



\$9,731,000

SALE PRICE

8.00%

CAP RATE

Dipharma, Inc.

TENANT

100%

OCCUPANCY

22,492 SF

BUILDING SIZE

3.03 Acres

LOT SIZE

Global Tenant

OCCUPIED

2007 | 2022

YEAR BUILT | EXPANDED

EXECUTIVE SUMMARY

Advantage Commercial Real Estate is pleased to present the sale of 4502 Campus Drive, a 22,492 SF single-tenant life sciences facility located within Western Michigan University's Business, Technology and Research Park in Kalamazoo, MI. The property is 100% leased to Dipharma, Inc., the U.S. arm of a global pharmaceutical CDMO founded in 1949, and serves as the parent company's only cGMP manufacturing facility in the United States, making it an irreplaceable, mission-critical asset within Dipharma's global network.

LOCATION OVERVIEW

4502 Campus Drive is located within Western Michigan University's Business, Technology and Research Park, an established life sciences and innovation hub on the southwest side of Kalamazoo. The site sits among a cluster of pharmaceutical, medical research, and advanced manufacturing tenants, with direct access to I-94 and Western Michigan University's academic and clinical infrastructure.



Dipharma is a global pharmaceutical contract development and manufacturing organization (CDMO) specializing in the production of active pharmaceutical ingredients (APIs), intermediates, and new chemical entities. Founded in 1949 and headquartered in Italy, the company operates multiple cGMP manufacturing and research facilities across Europe and the United States, including a key presence in Kalamazoo, Michigan. Dipharma provides end-to-end services from early-stage development through commercial manufacturing, supporting a diverse base of pharmaceutical and biotech clients. With decades of technical expertise and a strong regulatory track record, the company is positioned as a reliable, full-service partner in complex drug development and production.

PROXIMITY MAP

6 Miles

DOWNTOWN KALAMAZOO

9 Miles

KAZO INTERNATIONAL AIRPORT

52 Miles

GRAND RAPIDS

146 Miles

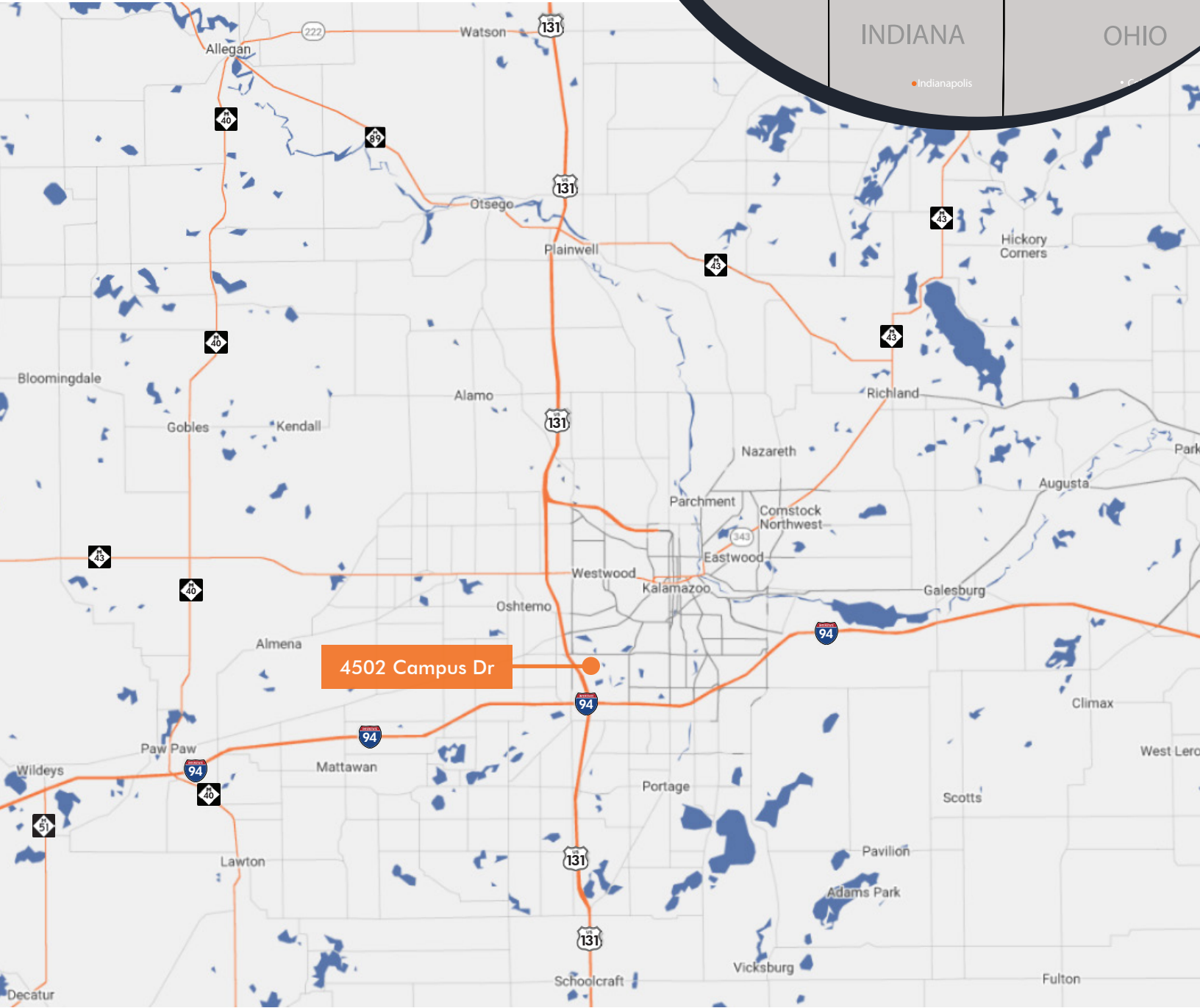
LANSING

143 Miles

CHICAGO

225 Miles

INDIANAPOLIS





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