



Industrial | For Lease | 18,540 - 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 two state-of-the-art spaces, the first measuring 60,000 SF and the other 18,540 SF. Both are move-in ready.

Lease Price

\$5.95/SF NNN

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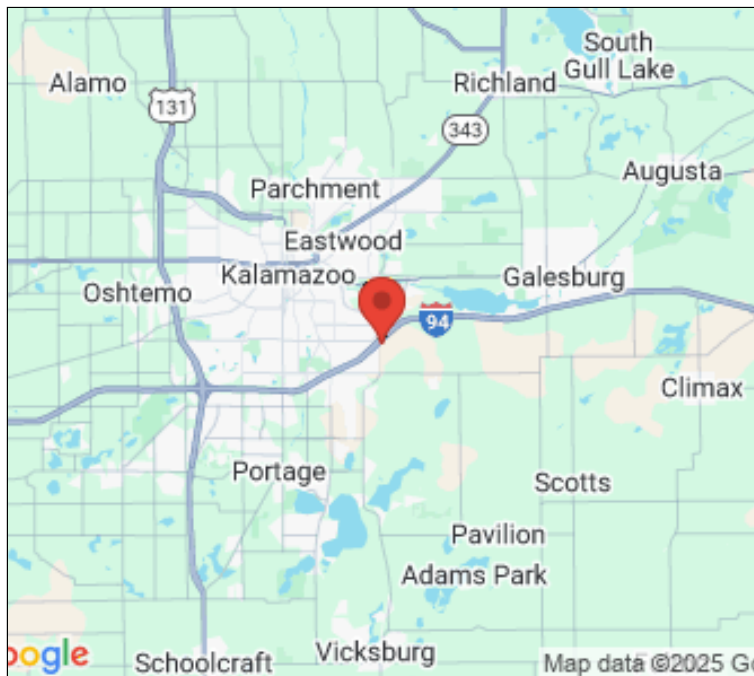
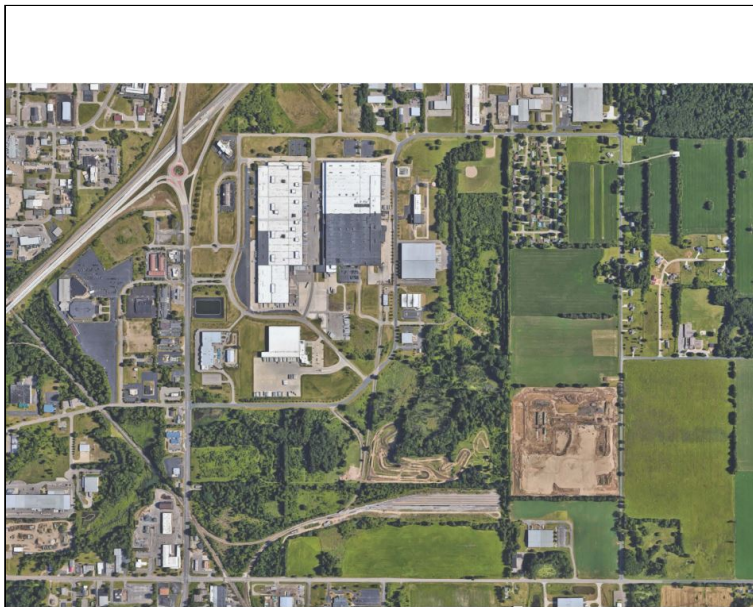
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PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Comstock Twp
Gross Size:	1,687,562 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



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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
- Approximately 20' to 24' foot clear

Available Space:

1. Midlink West - 60,000 SF Industrial for lease @ \$5.95 PSF/NNN
 - ESFR Sprinkler
 - 2 Truck Docks
 - 480 – 3 Phase Power
 - 20'2" Clear Height
 - Office Space Build-out Available
2. Baler House - 18,540 SF Industrial for lease @ \$5.95 PSF/NNN
 - (1) 10 Ton Crane
 - 4,000 KVA Power
 - 3 Truck Docks
 - 1 OH Door
 - 23' 8" Clear Height
 - 10" Floor Depth
 - 1,356 SF Office Space
3. 3411 Center Park – 53,401 SF Industrial for lease @ \$5.95 PSF/NNN
 - (1) 10 Ton Crane
 - 3 Truck Docks
 - 1 OH Door
 - 480 – 3 Phase Power
 - 38' Clear Height
 - 40' x 80' Column
 - 2,500 & 600 Floor Load

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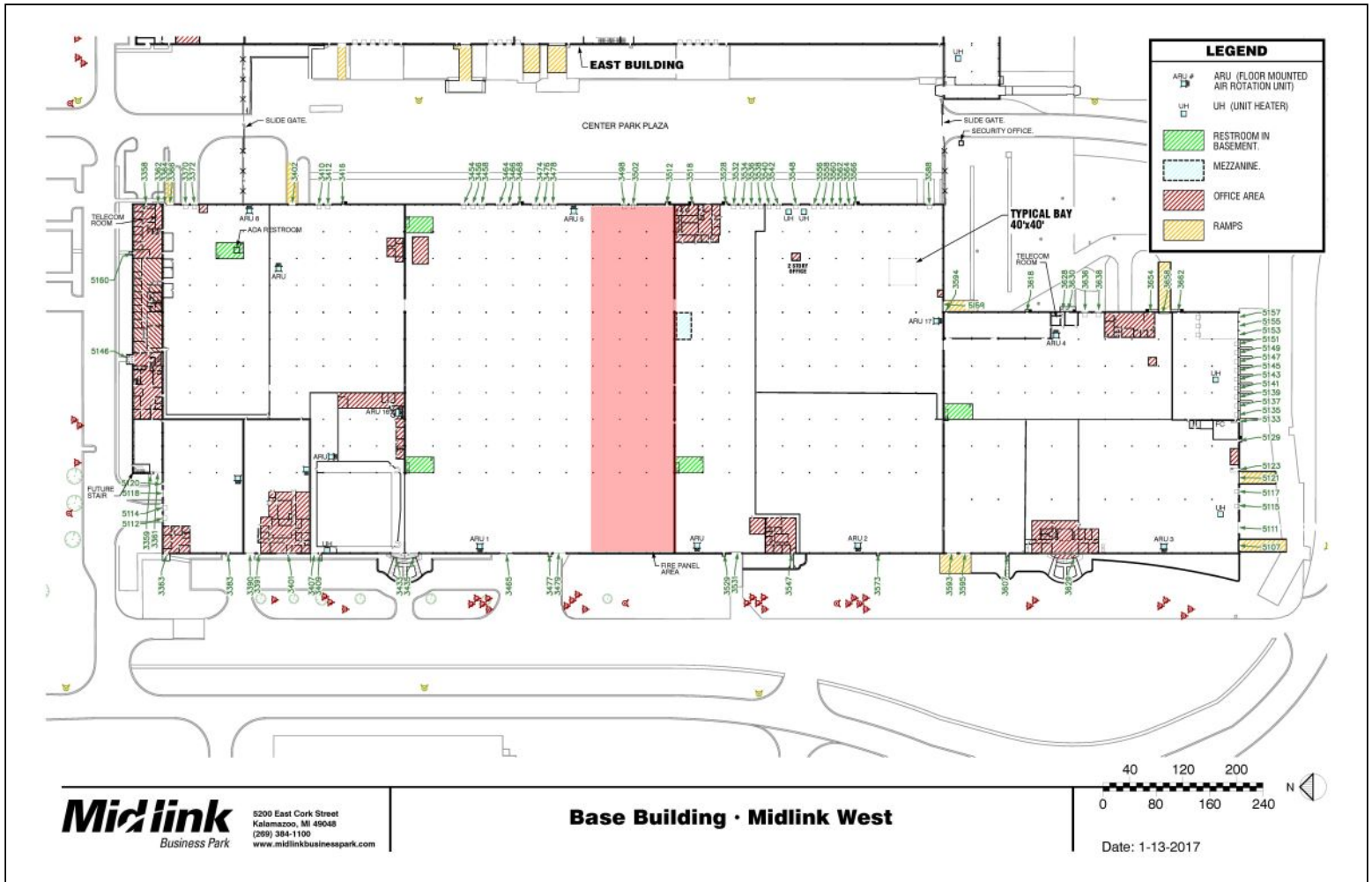
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MIDLINK WEST FLOOR PLAN



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BALER HOUSE PHOTOS



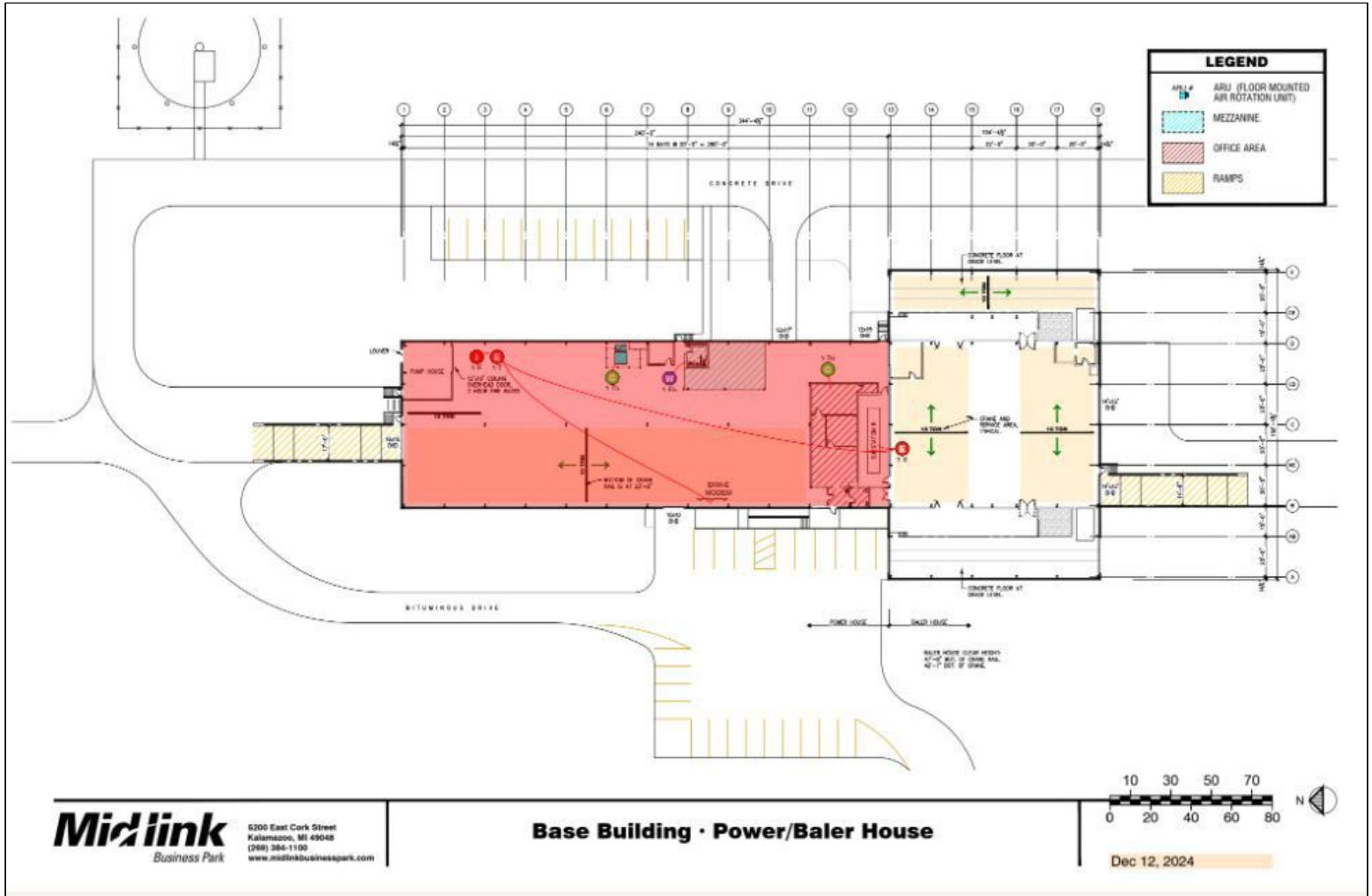
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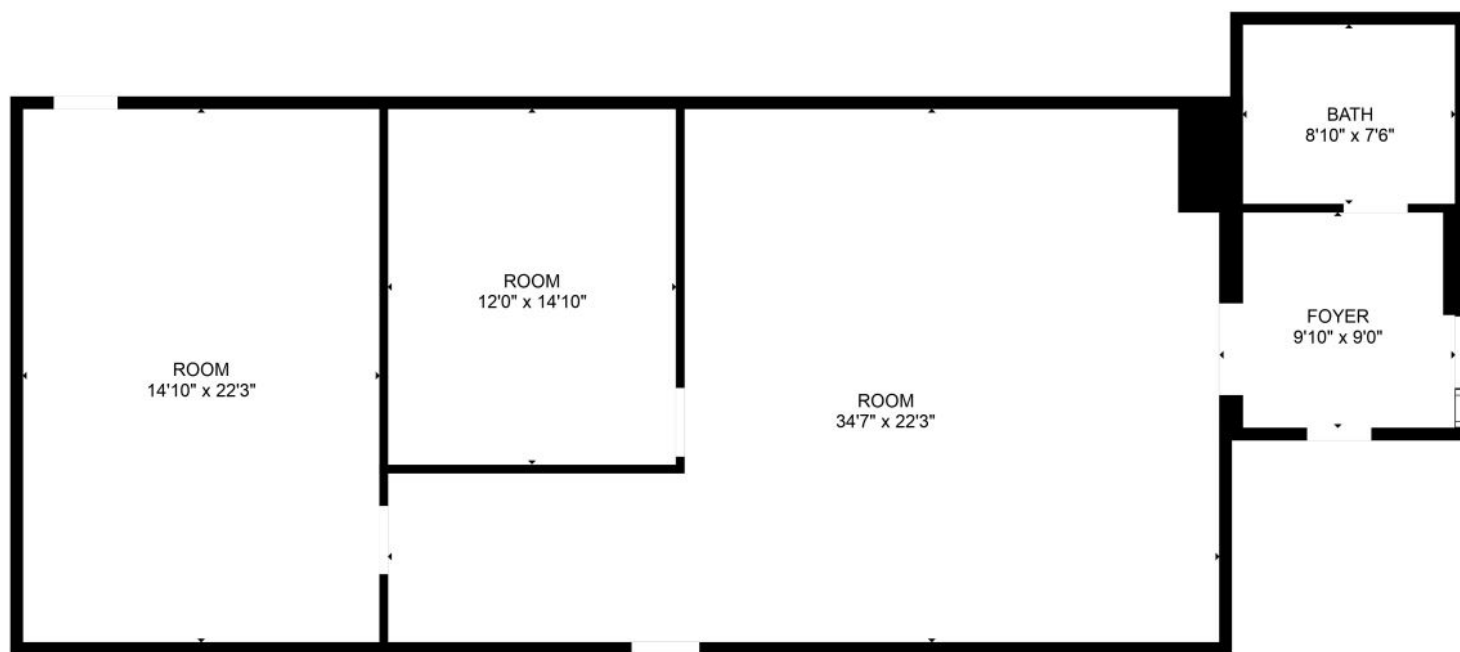
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BALER HOUSE - OFFICE FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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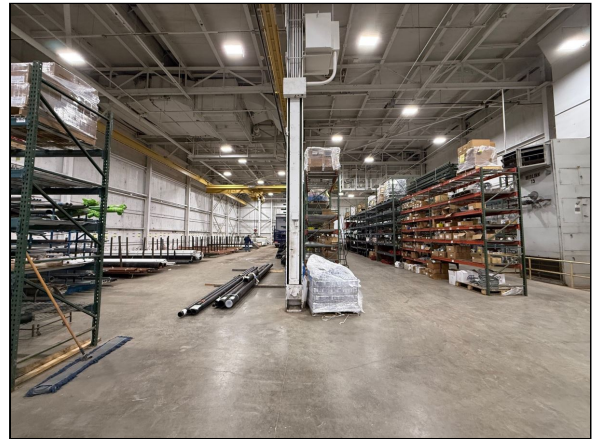
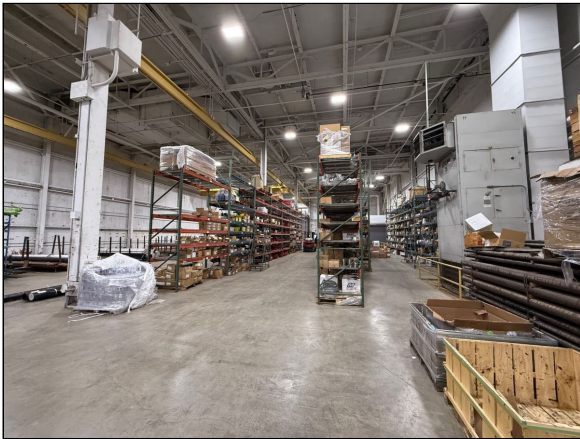
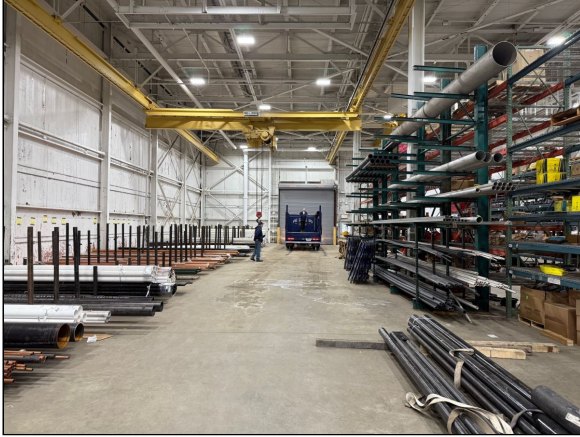
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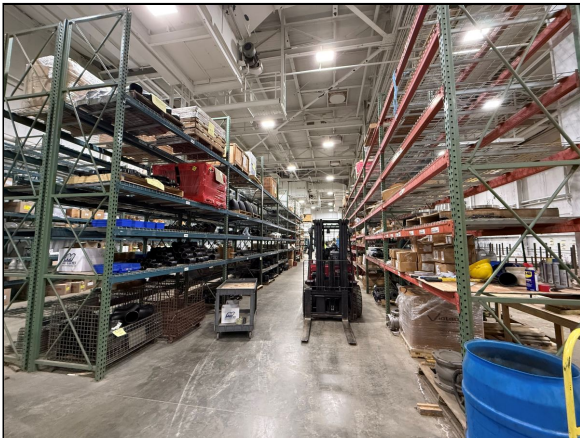
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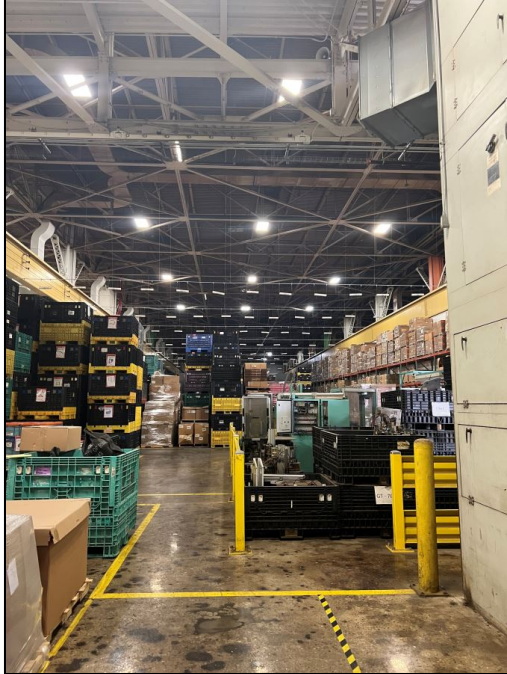
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3411 CENTER PARK PLACE PHOTOS



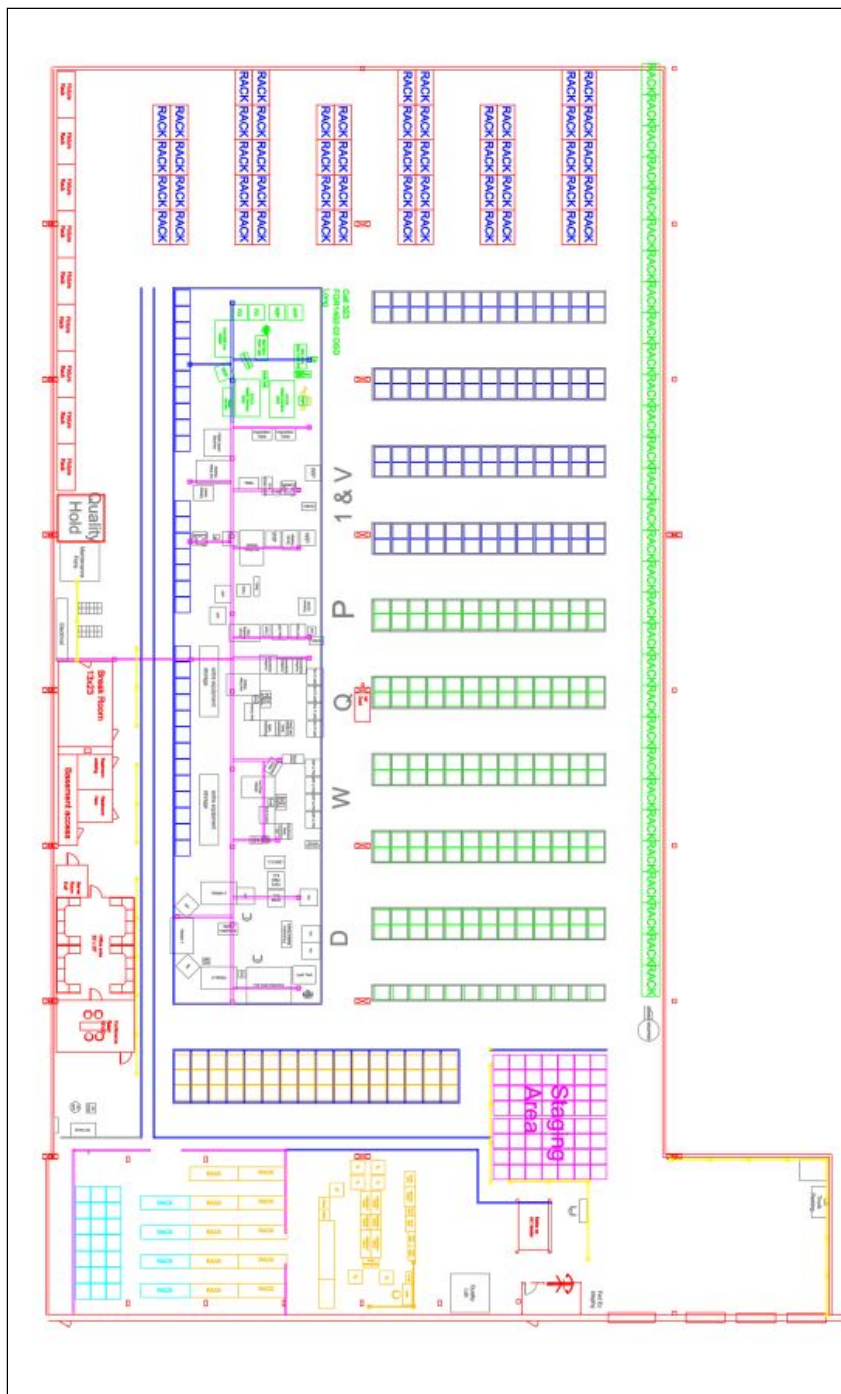
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3411 CENTER PARK PLACE FLOOR PLAN



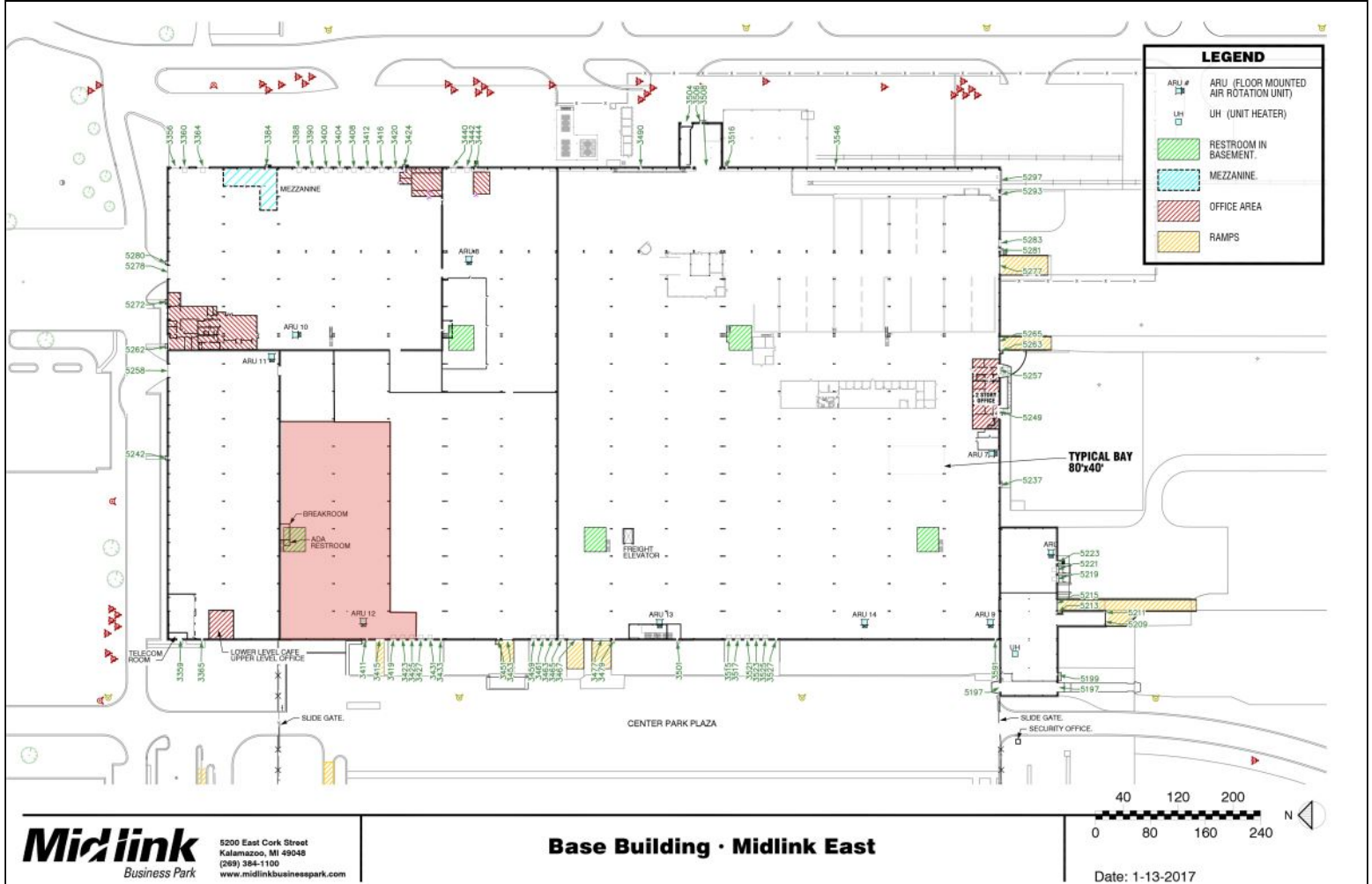
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3411 CENTER PARK PLACE - UNIT LOCATION



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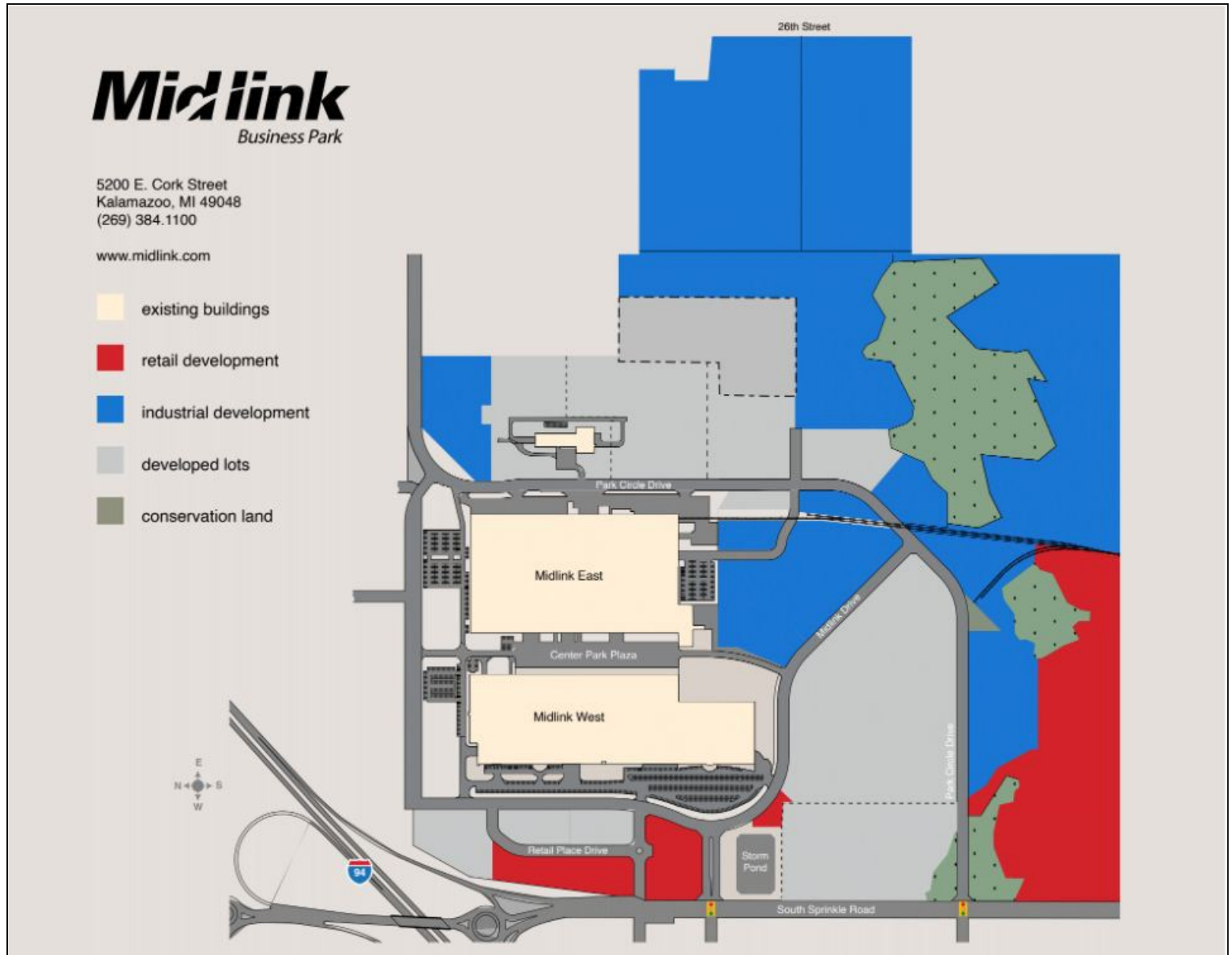
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MIDLINK SITE PLAN



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AERIAL PHOTOS



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