

Battle Creek

Development

For Lease



Bob Horn
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Robert Mihelich
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PROPERTY SPECIFICATIONS

**Available**

270k SF

**Proposed Delivery Date**

2022

**Able to Suit**Manufacturing/
Warehouse Users

Specifications

TOTAL AVAILABLE	270,000 SF
OFFICE SPACE	7,500 SF
ACREAGE	55 acres
DOCK DOORS	16 with Additional 30 Dock Knock Outs
DRIVE INS	2
COLUMN SPACING	50' X 50'
ELECTRIC	1,200 Amp/450V
LIGHTING	Motioned LED Interior
CLEAR HEIGHT	32'
CONSTRUCTION	Pre-Engineered Steel
SPRINKLERS	ESFR
PARKING	30 trailer/130+ car

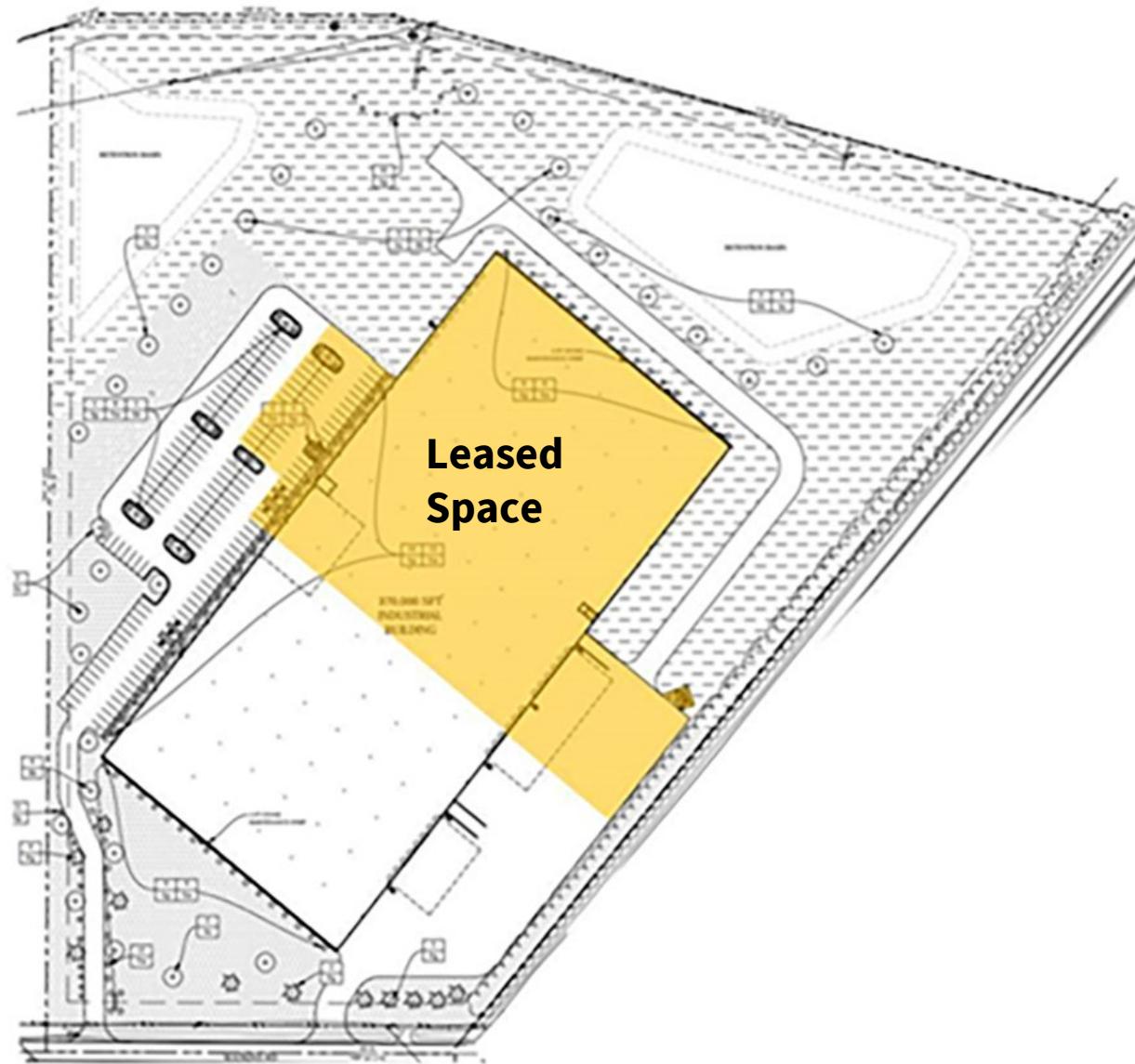
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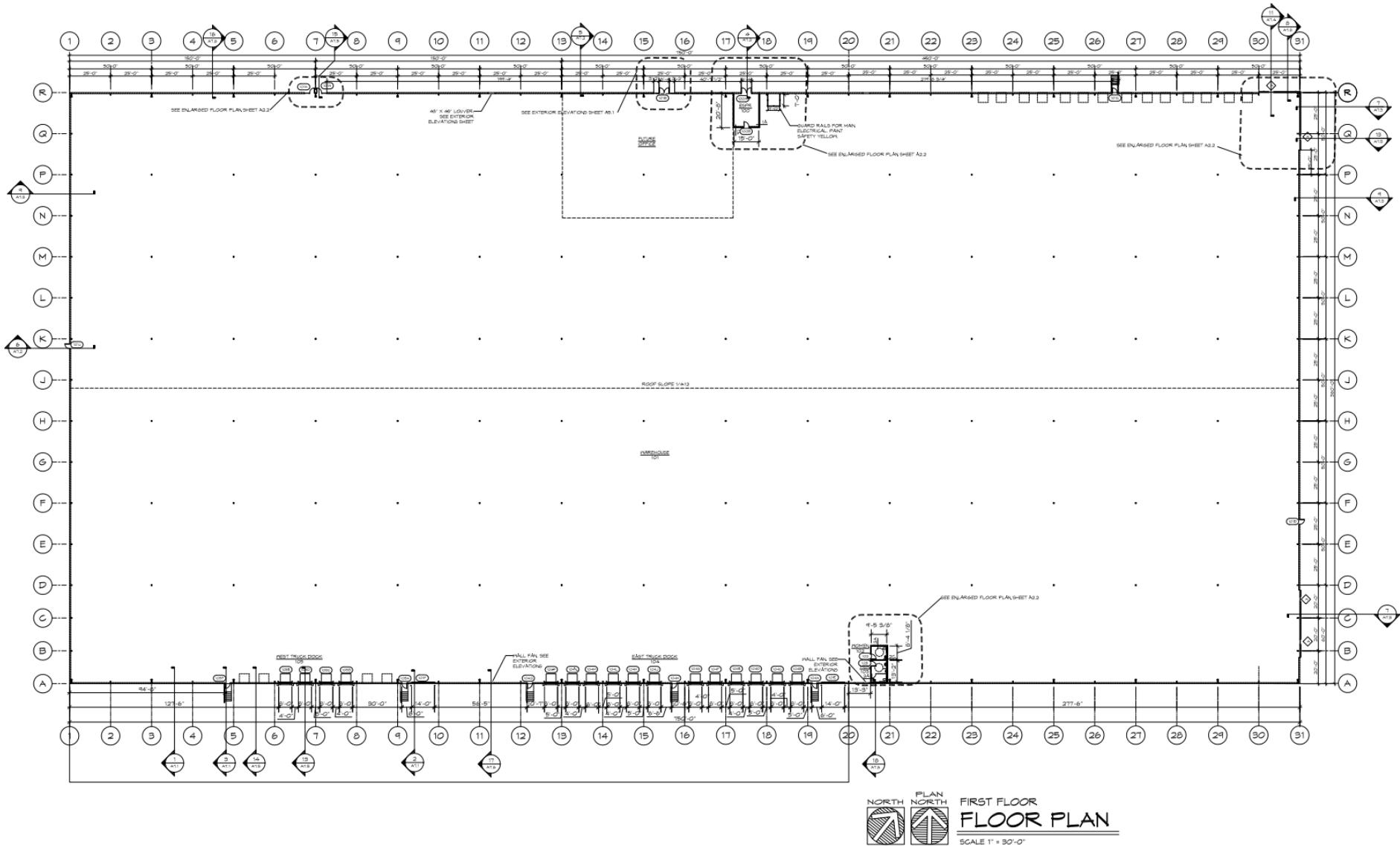
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SITE PLAN



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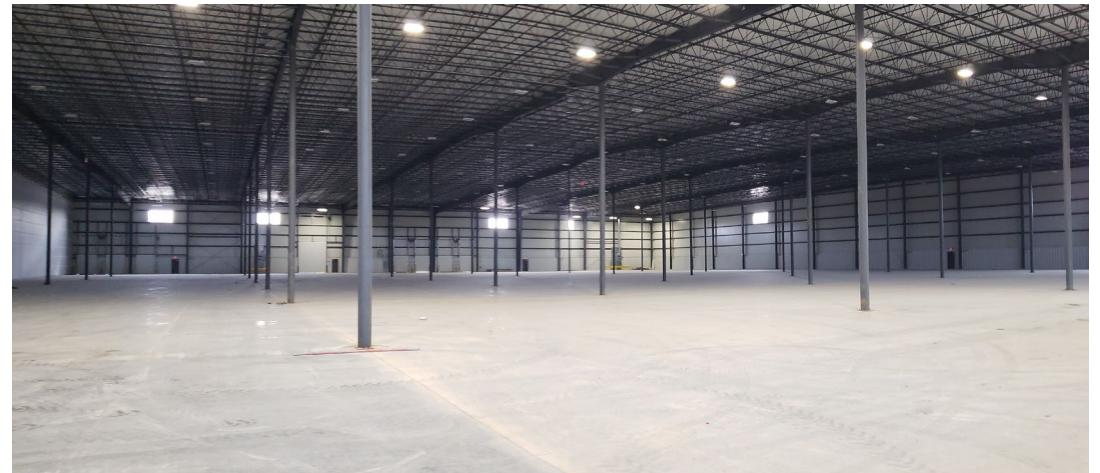
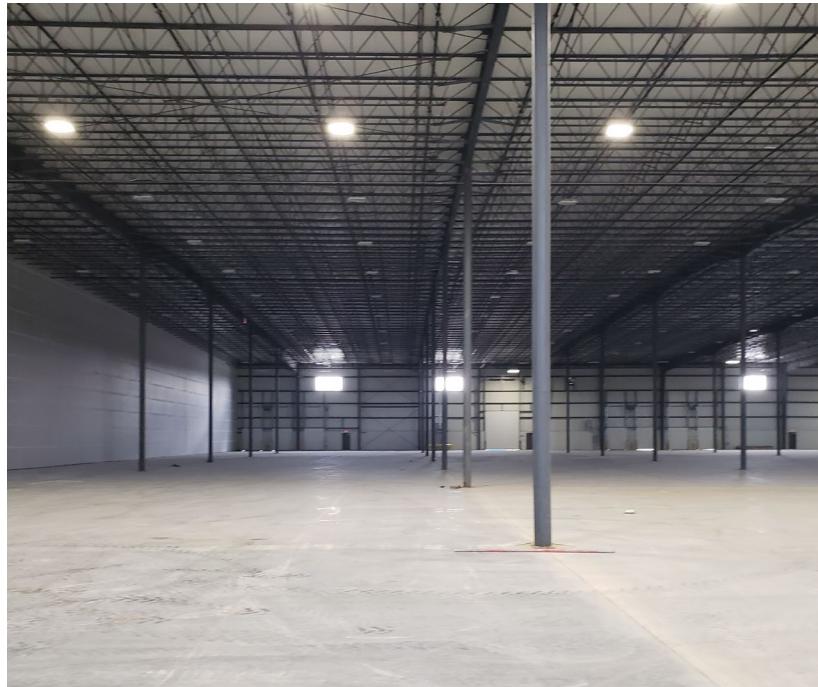
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FLOOR PLAN

Lease Availability

54,000 SF	\$6.10/NNN	4 Docks	1 Overhead Doors
63,000 SF	\$6.10/NNN	4 Docks	1 Overhead Doors
117,000 SF	\$5.95/NNN	7 Docks	2 Overhead Doors
270,000 SF (Whole Building)	\$6.00/NNN	33 Docks	2 Overhead Doors



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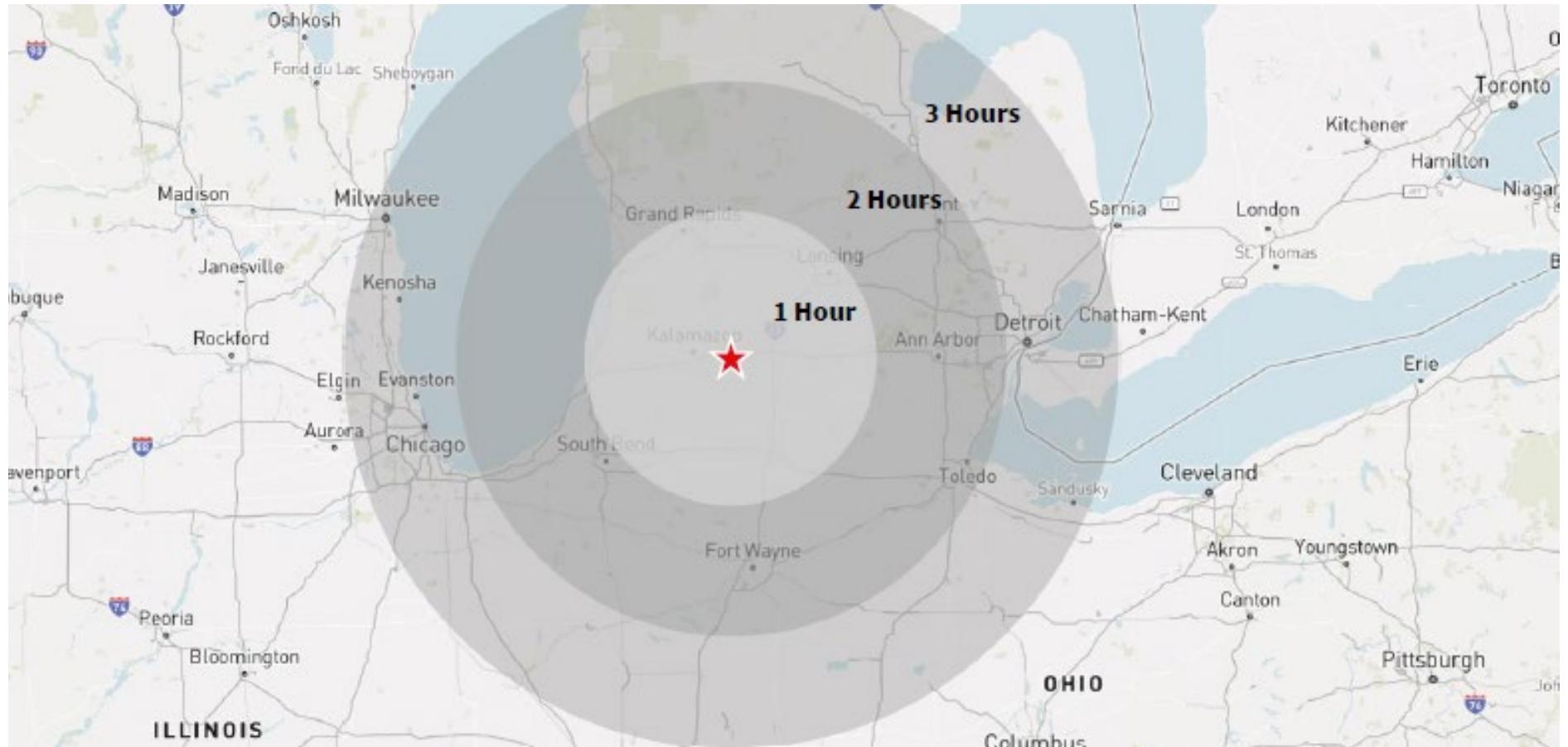
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22,000,000
2022 population
within 150-mile radius

240,000
2022 labor force
within 40min drive

198 Tax Abatement
Designated area

AZO airport
direct cargo access

CN & NS
rail access

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