

# ONLINE AUCTION



## ±35,497 SF TURNKEY OFFICE BUILDING ON ±2.83 ACRES IN A SUPERIOR LOCATION

2807 S. State Street, St. Joseph, Michigan 49085

FRE Auctions and Brookstone Realtors are pleased to present this stately office building. Consisting of two floors above ground and a basement on a generous ±2.83 Acres. This is the perfect corporate headquarters to establish a presence or expand your footprint in Southwest Michigan.

### PROPERTY HIGHLIGHTS

**Well Maintained:** Built in 1992 the building presents a professional, modern design.

**Elevators:** One passenger and one freight

**Garage:** Lower level

**Data Room:** High-end cooling and fire suppression systems

**Generator:** Full building generator

**Parking:** 166 surface parking spaces

**Furniture:** Can be purchased separately for a turnkey option

**Zoning:** Commercial Office District - offers wide range of office operations

**STARTING BID:**  
**\$999,000**

*Suggested Value:*  
**\$4,200,000**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



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*For additional property details, downloadable due diligence & auction info*

# INVESTMENT HIGHLIGHTS

## Favorable Tax Environment:

Michigan offers competitive property tax laws, with assessments capped to protect against rapid increases, providing investor stability.

## Major Employers:

St Joseph is home to the Whirlpool Corporation Technical Center, Altec Industries, LECO Corporation, Corewell Health (formerly Spectrum Health Lakeland), and Hillyard.

## Unique Lakefront Location:

The city is seeing high-end developments, such as the new multi-use project near Lake Boulevard, blending premium office, residential, and retail spaces, enhancing area value.

## Population:

3-mile radius +70,000 with household income approximately \$83,000. Berrien County population is 153,000.

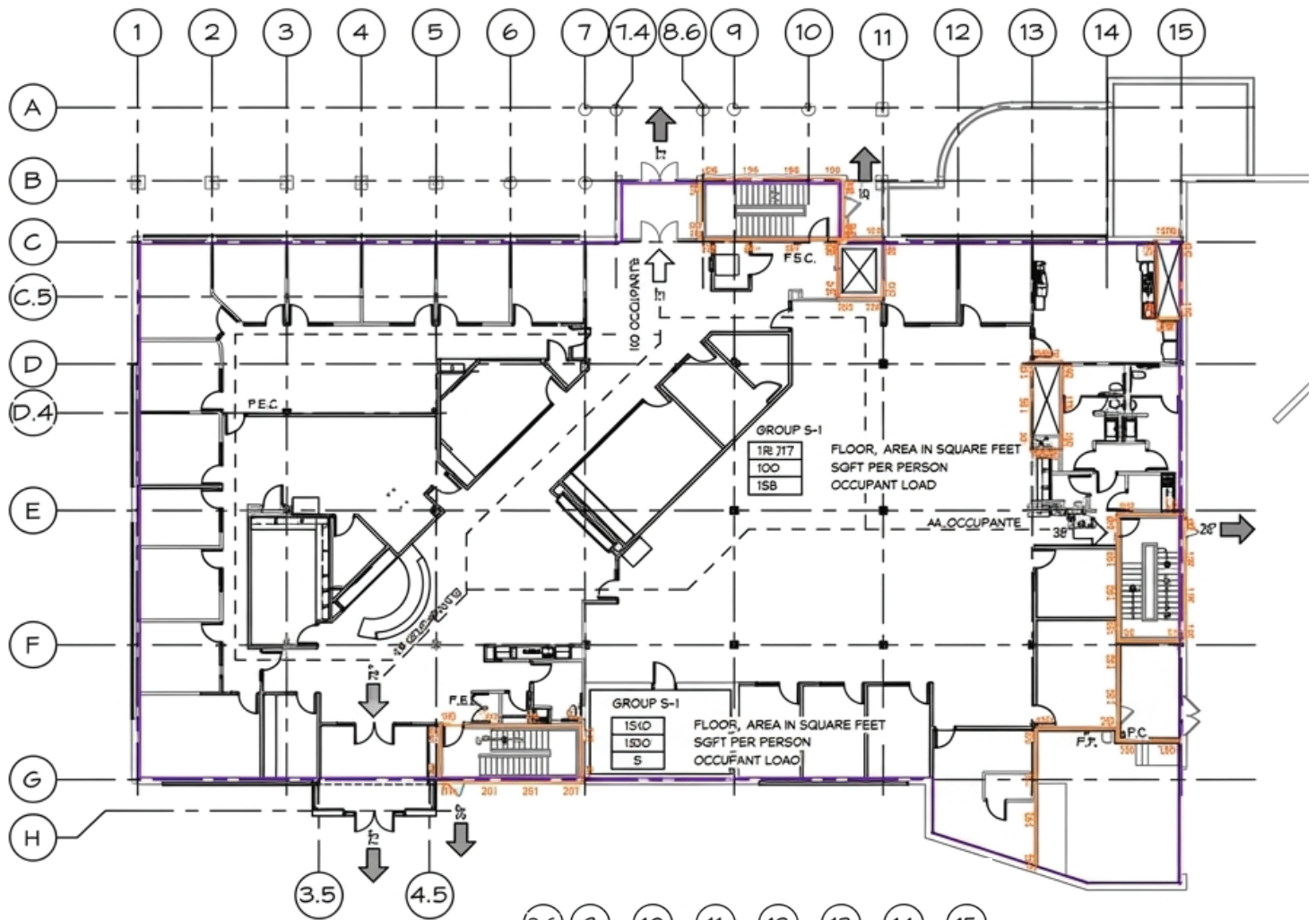
## Quality of Life:

The area offers a "small-town charm" with, lakefront access, making it easier to recruit and retain employees who want to live in a desirable, recreational-friendly environment.

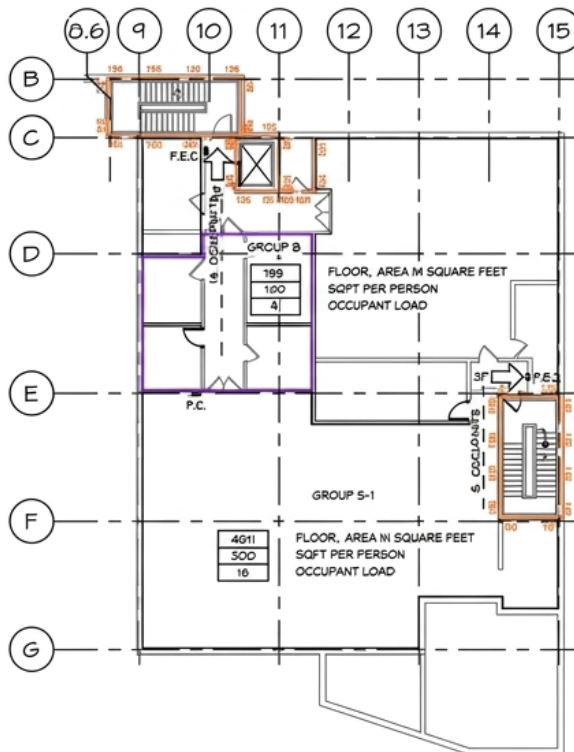


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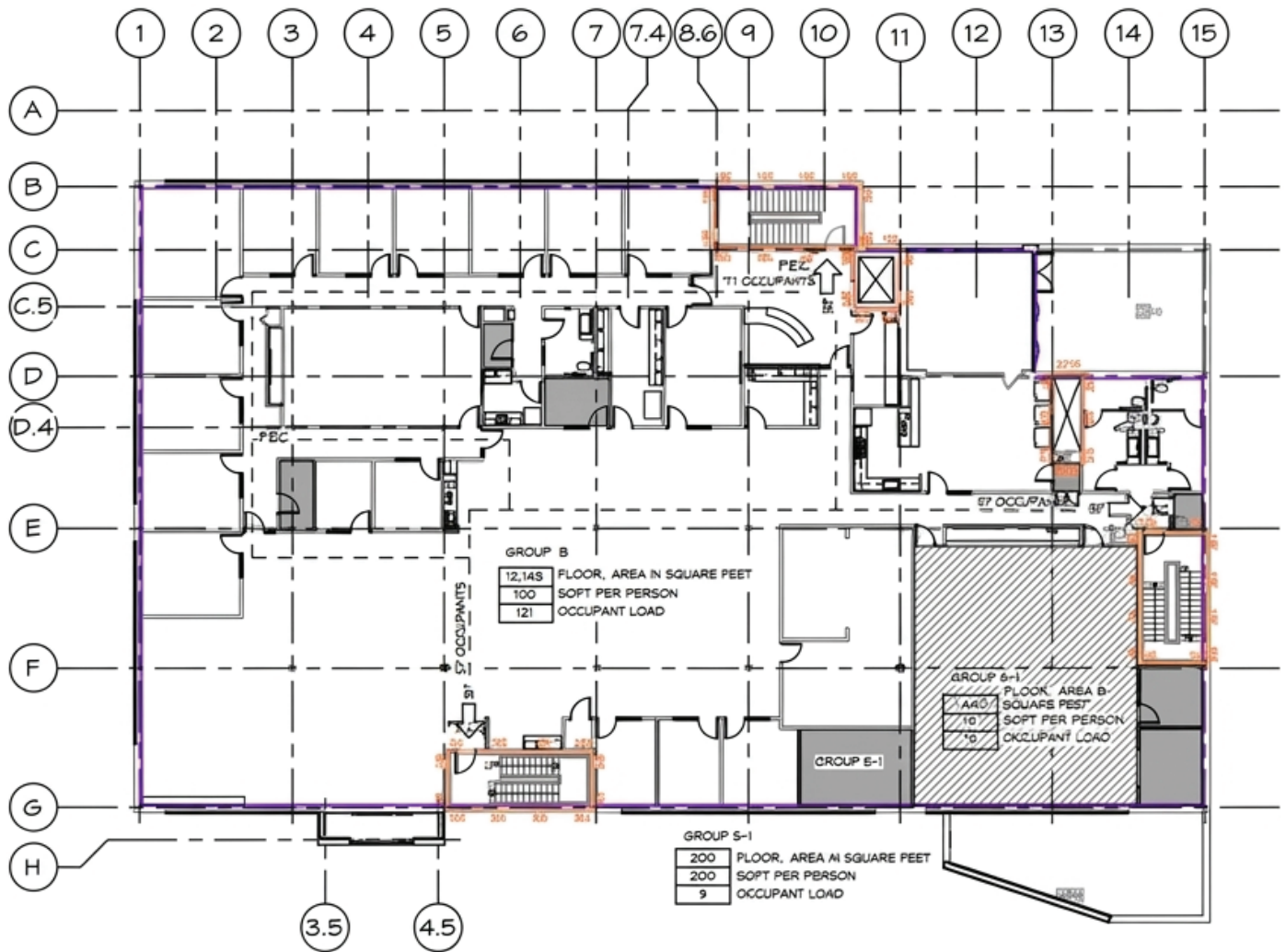
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**A1** FIRST FLOOR  
1/16" = 1x3"



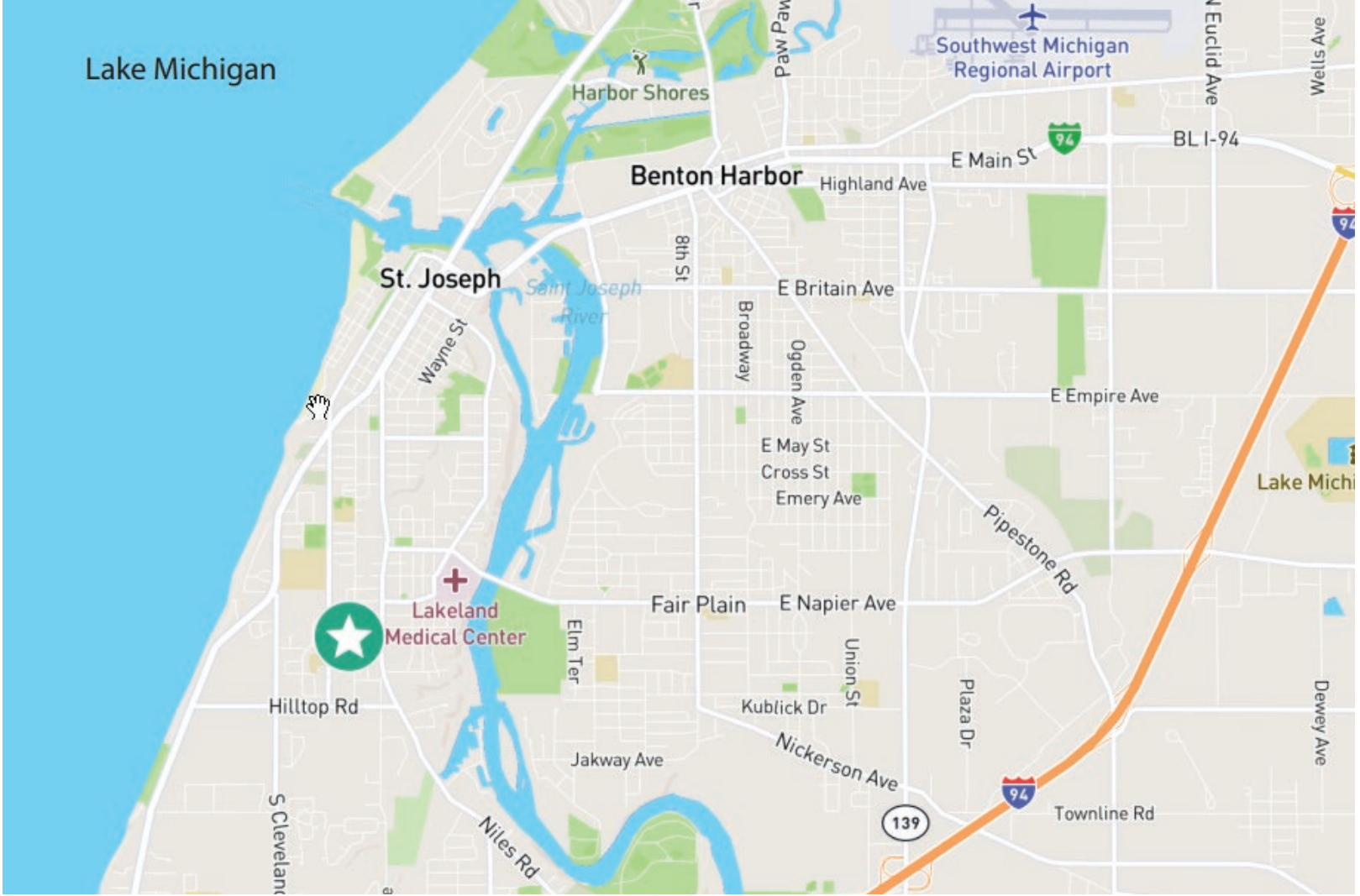
**A3** LOWER LEVEL  
1/16" = 1x0"



**C1** SECOND FLOOR  
1/16" = 1'-0"



MEANS OF EGRESS	
XX' →	MEANS OF EGRESS <b>ROOM OR LEVE</b> . XX' = CLEAR NETTH OP OPENING
XX' →	MEANS OF EGRESS <b>DRY DROIARSE</b> XX' = CLEAR NETTH OP OPENNS
OCCUPANT LOAD	
XSA	FLOOR, AREA IN SQUARE FEET
XXX	SOFT PER PERSON
XXX	OCCUPANT LOAD
EGRESS CAPACITY	
---	NUMBER OF OCCUPANTS ALONG EGRESS PATH
---	XX' →
---	NUMBER OF OCCUPANTS ALONG EGRESS PATH
FIRE RESISTIVE LEGEND	
1FR 1FR 1FB 1FR 1FB	1-HOUR FIRE BARRIER
1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE



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