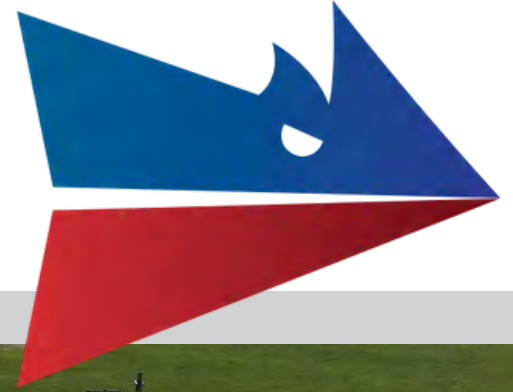


Available for Lease

57332 N. Main Street | Three Rivers, MI



CLARK LOGIC 

+/- 26,205 SF

Sarah Huber | Manager of Leasing

 850.687.4867  sarah@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com

OVERVIEW

Property Snapshot

Building Size	+/- 26,205 SF
Available Warehouse Space	+/- 19,200 SF
Available Office Space	+/- 7,000 SF
Construction	Block
Floors	One (1)
Ceiling Height	8' - 25'
Loading Docks	Two (2)
Overhead Doors	Two (2)
Sprinklered	Yes
Security System	Yes
Water/Sewer	Public
Air Conditioning	Office Only
Power	480 Volt 3 Phase
Site Size	2.297 Acres
Zoning	Industrial
Municipality	Lockport Township; St. Joseph County
Parking	On-Site

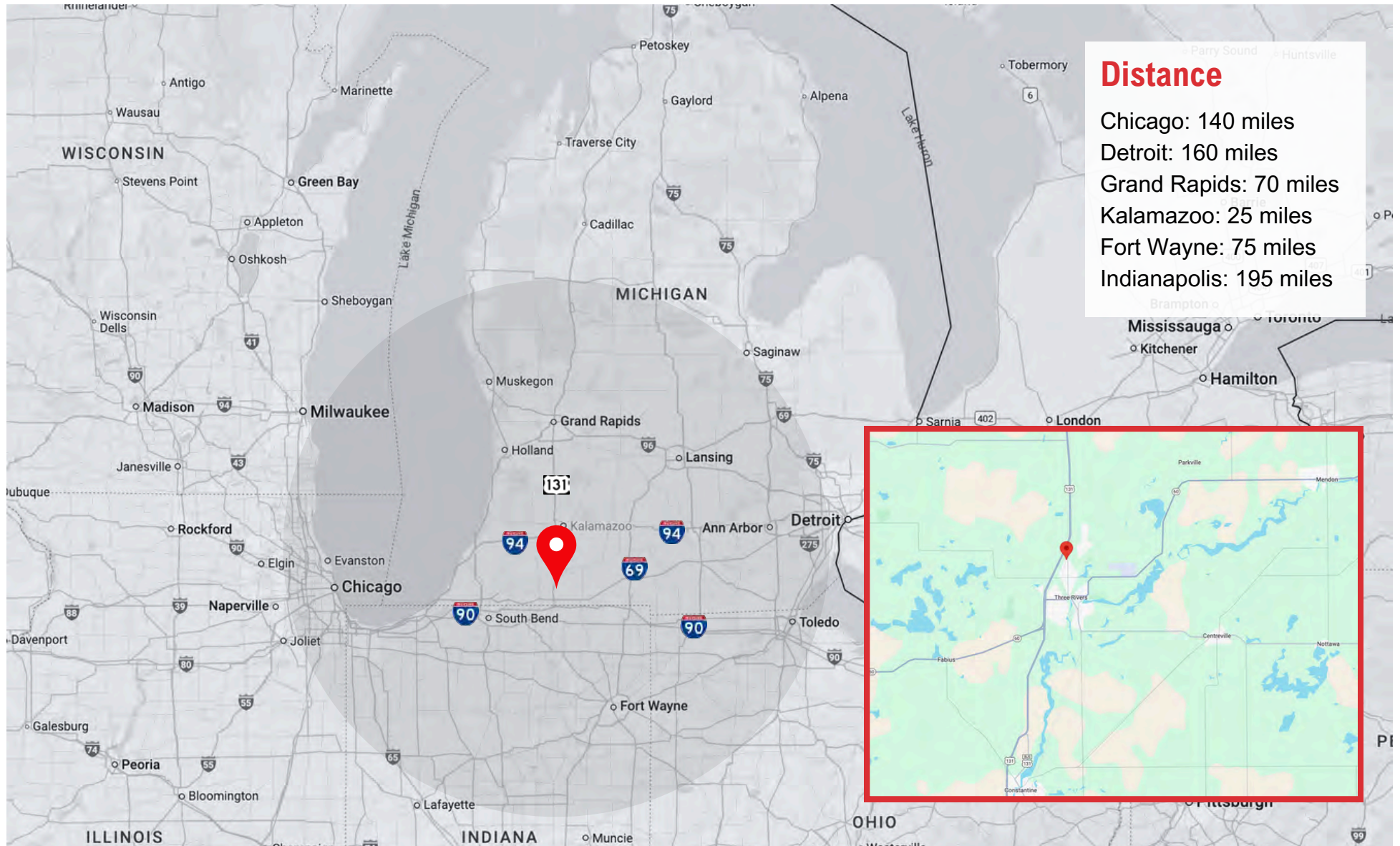
All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.



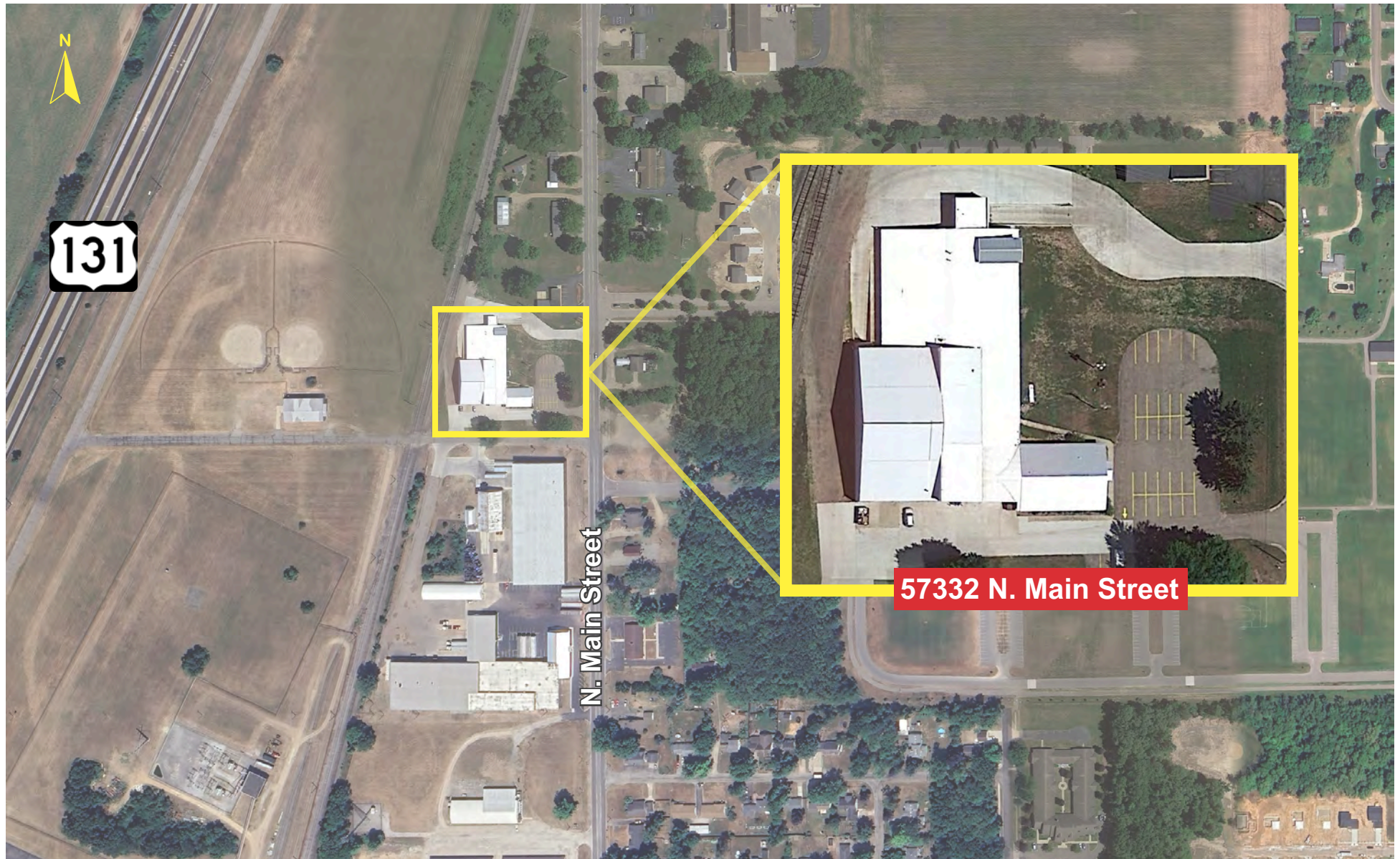
Property Description

Newly renovated industrial building on 2.3 acres near American Axle & minutes to US-131 in Three Rivers. Move-in ready and perfect for light manufacturing, assembly and warehousing. +/- 3,472 SF of newly remodeled office space with eight (8) private offices, reception, IT room, and a conference room. 22,733 SF of warehouse, two (2) overhead doors, two (2) docks, shipping & receiving office at rear dock.

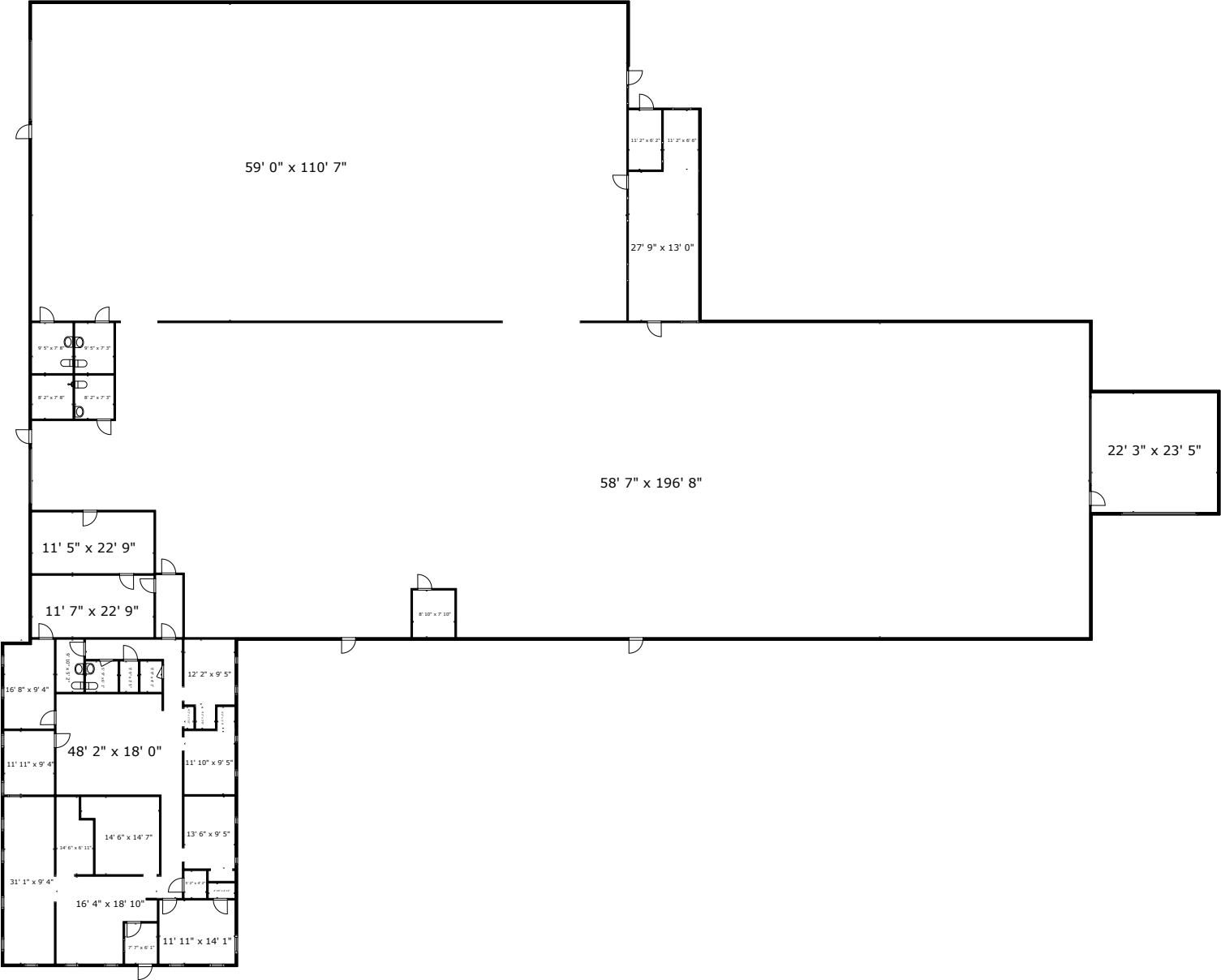
MAP VIEW



SITE AERIAL



FLOOR PLAN



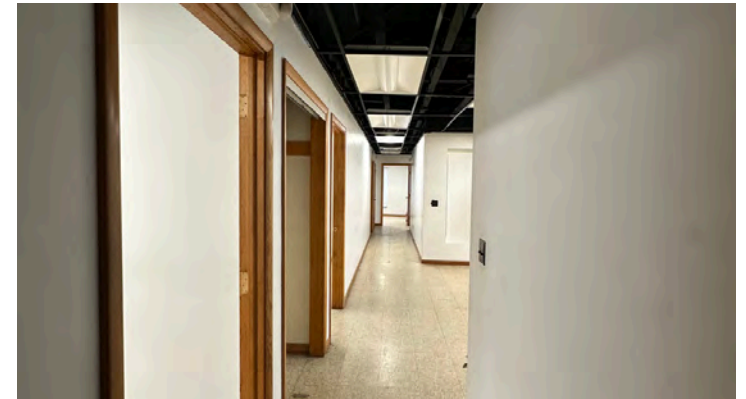
EXTERIOR



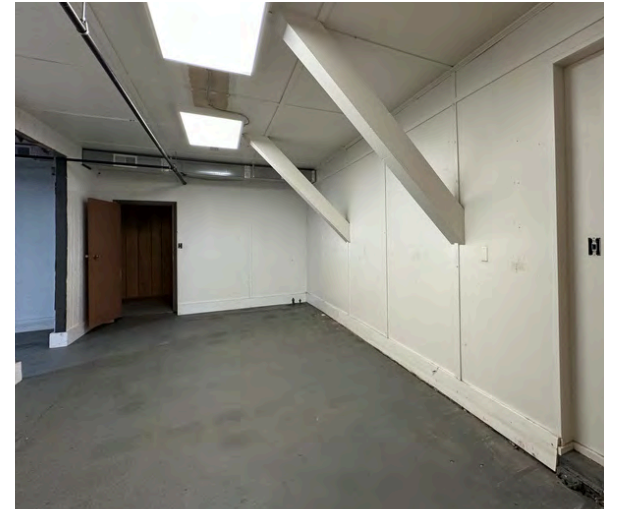
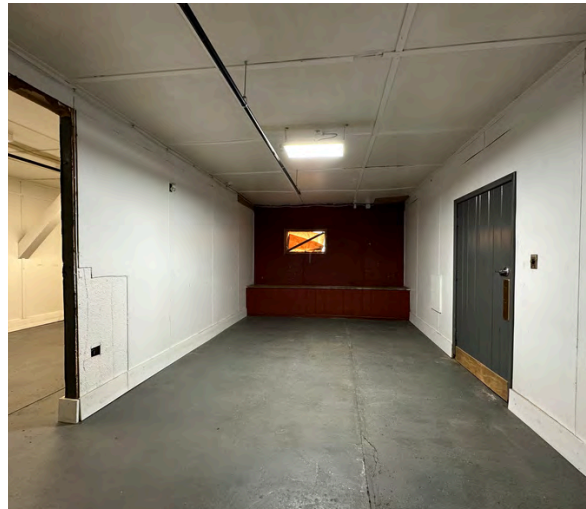
OFFICE SPACE



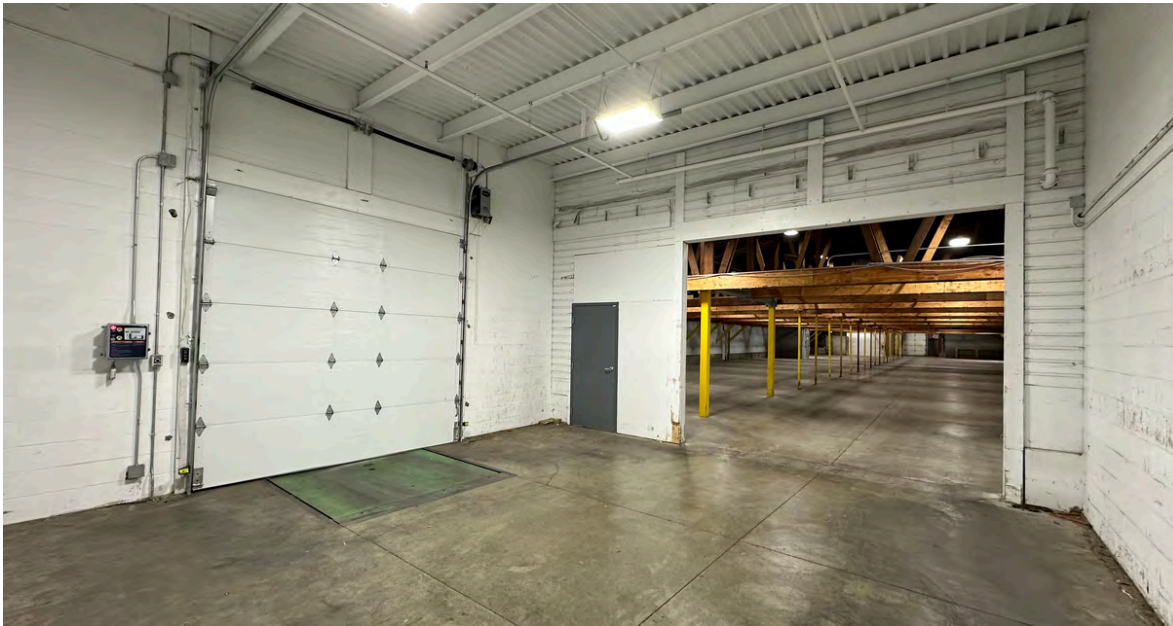
OFFICE SPACE



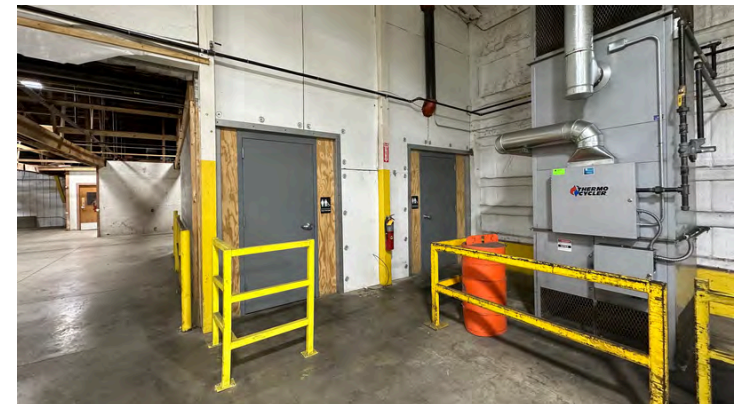
WAREHOUSE



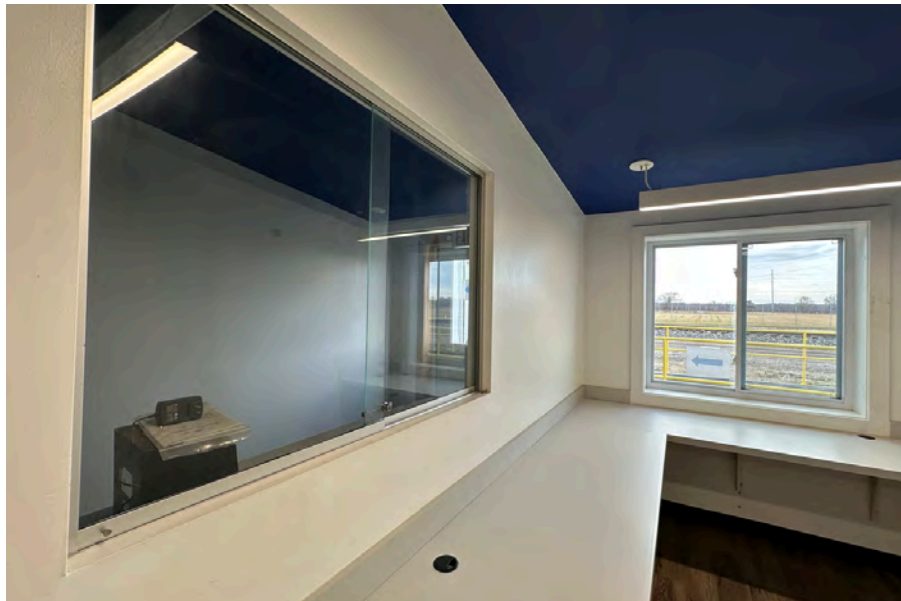
WAREHOUSE



WAREHOUSE



SHIP/REC OFFICE



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

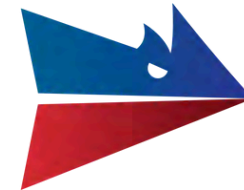


AUTHORIZED DEALER

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

