



426,788 SF Three-Building Campus

1 Financial Parkway

Kalamazoo, Michigan

 **JLL** SEE A BRIGHTER WAY

1 Financial Parkway / Kalamazoo

Rare Industrial Redevelopment Opportunity

Developed in phases between 1990 and 1995 to serve as a customer service hub and data center for a national bank, 1 Financial Parkway is a campus-style park featuring three Class A buildings totaling 426,788 square feet.

The property is Zoned I-1, Industrial, which allows for a variety of office and industrial uses. It sits on a large 55-acre campus.

ICP-an regional developer, acquired the property to reposition the asset for Industrial use. This state of art facility has above average amenities, power, parking location, and expansion.



Strategic Location & Access

Prime I-94 corridor location at Oshtemo exit with exceptional regional connectivity

2 hours to Chicago and Detroit, 52 minutes to Grand Rapids

Immediate access to 471 local businesses and 133,000 employed workforce

1 Financial Parkway / Kalamazoo

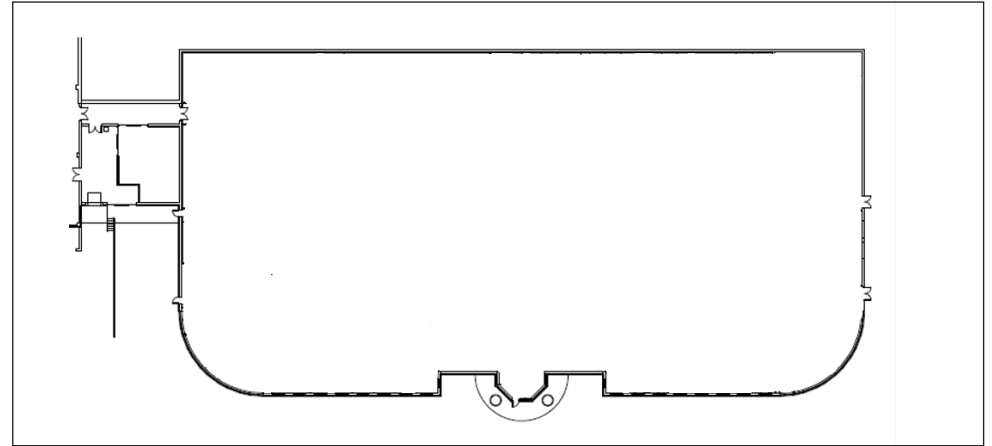
Development Ready Campus

- Three Class A buildings (57,536 SF, 159,108 SF, and 210,144 SF)
- Constructed 1990-1995
- Zoned I-1 Industrial, permitting diverse office and industrial applications
- Expansive 55.20-acre site with significant future development capacity
- Exceptional Infrastructure
- 1,294 parking spaces (3.0/1,000 SF ratio)
- Two 2000-amp backup generators ensuring operational continuity
- 3 MW of power
- Divisible industrial configurations
- 24-hour building access
- Prominent signage opportunities
- Plug and play customer call center

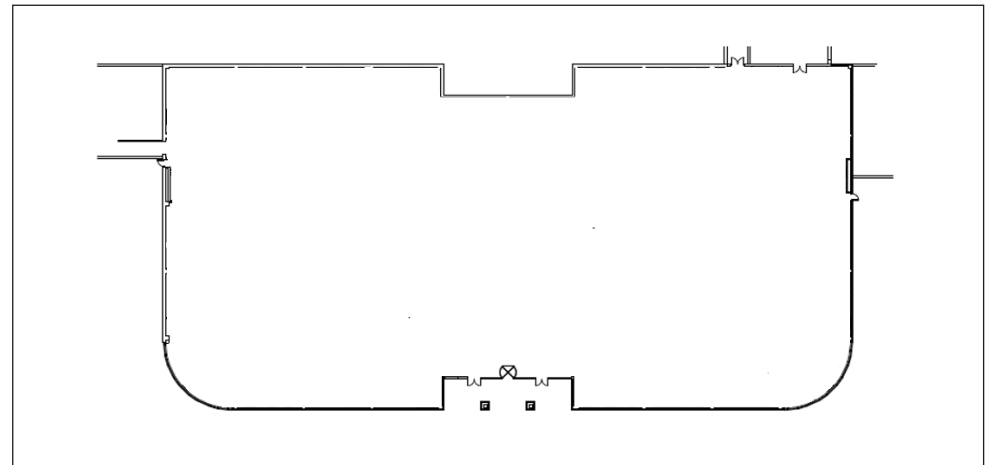


Floorplans

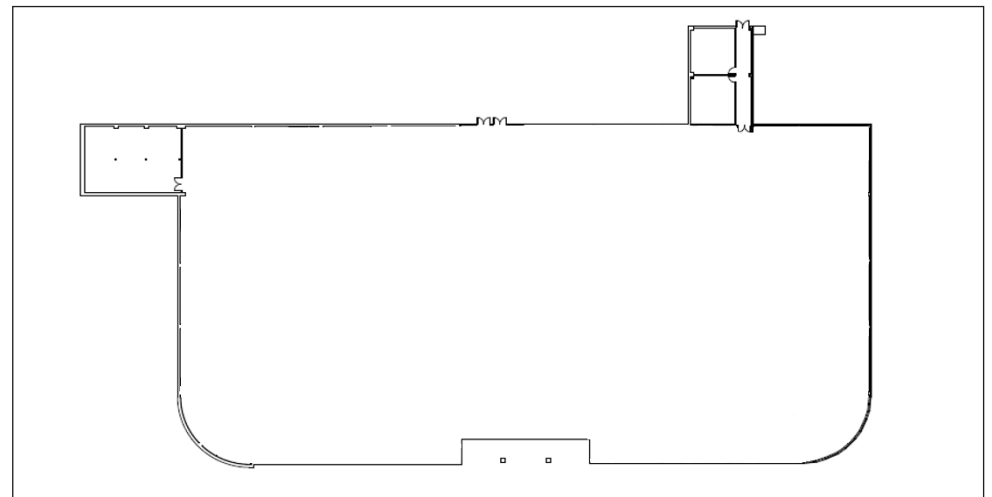
Building A
Total: 57,536 SF



Building B
Total: 159,108 SF
Approx. 53,000 SF per floor



Building C
Total: 210,144 SF
Approx. 53,000 SF per floor



Location Map





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