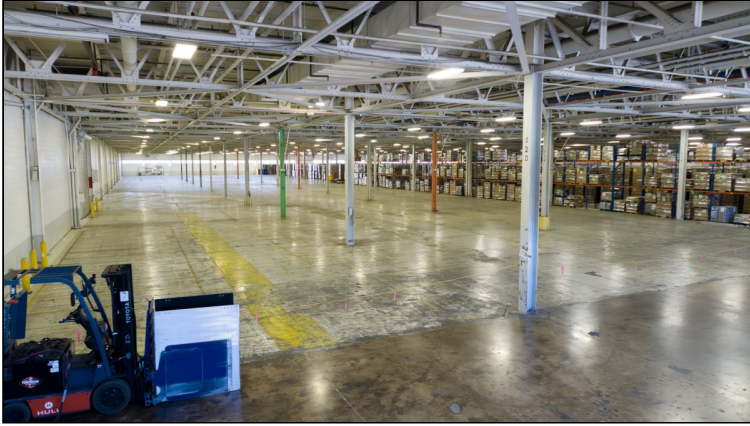
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





UNIT 2: INTERIOR PHOTOS



5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





UNIT 3: 54,000 SF INDUSTRIAL FOR LEASE @ \$5.95 PSF/NNN



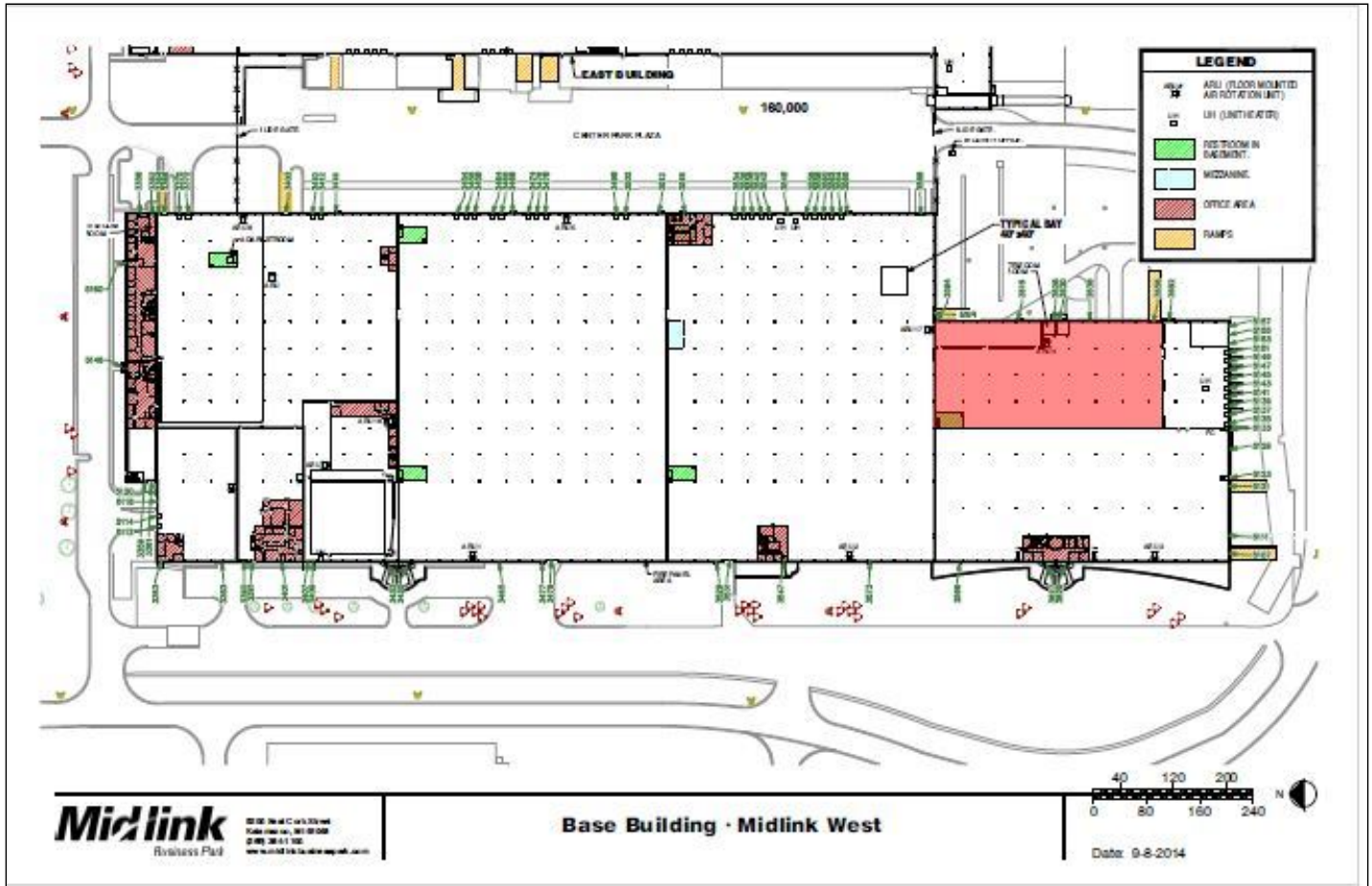
5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com



UNIT 3: FLOOR PLAN



5200 E Cork Street | Kalamazoo, MI 49048

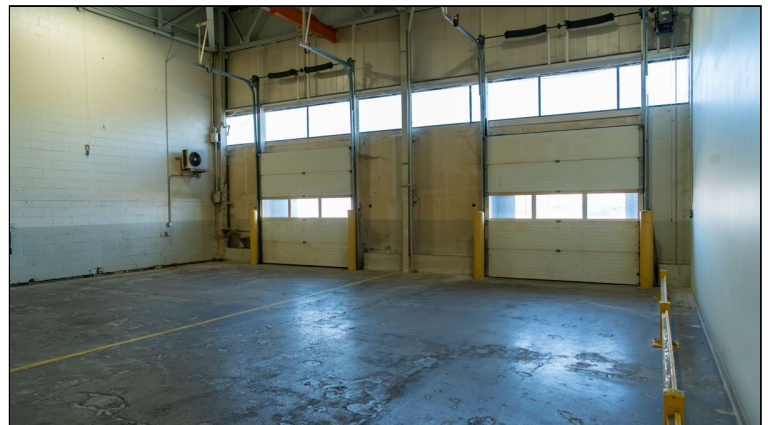
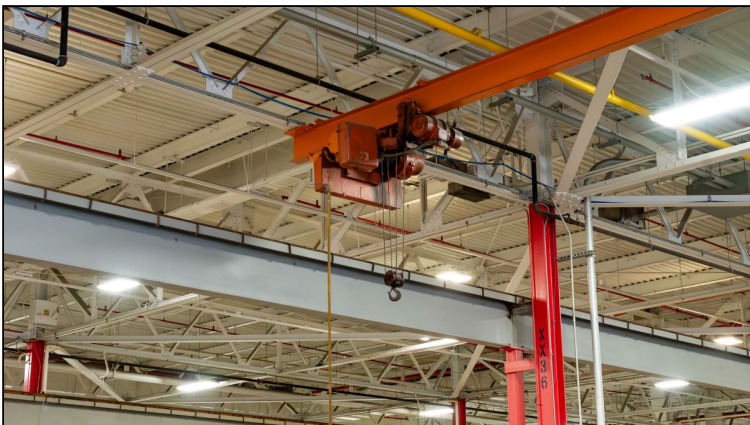
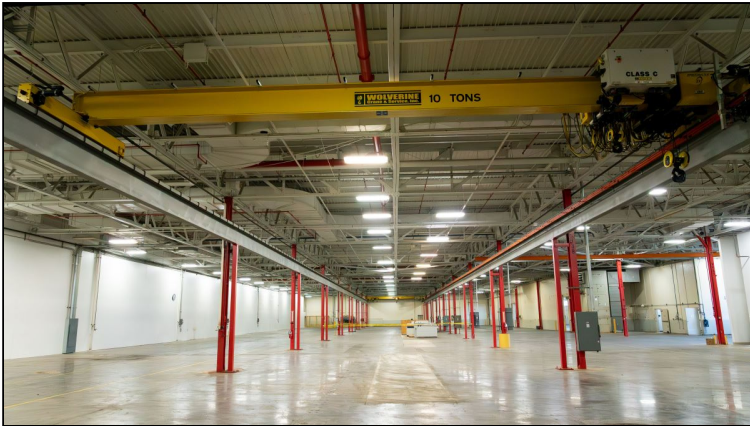
Matthew Callander, CCIM
 269.384.8368 [direct]
 269.271.5187 [mobile]
 mcallander@ccmichigan.com

Dave Keyte, CCIM
 269.373.8104 [direct]
 269.806.0554 [mobile]
 dkeyte@ccmichigan.com





UNIT 3: INTERIOR PHOTOS



5200 E Cork Street | Kalamazoo, MI 49048

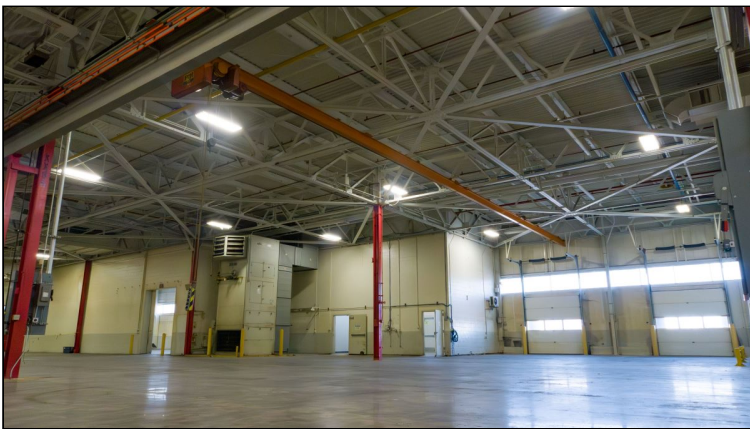
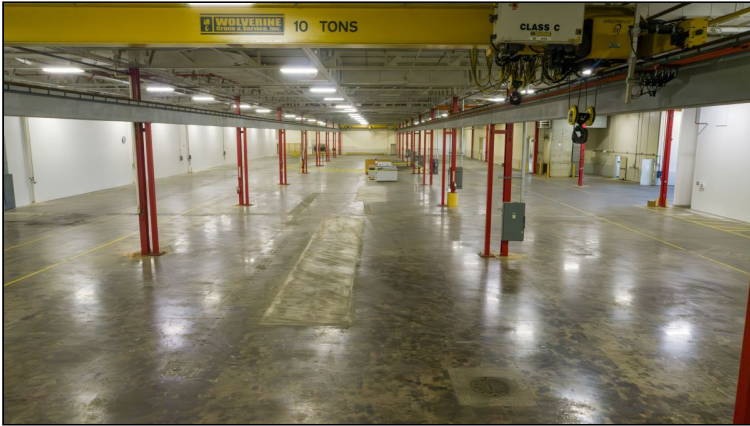
Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





UNIT 3: INTERIOR PHOTOS



5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





AERIAL PHOTOS



5200 E Cork Street | Kalamazoo, MI 49048

Matthew Callander, CCIM
269.384.8368 [direct]
269.271.5187 [mobile]
mcallander@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com

