

# Battle Creek

## Development

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### For Lease



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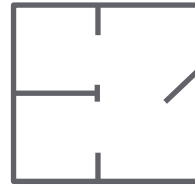




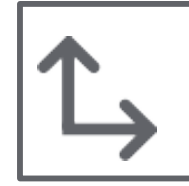
## PROPERTY SPECIFICATIONS

**201 WATKINS RD  
BATTLE CREEK, MI 49015**

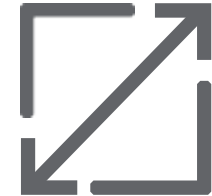
<b>TOTAL AVAILABLE</b>	252,000 SF
<b>OFFICE SPACE</b>	10,000 SF
<b>CROSS DOCK</b>	Yes
<b>HVAC</b>	Cambridge Exterior Units
<b>ACREAGE</b>	34 acres
<b>DOCK DOORS</b>	14 with Additional 20 Dock Knock Outs
<b>DRIVE INS</b>	2
<b>COLUMN SPACING</b>	50' X 50', 60' at Dock Bay
<b>POWER</b>	2,500 Amps, 680v, 3p
<b>LIGHTING</b>	Motioned LED Interior
<b>CLEAR HEIGHT</b>	32 - 38' at Eave
<b>CONSTRUCTION</b>	Pre-Engineered Steel
<b>SPRINKLERS</b>	ESFR, Fire Pump
<b>PARKING</b>	30 trailer/80 car
<b>HEAT</b>	Thermocyclers



**Available**  
252k SF



**Proposed  
Delivery Date**  
Q3 2026

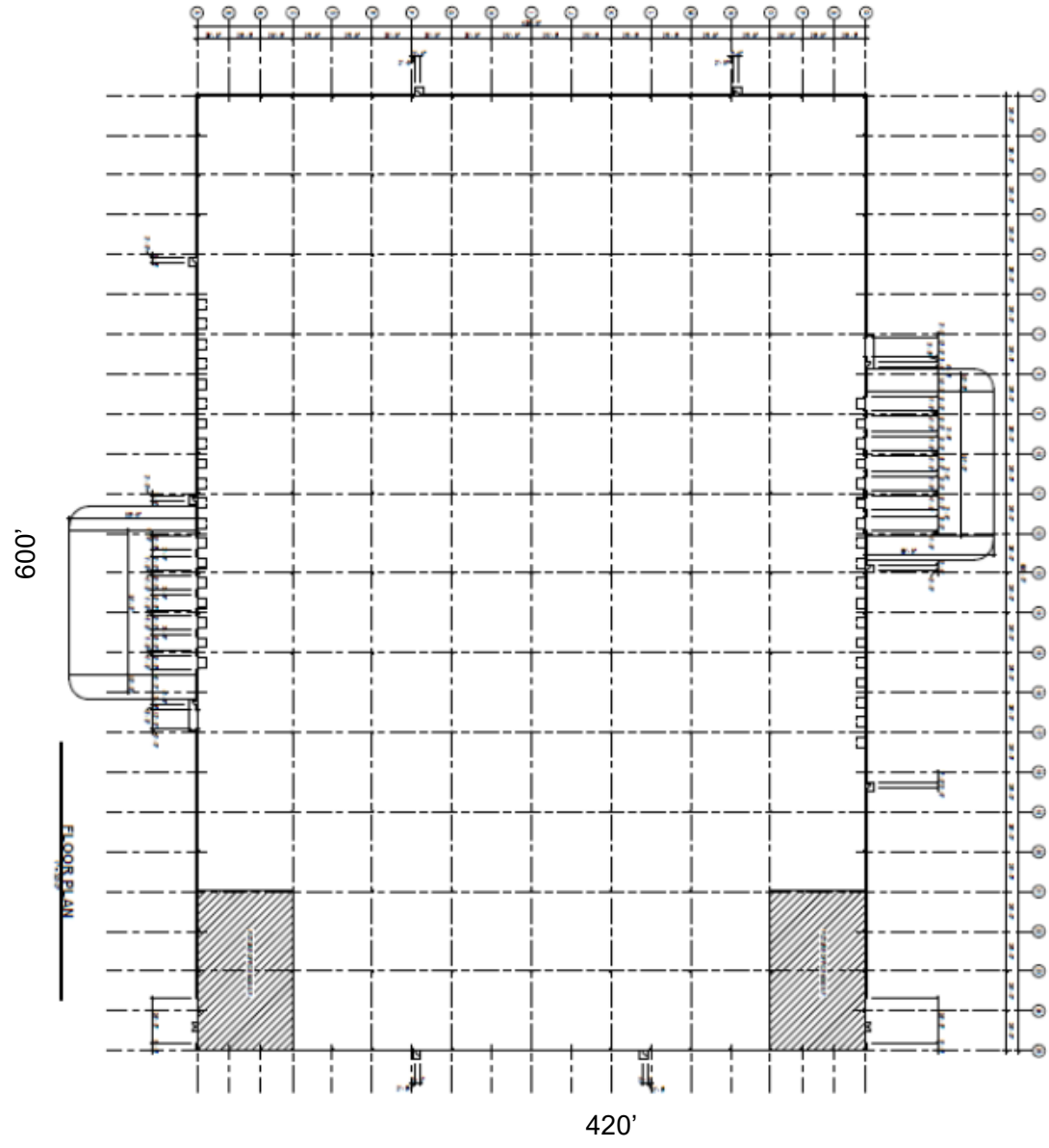


**Able to Suit**  
Manufacturing/  
Warehouse Users





**SITE PLAN**



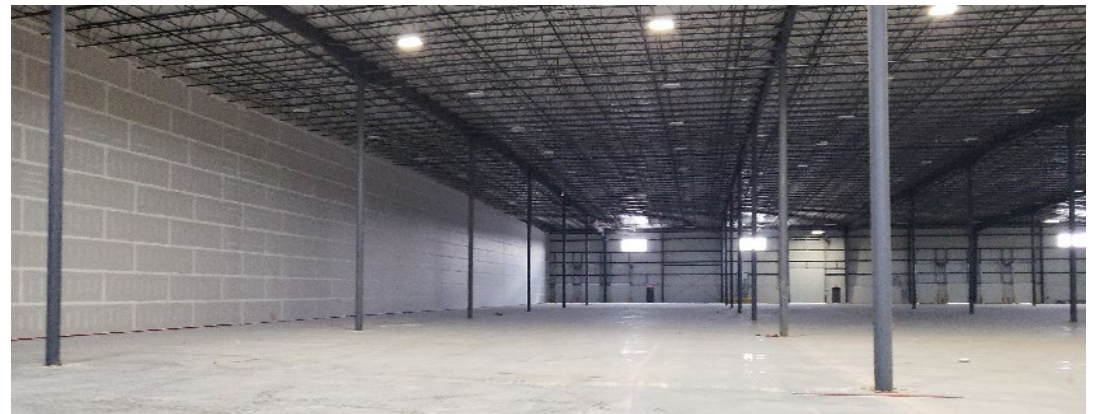
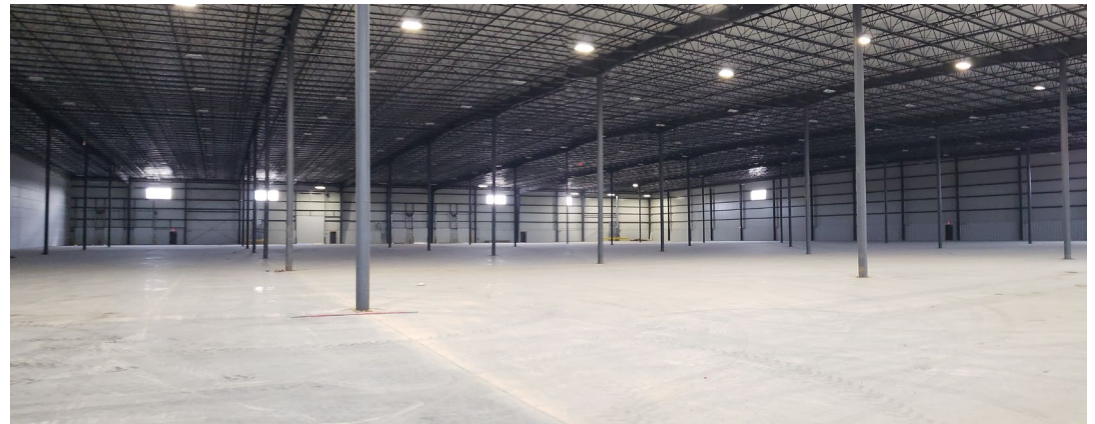
**FLOOR PLAN**



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<b>252,000 SF</b>	<b>\$7.00/NNN</b>	<b>14 Docks</b>	<b>2 Overhead Doors</b>
<b>128,411 SF</b>	<b>\$7.15/NNN</b>	<b>7 Docks</b>	<b>1 Overhead Doors</b>
<b>123,589 SF</b>	<b>\$7.25/NNN</b>	<b>7 Docks</b>	<b>1 Overhead Doors</b>

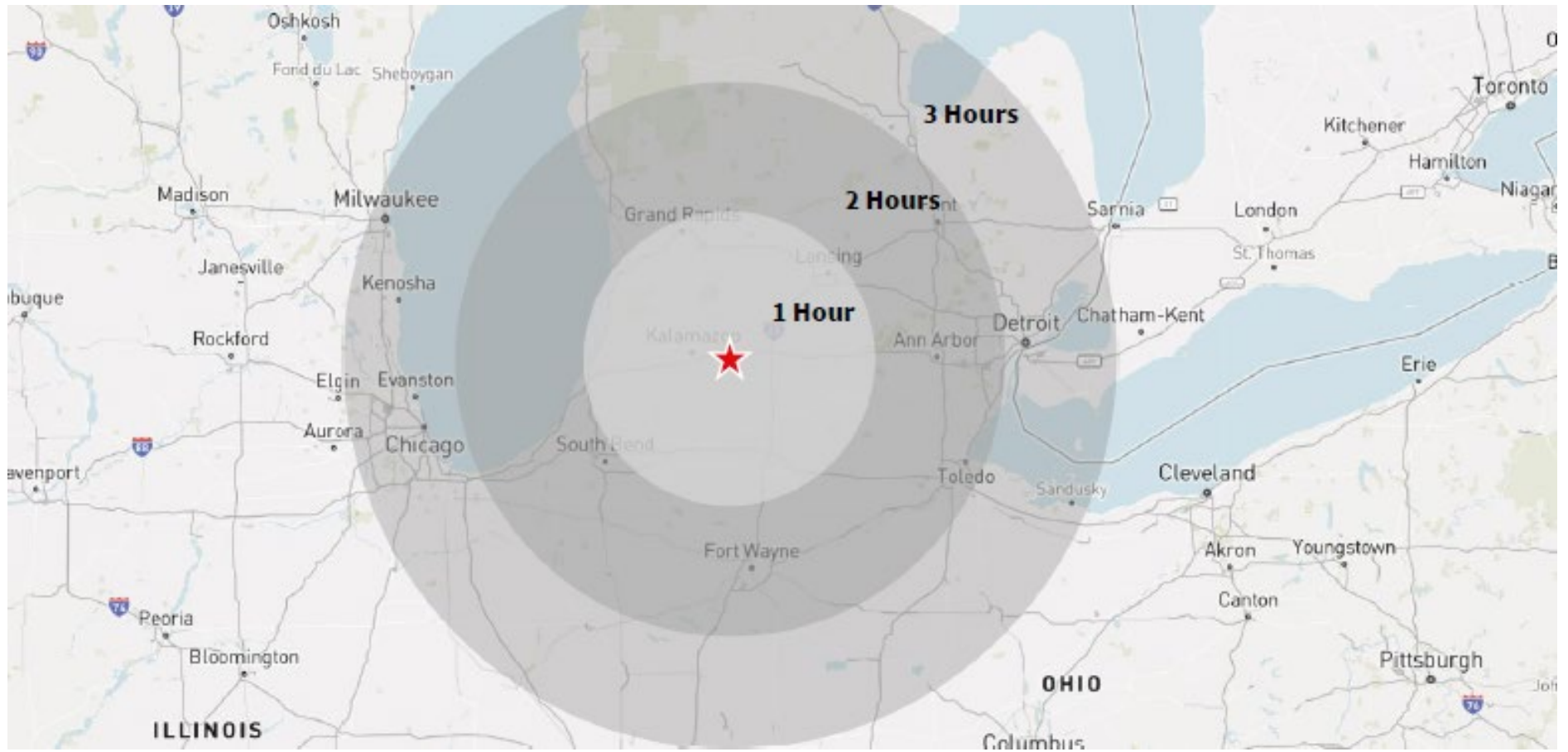
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**LEASE AVAILABILITY**



NEARBY **MANUFACTURING**



**21,340,922**  
2024 population  
within 150-mile radius

**267,678**  
2024 labor force  
within 40min drive

**198 Tax Abatement**  
Designated area

**CN & NS**  
rail access

**AZO airport**  
direct cargo access

## LOCATION FEATURES

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