

FOR SALE INDUSTRIAL PROPERTY



110 ARBOR ST, BATTLE CREEK, MI 49015



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INDUSTRIAL REHABILITATION OPPORTUNITY

PROPERTY HIGHLIGHTS

- Industrial rehabilitation opportunity
- 11,172 SF
- .58 acre site
- (3) exterior docks
- (4) Drive-ins
- Over 25,000 VPD on W Columbia
- Zone B-1 (Corridor Commercial District)

Sale Price	\$225,000
Total Building SF	11,172 SF
Property Type	Industrial
Parcel ID	52-6950-13-742-2
# of Floors	1
Signage Available	Yes
Year Built	1956
# of Parking Spaces	11

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FOR SALE - BATTLE CREEK, MI

PROPERTY HIGHLIGHTS

INDUSTRIAL NEIGHBORS





BATTLE CREEK, MI

Battle Creek, Michigan, known as the "Cereal City," is a mid-sized community located in Calhoun County in the southwestern region of the state. With a rich industrial history, it earned its nickname as the headquarters for Kellogg's and Post Consumer Brands, two of the nation's largest cereal producers. The city is also recognized for its diverse manufacturing base, which includes automotive suppliers, food production, and defense contractors. Battle Creek's location along I-94 provides convenient access to larger cities like Kalamazoo, Lansing, and Detroit, making it a strategic hub for commerce and transportation.

Beyond its industrial roots, Battle Creek offers a strong sense of community, with an array of recreational, cultural, and educational opportunities. The city is home to the Battle Creek Linear Park, a 26-mile paved trail system, and Binder Park Zoo, one of the best in the Midwest. It also hosts annual events like the Field of Flight Air Show & Balloon Festival, drawing visitors from across the state. Ongoing revitalization efforts, including downtown redevelopment and investment in the Fort Custer Industrial Park, continue to position Battle Creek as a dynamic place to live, work, and invest.

BATTLE CREEK, MI

EST POPULATION (2024)	±52,175
HOUSEHOLDS (2023)	±21,233

CREATING VALUE BEYOND REAL ESTATE



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