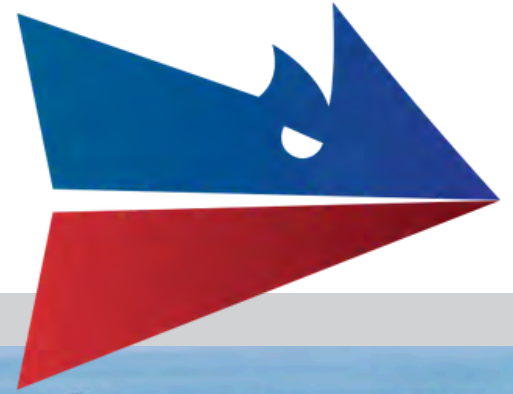


Available for Lease

125 Hawthorne Avenue | St. Joseph, MI



CLARK LOGIC 

+/- 124,256 SF

Tim Monahan | Director of Development

 269.861.9487  tim@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com



Property Snapshot

Building Size	+/- 124,256
Industrial Space Available	+/- 120,000
Office Space Available	+/- 5,000
Ceiling Height	21'
Loading Docks	Six (6)
Power	440 Volt 3 Phase 120/240 Volt 3 Phase 3,000 Amps
Zoning	I-1 Light Industrial

All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.

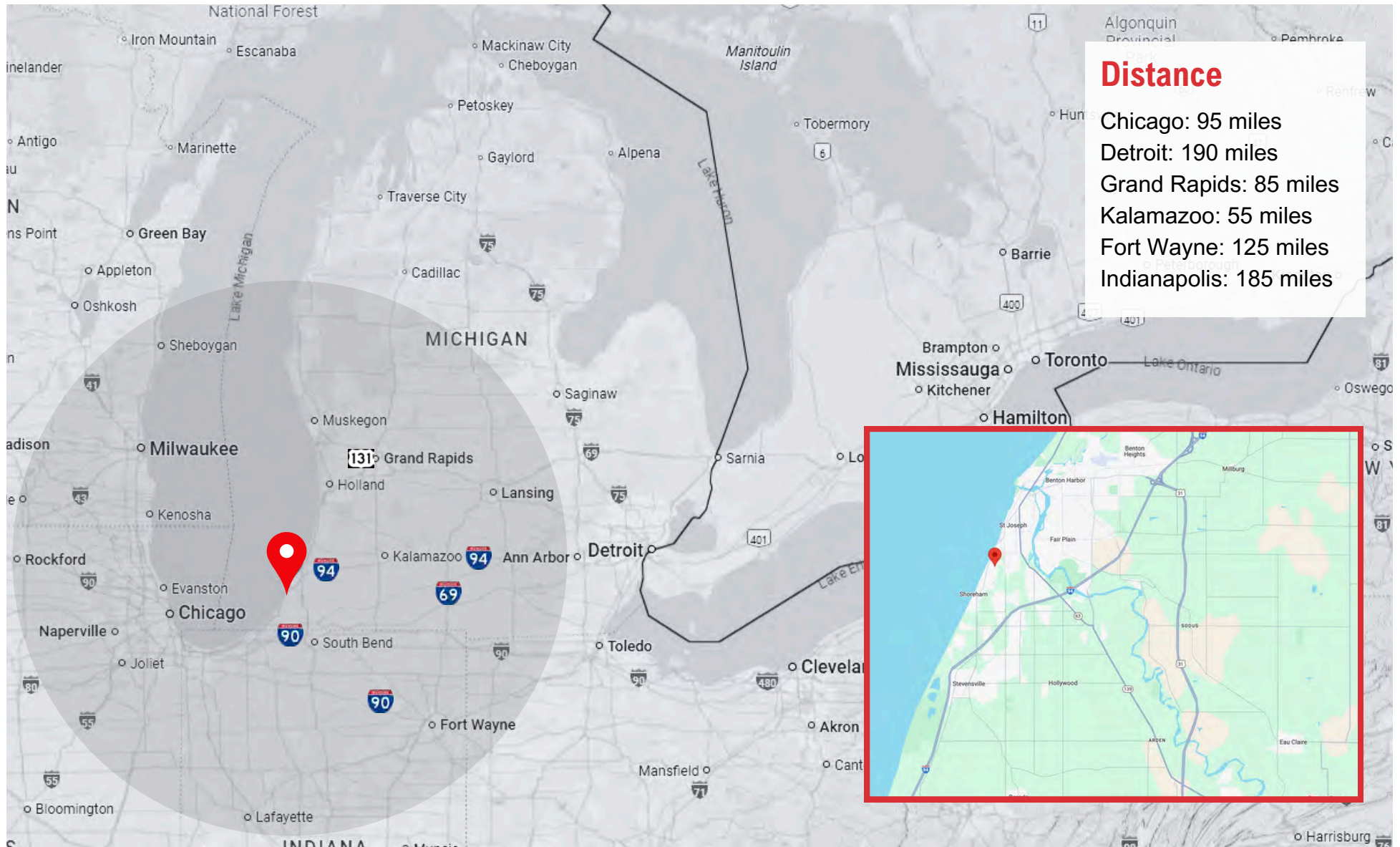
Property Description

This property has a great regional location with proximal connectivity to Interstate 94 (3 miles to interchange) allowing for strong connectivity to Chicago and Detroit as well as other major arterial routes connecting this location easily to the Midwest and the rest of the country.

The site is very close to Lake Michigan, downtown St. Joseph and Benton Harbor, Harbor Shores, the new Whirlpool headquarters and the arts district in Benton Harbor.

Businesses are coming and expanding their operations in Michigan because of a business-friendly environment that ranks among the best in the nation, including advanced manufacturing, aerospace, automotive, agribusiness, cybersecurity, defense and mobility users.

MAP VIEW



SITE AERIAL



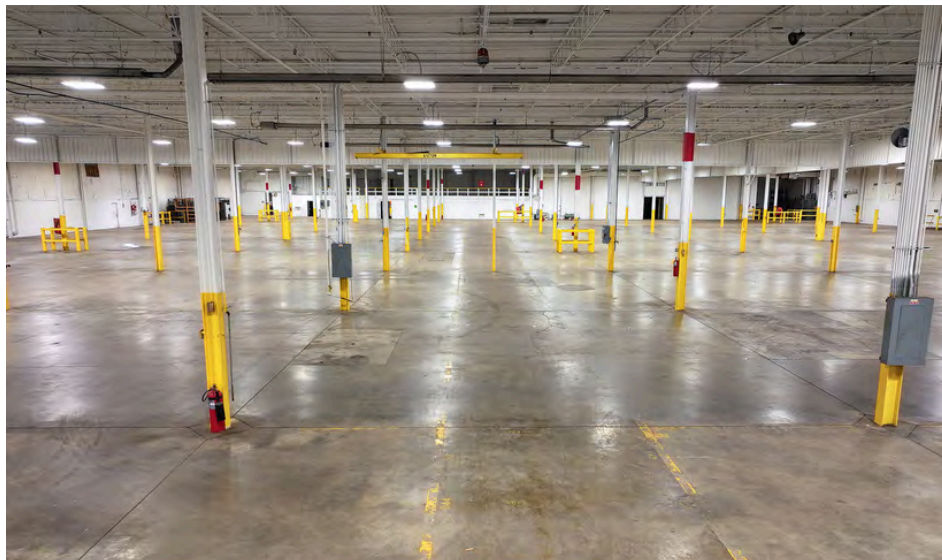
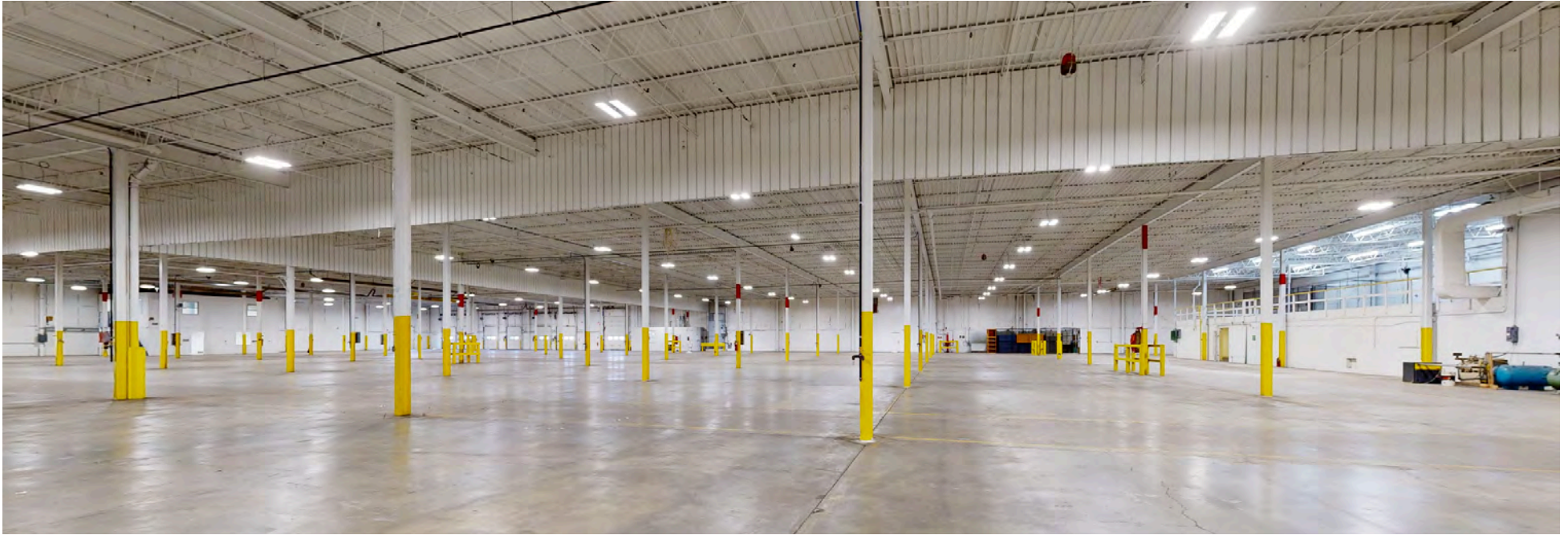
FLOOR PLAN



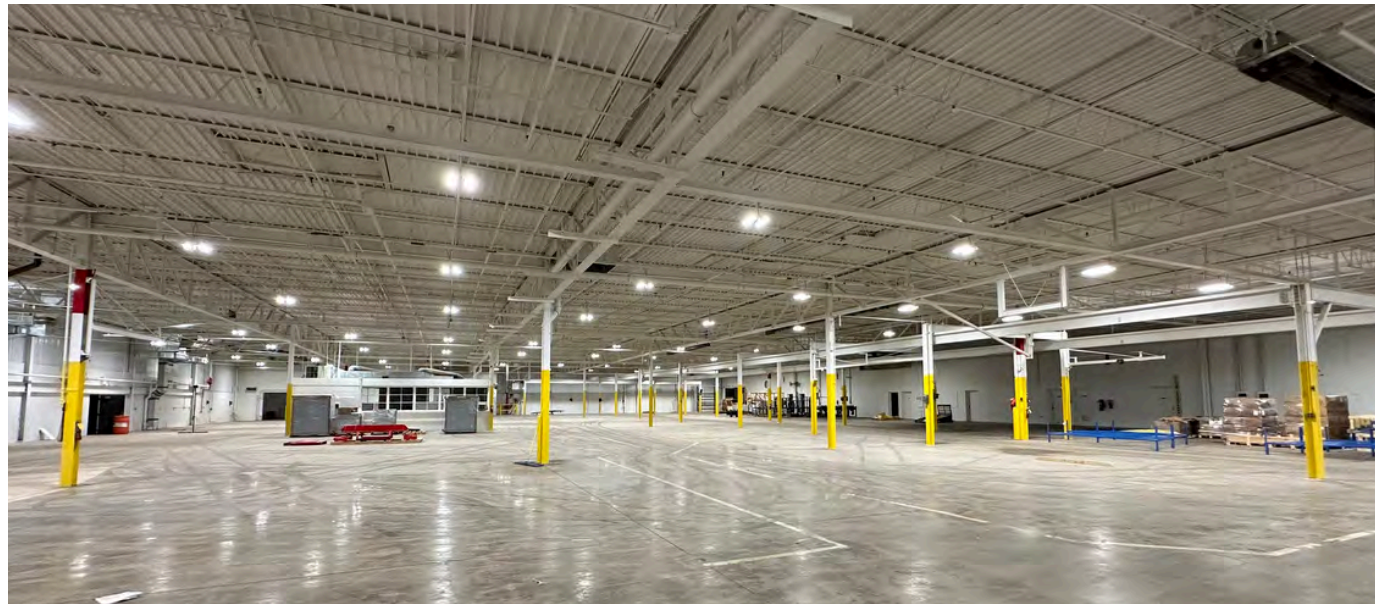
EXTERIOR



WAREHOUSE



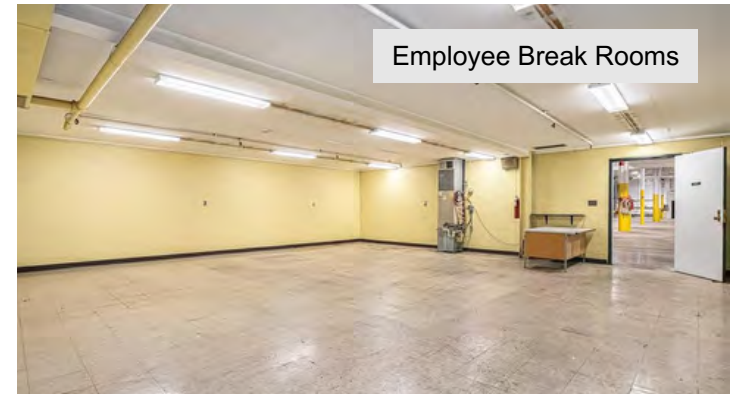
WAREHOUSE



ADDITIONAL SPACES



Mezzanine: 31'0" x 88'5"



Employee Break Rooms



Crane Room

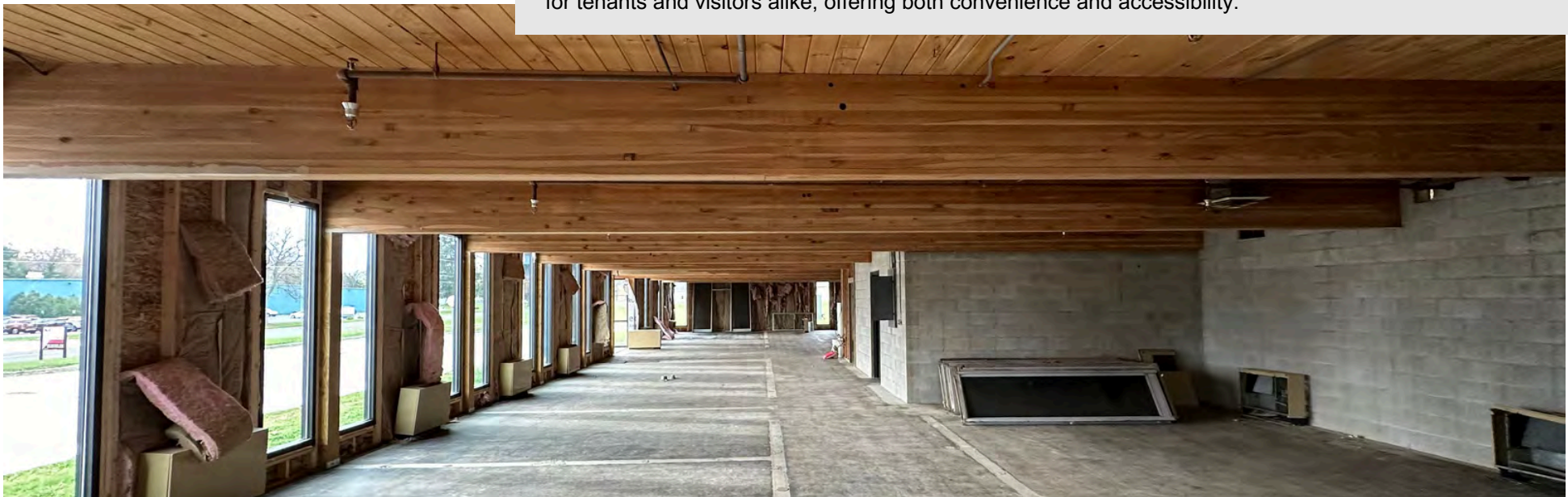


Floor Supervisor Office

BUILD-TO-SUIT OFFICE



Located on the south side of the building, facing Hawthorne Avenue, this **5,000 SF build-to-suit office** area features a newly installed storefront glass entrance and windows (2024). The space boasts a stunning exposed hardwood ceiling, adding a touch of character and charm. Ample parking is available for tenants and visitors alike, offering both convenience and accessibility.



OUR FULL RANGE OF SERVICES

- Real Estate & Development
- Transportation & Logistics
- Warehousing Services
- 3PL & Material Handling
- Heavy Machinery Moving & Rigging
- Cardboard, Paper & Pallet Recycling and Sales
- Landscape, Lawn Care & Snow Removal
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing

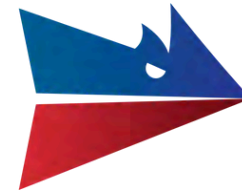


AUTHORIZED DEALER

New Trailers, Parts & Service



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CORPORATE LOCATIONS

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269.323.0717

MILHAM HEADQUARTERS

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Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS

3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405

