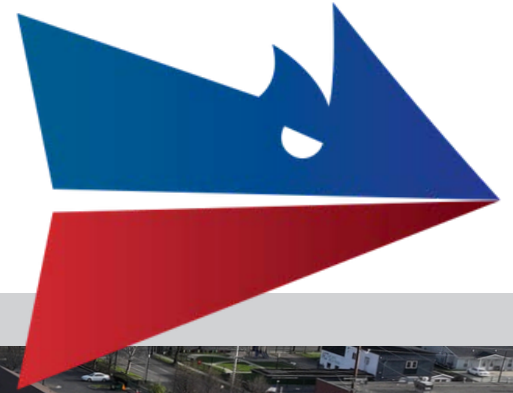


Available for Lease

436 W. Willard Street | Kalamazoo, MI



CLARK LOGIC 

+/- 98,939 SF

Sarah Huber | Manager of Leasing

 850.687.4867  sarah@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com



Property Snapshot

Building Size	+/- 98,939 SF (total)
Industrial Space Available	+/- 55,000
Office Space Available	+/- 5,000
Available for Expansion	31,000 SF
Ceiling Height	Ceiling height varies
Loading Docks	Four (4)
Overhead Doors	Three (3)
Year Built	1955
Property Type	Industrial
Zoning	M-1

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 in the heart of Kalamazoo, Michigan, 436 W. Willard Street offers a prime industrial/commercial space that is perfect for businesses seeking a central location with easy access to downtown and major transportation routes. This site is just two blocks south of the new Kalamazoo Event Center.

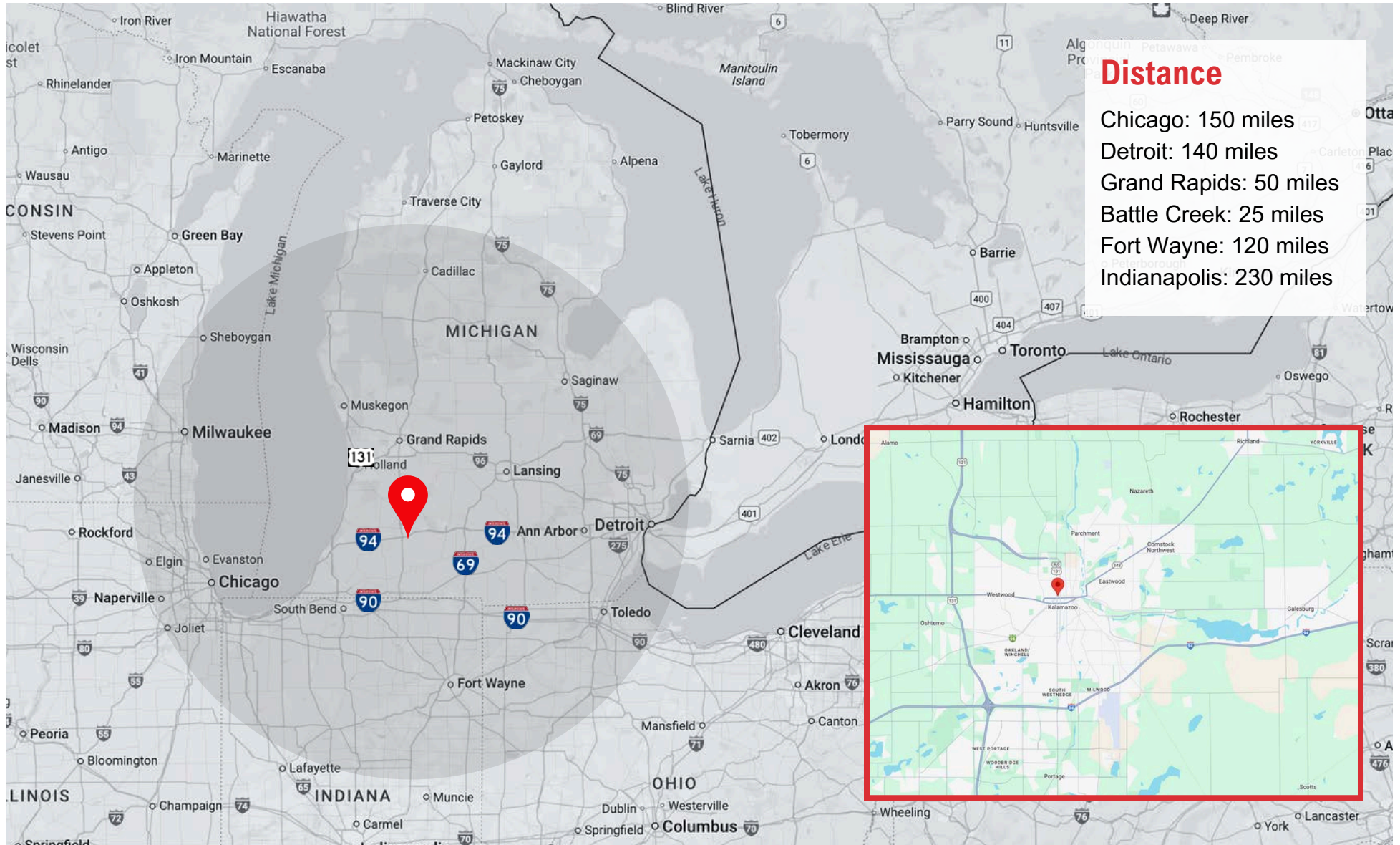
The building is zoned M-1 and offers space suitable for a variety of industrial and warehouse uses. Strategically located near essential highways; US 131 Business borders both the east and west sides of the property and Interstate 94 Business just one block to the south.

Several building upgrades/improvements were made in 2024, including four new docks, new roofing, high efficiency lighting, interior paint, and the installation of Thermo-Cycler heaters.

There is potential for a 31,000 SF expansion in the northwest corner of the site.

The property's strategic location makes it ideal for businesses in similar industries or those looking to expand operations in a vibrant and growing community.

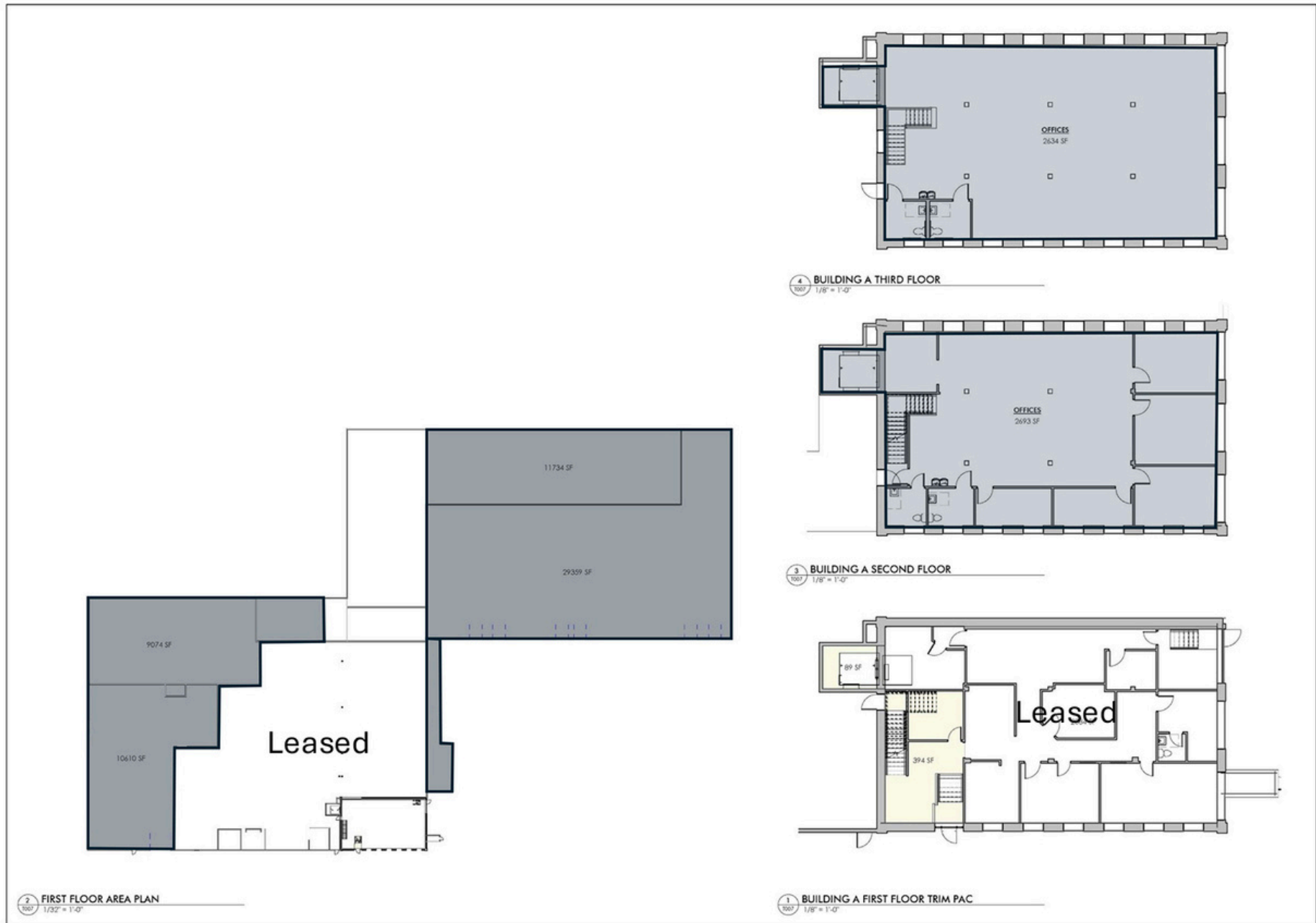
MAP VIEW



SITE AERIAL



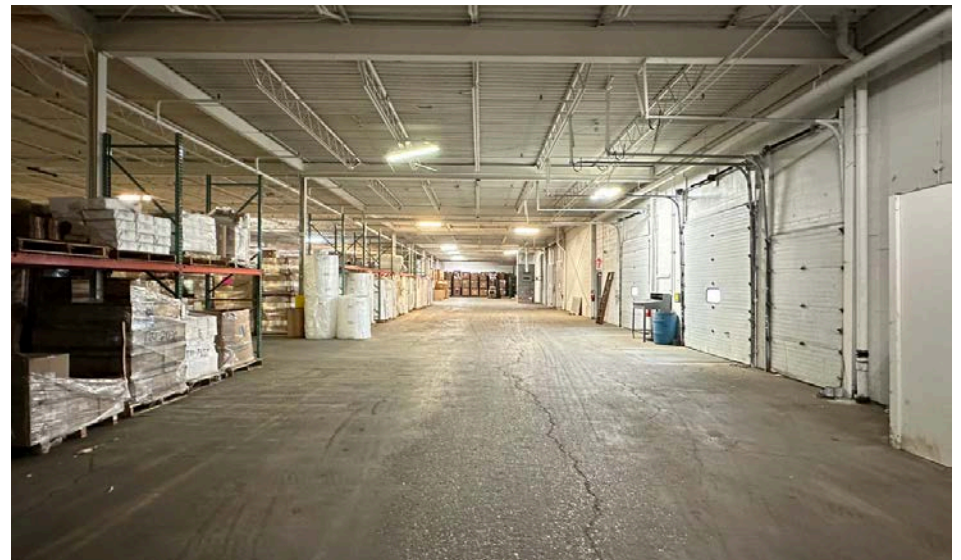
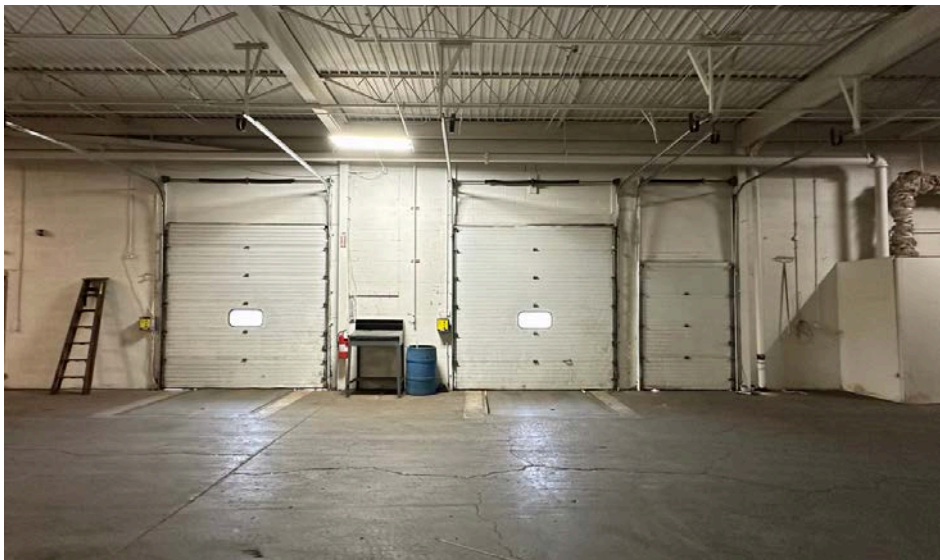
FLOOR PLAN



EXTERIOR



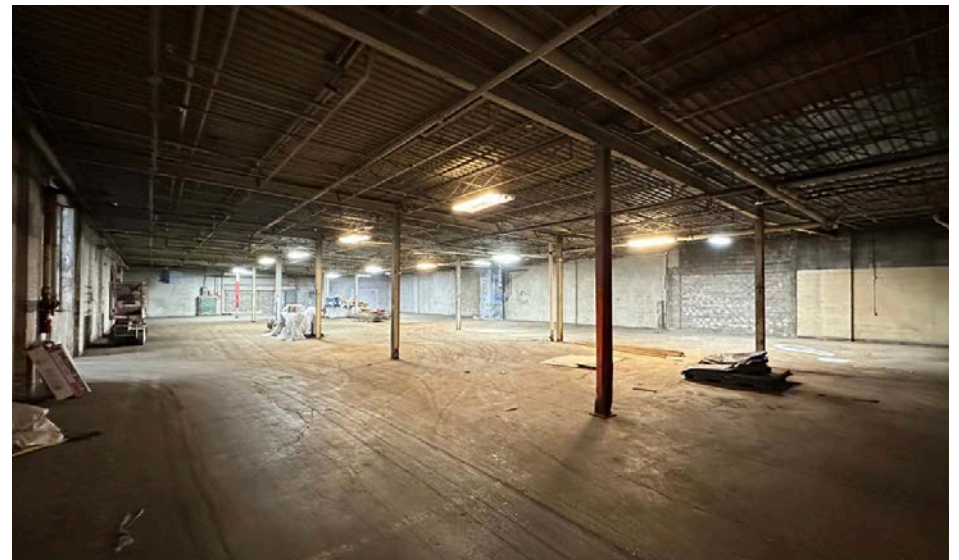
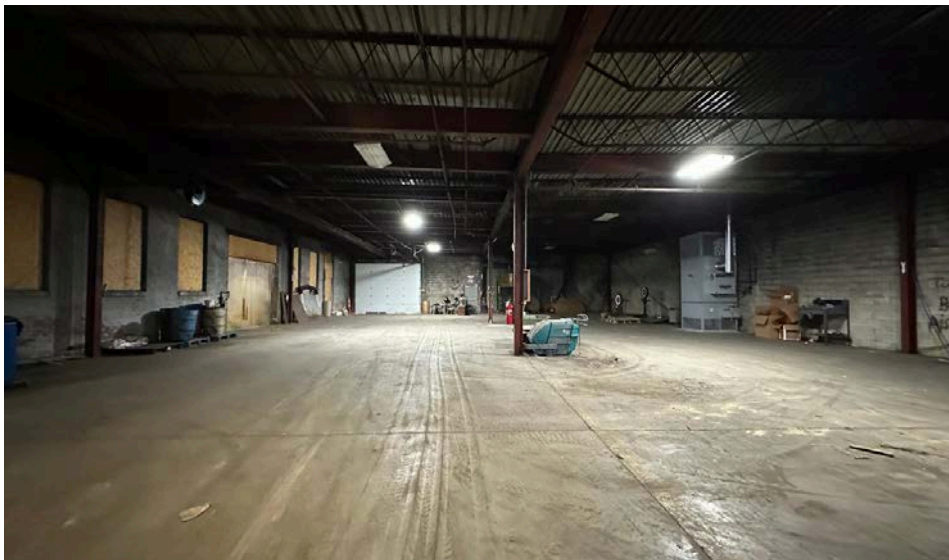
WAREHOUSE



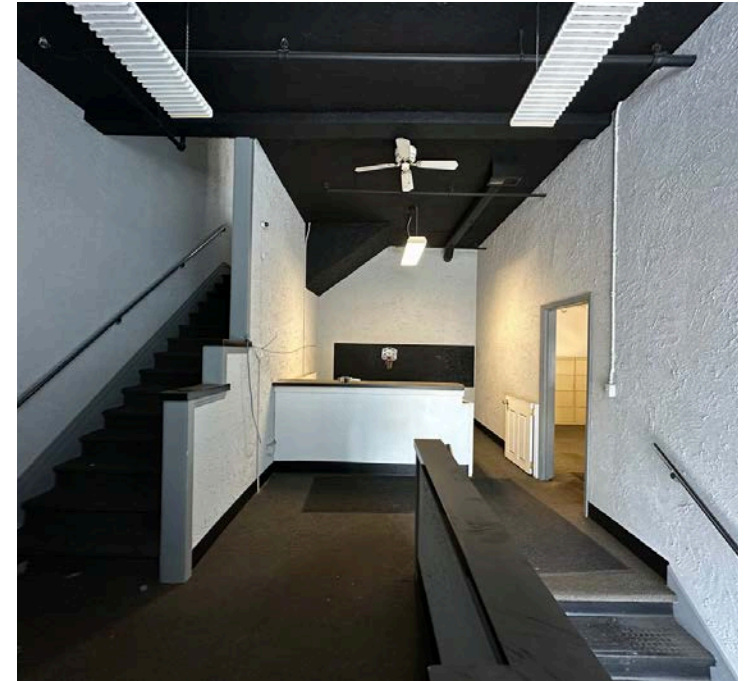
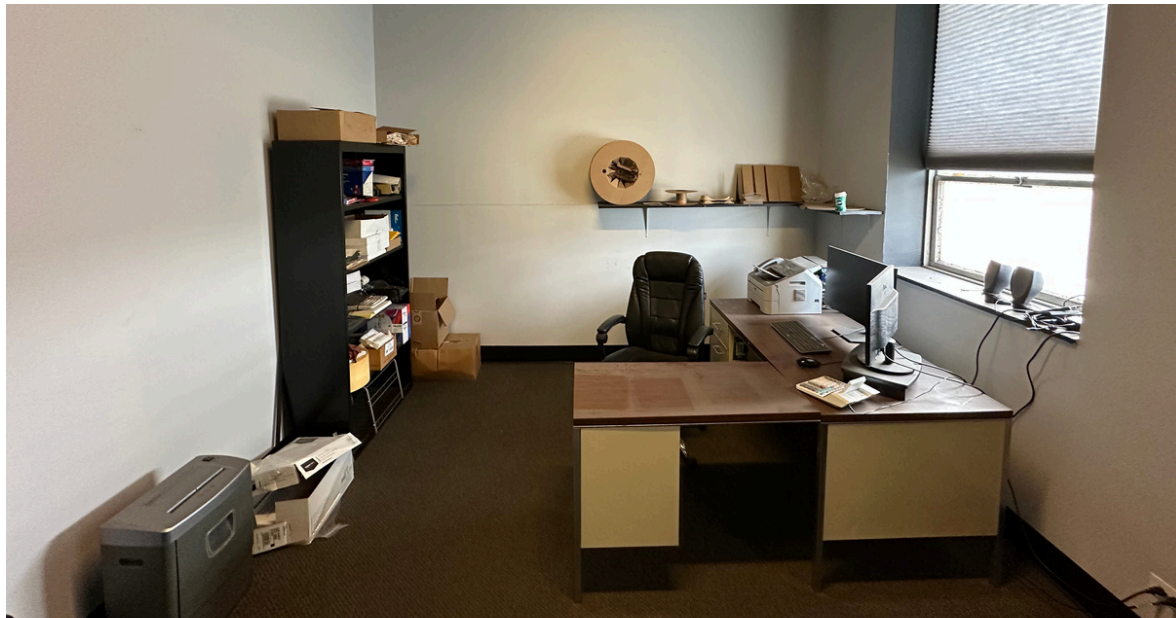
WAREHOUSE



WAREHOUSE



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

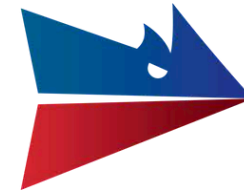


AUTHORIZED DEALER

New Trailers, Parts & Service



CLARK LOGIC



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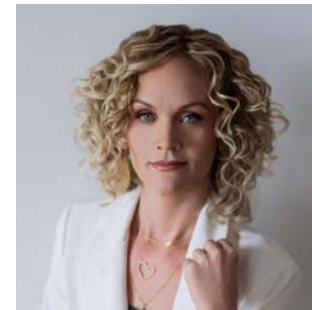
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CORPORATE LOCATIONS

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269.279.7405

KILGORE HEADQUARTERS

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Kalamazoo, MI 49001
269.279.7405

