

# 875 Riverview Drive Benton Harbor, MI



2743 W. 36th PL. • Chicago, Illinois 60632  
773.254.0888 Phone • 773.254.0885 Fax  
www.chicagoindustrialre.com

## Property Specifications

Building Size: 41,646 SF  
Space Available: 3,500 - 41,646 SF  
Site Size: 294,400 SF (6.7 Acres)  
Office: Up to 14,000 SF  
Parking: 125 cars (more possible)  
Ceiling Heights: 12' - 23' Clear  
Power: 600 Amp - 3 phase  
Bay Size: 50' x 30'  
Sprinklered: Wet System  
Truck Level Docks: 4  
Drive in Door: 1 (more possible)  
Zoning: L - I (Light Industrial)  
Rent: \$3.65 - \$12.50 Gross  
Taxes: \$12,208 (2020)  
Sale Price: \$695,000

## Comments

- 125 car parking (expandable)
- Excellent facility for many types of users
- 23' ceiling heights
- Great loading!
- Clean space
- New roof
- New LED lighting
- Fantastic view of the park and St. Joseph River!!!
- Low taxes!
- Reasonable Rates!!!

## 41,646 SF BUILDING ON LARGE 6.7 ACRE SITE



## *Office - Restaurant - School - Warehouse - Manufacturing!*

## Contact

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*Great Views with TONS of Off Street Parking!!!*



*For Sale or Lease - Building Has Many Possibilities!!!*

## Contact

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