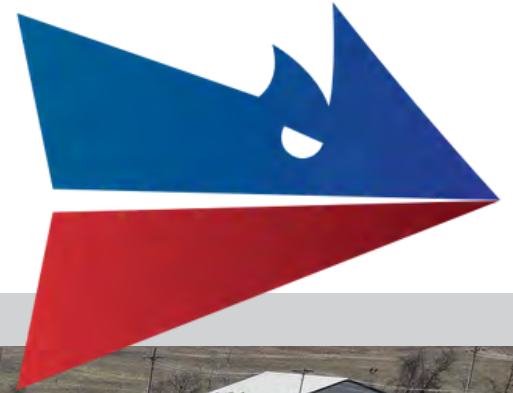


# Available for Lease

26767 U.S. 12 Highway | Sturgis, MI



**CLARK LOGIC** 

**+/- 26,245 SF**

**Sarah Huber | Manager of Leasing**

 850.687.4867  [sarah@clarklogic.com](mailto:sarah@clarklogic.com)

**Matt Conlee | Director of Leasing & Development**

 574.333.5344  [matt@clarklogic.com](mailto:matt@clarklogic.com)





## Property Snapshot

Warehouse SF	+/- 25,750 SF
Office SF	+/- 500 SF
Zoned	C-2
Roof	Metal
Exterior	Siding / Brick
Substructure	Frame
Heat	Gas / Forced Air
AC Type	Central Air
Utilities Attached	Gas and Electric
Water / Sewer	Public
Power (Volts)	480 V / 3-Phase
Loading Docks	Two (2)
GL Doors	Four (4)
Ceiling Ht	16'-12'
Fire Supression	Sprinklered

*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

Located along U.S. 12 Highway in Sturgis, Michigan, this property offers high visibility and excellent accessibility, just minutes from major regional routes and industrial hubs. Positioned approximately three miles from the Indiana Toll Road (I-80/I-90) via State Route 9, it provides convenient connectivity for manufacturing, warehousing, and distribution operations.

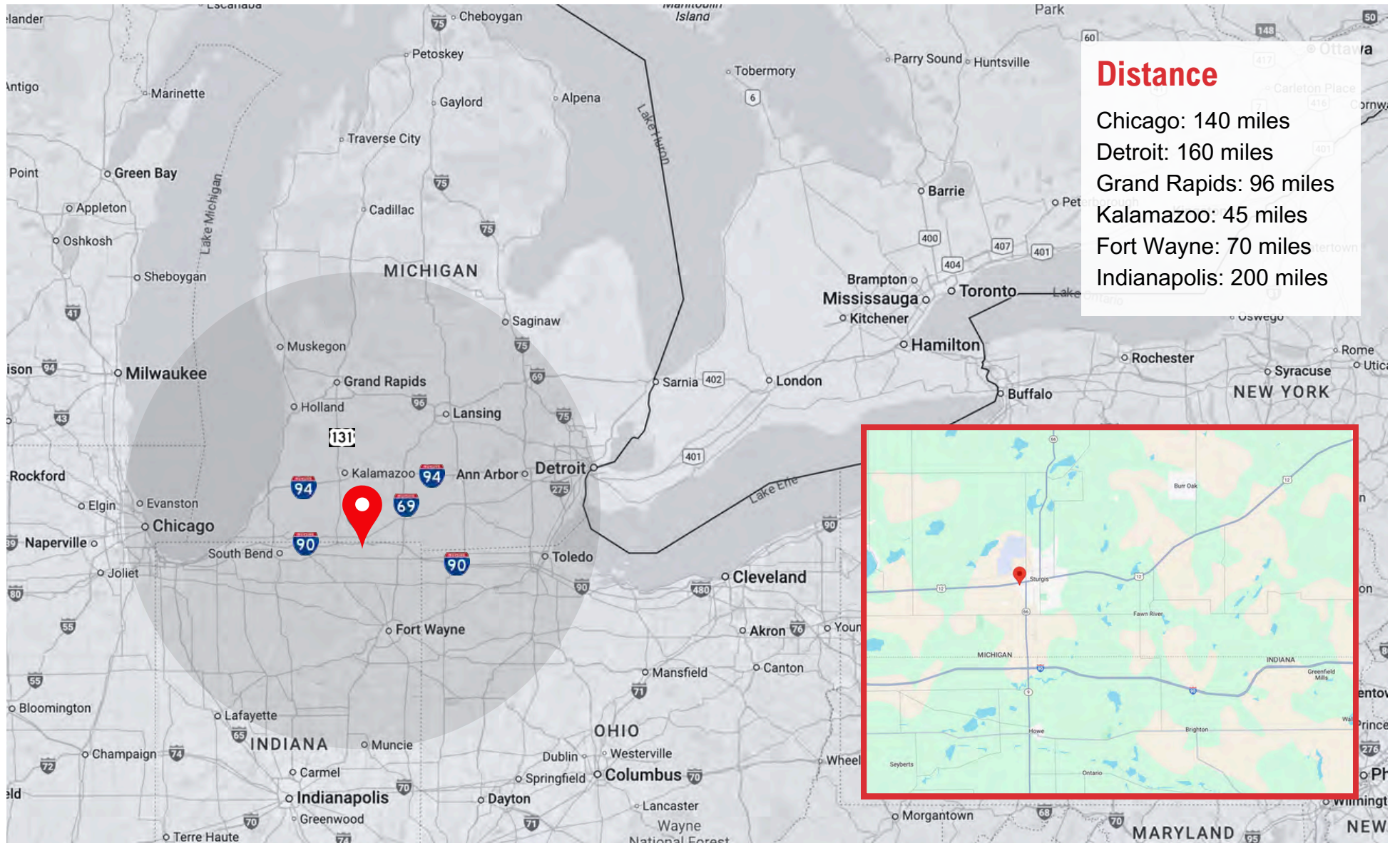
A hard-to-find manufacturing/warehouse suite, this 26,245 SF space offers excellent functionality with four overhead doors (12'–14' high), two internal loading docks, and two additional exterior docks for efficient logistics.

The building features 480V three-phase power, ceiling heights ranging from 12' to 16', a 1-ton crane, and a new thermo-cycler heating system.

Additional amenities include sprinkler coverage, small office spaces, and a kitchenette. Ideal for a range of industrial uses—tenant to verify zoning for specific needs.

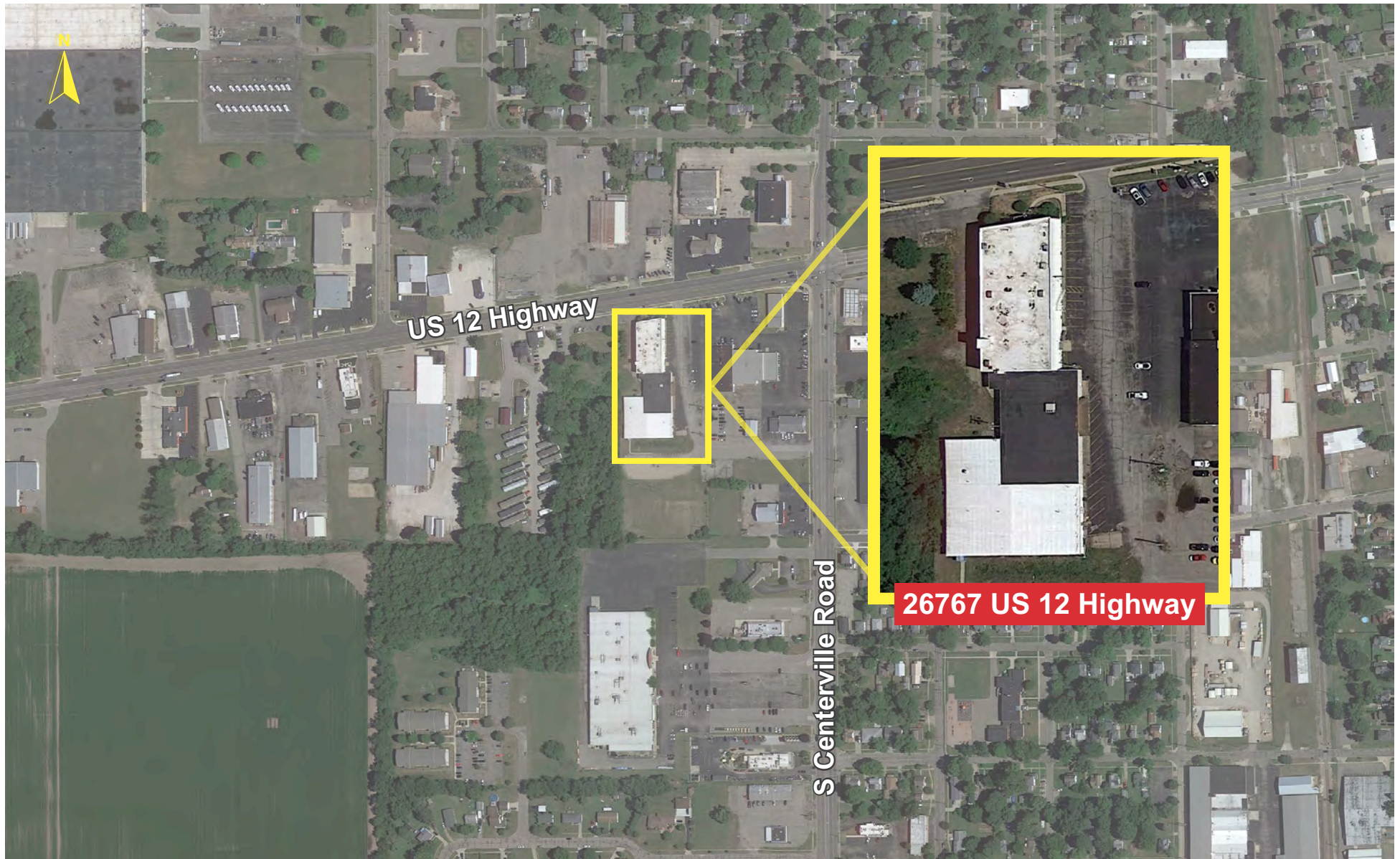


# MAP VIEW

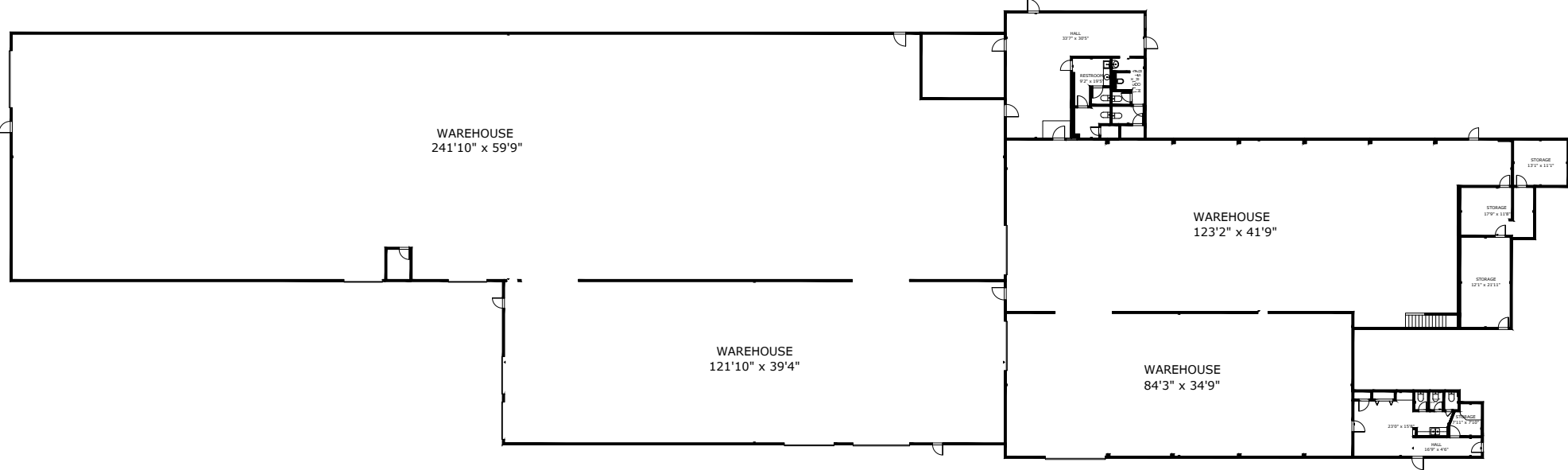




# SITE AERIAL



# FLOOR PLAN





# EXTERIOR





# EXTERIOR

---





# EXTERIOR

---





# WAREHOUSE

---





# WAREHOUSE

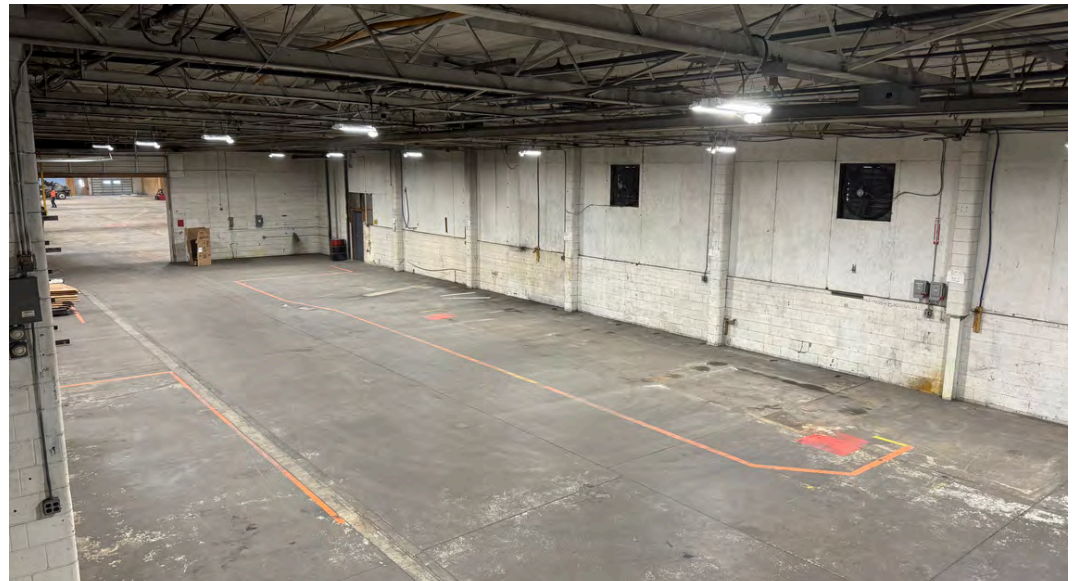
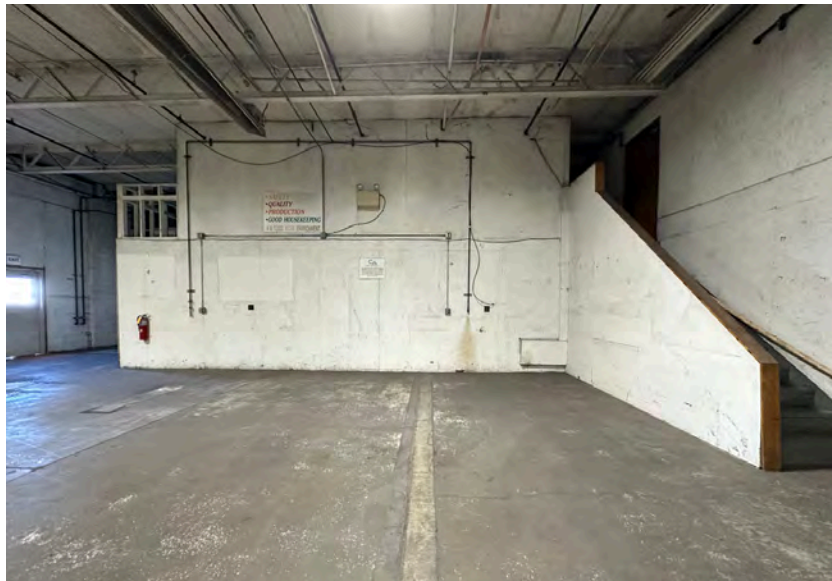
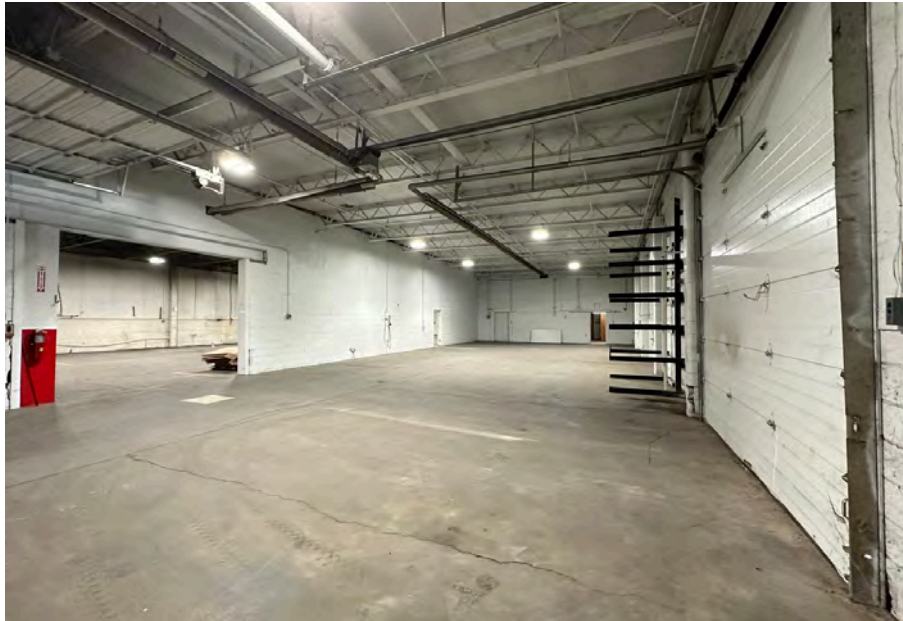
---





# WAREHOUSE

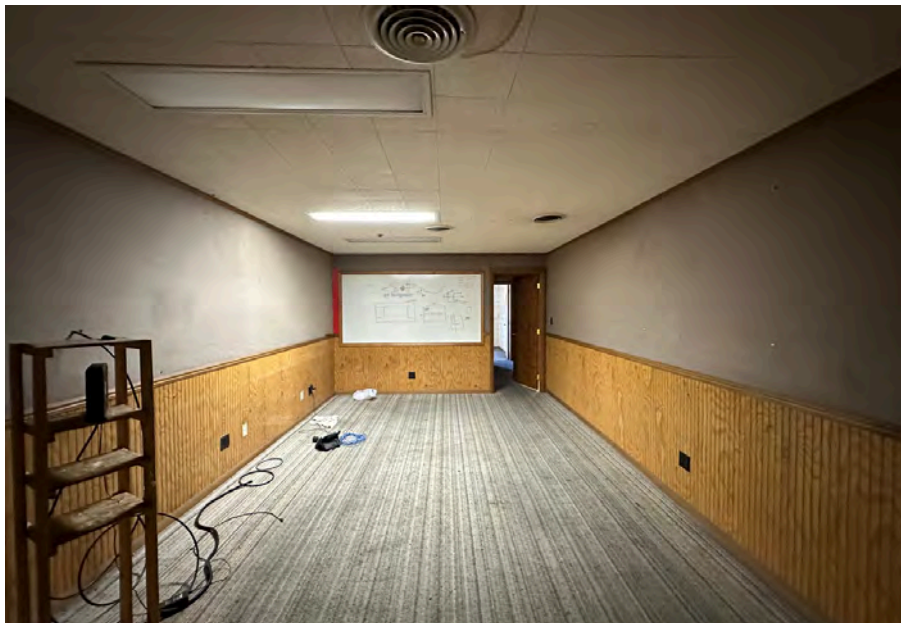
---





# INTERIOR

---





# 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



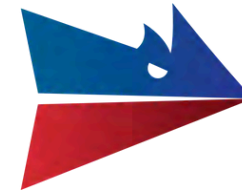
**AUTHORIZED DEALER**

New Trailers, Parts & Service





# CLARK LOGIC



**JAMIE CLARK**

President  
269.207.3081  
jamie@clarklogic.com



**MATT CONLEE**

Director of Leasing & Development  
574.333.5344  
matt@clarklogic.com



**TIM MONAHAN**

Director of Development  
269.861.9487  
tim@clarklogic.com



**SARAH HUBER**

Manager of Leasing  
850.687.4867  
sarah@clarklogic.com

## CORPORATE LOCATIONS

### REAL ESTATE HEADQUARTERS

2314 Helen Avenue  
Portage, MI 49002  
269.323.0717

### MILHAM HEADQUARTERS

3700 E. Milham Avenue  
Portage, MI 49002  
269.279.7405

### KILGORE HEADQUARTERS

3801 E. Kilgore Road  
Kalamazoo, MI 49001  
269.279.7405

