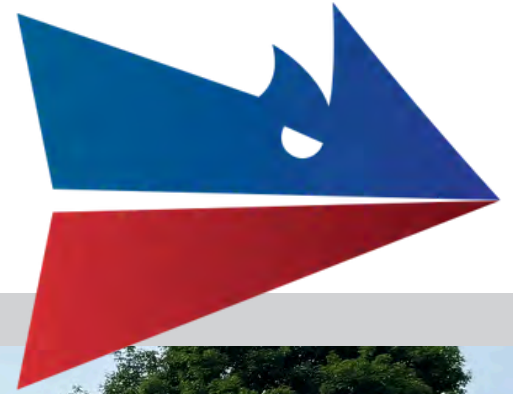


# Available for Lease

315 7th Avenue | Three Rivers, MI



**CLARK LOGIC** 

**+/- 10,192 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

Total Building Size	+/- 10,192 SF
Building Type	Frame
Loading Docks	Two (2)
Overhead Door	One (1)
Clear Span Height	Varies
Floors/Flooring	Two (2)
Parking	On-Site - Asphalt; Street
Power	Ample - 480 Power Voltage/3 Phase
Heat	Industrial
Site Size	0.424 Acres
Municipality	City of Three Rivers
Zoned	I-1; Light Industrial
Utilities	Municipal Water and Sewer
Sprinklered	Yes   Wet System
Restroom	Two (2)

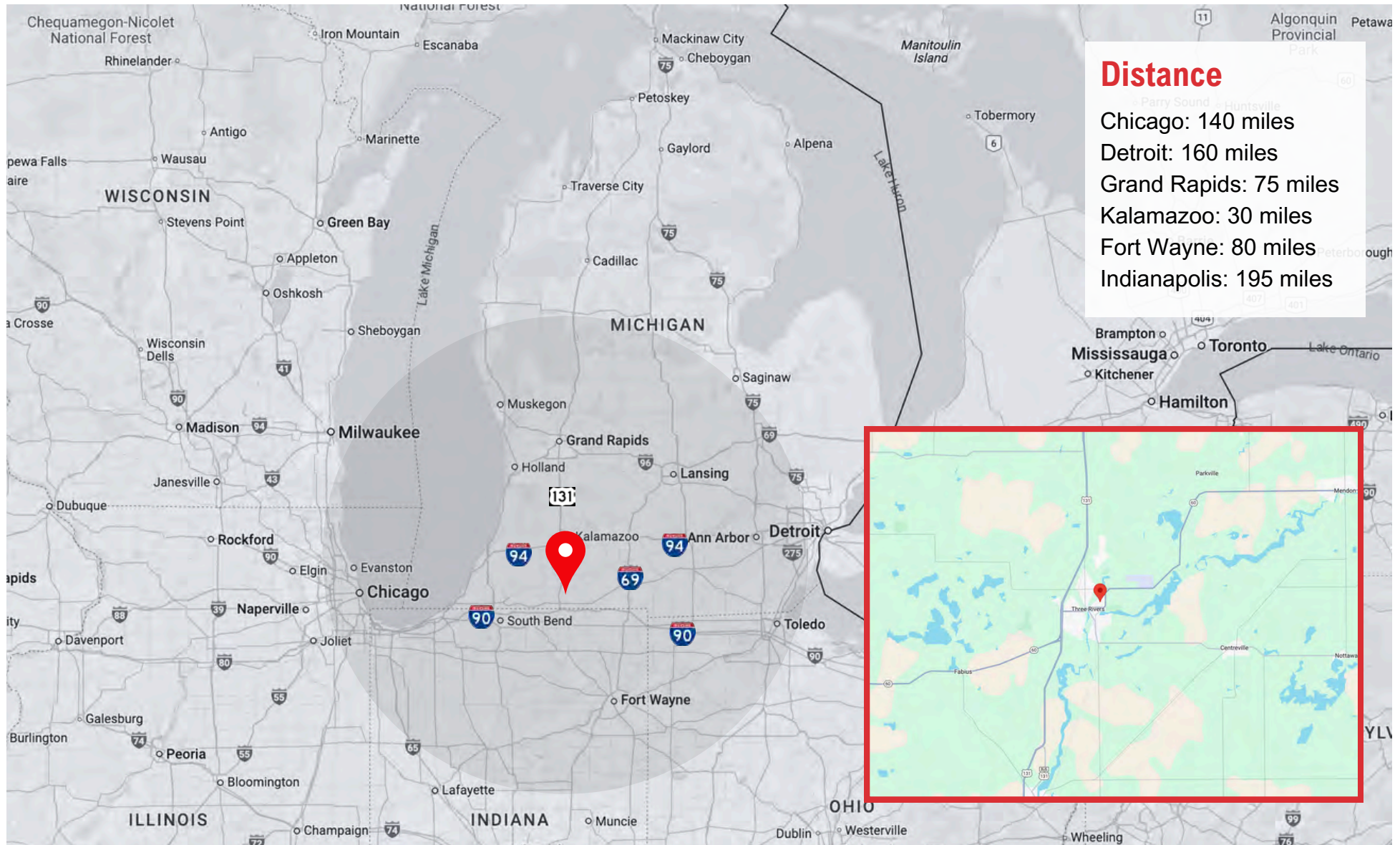
*All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.*

## Property Description

This versatile ±10,192 SF industrial building is ideal for light manufacturing, warehousing, or distribution. Located on 0.424 acres, the facility features two floors, two loading docks, one overhead door, 3-phase 480V power, wet sprinkler system, and municipal utilities. Zoned I-1 (Light Industrial), the site offers on-site and street parking, clear span height variation, and easy access to major cities including Kalamazoo and Grand Rapids.

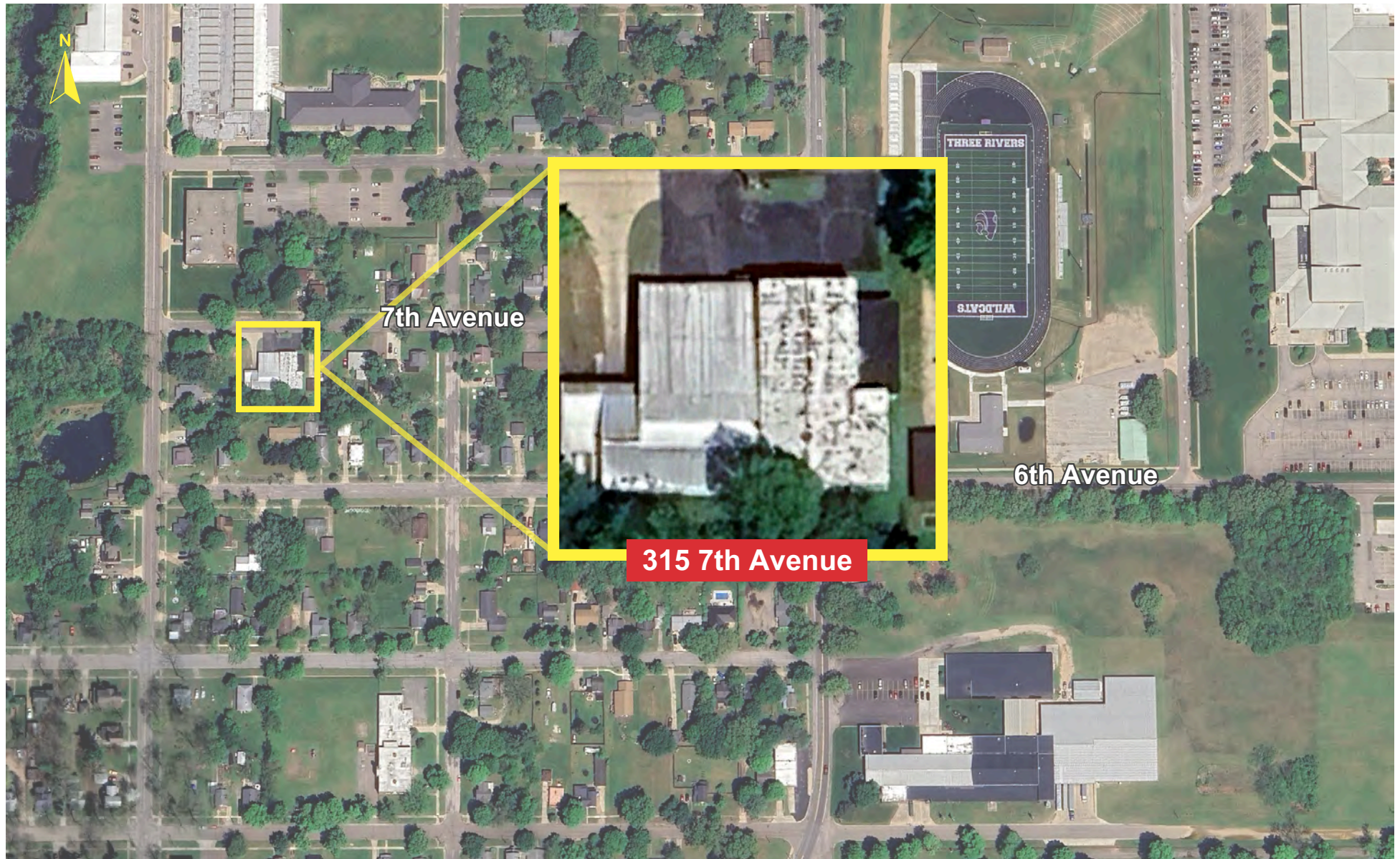


# MAP VIEW

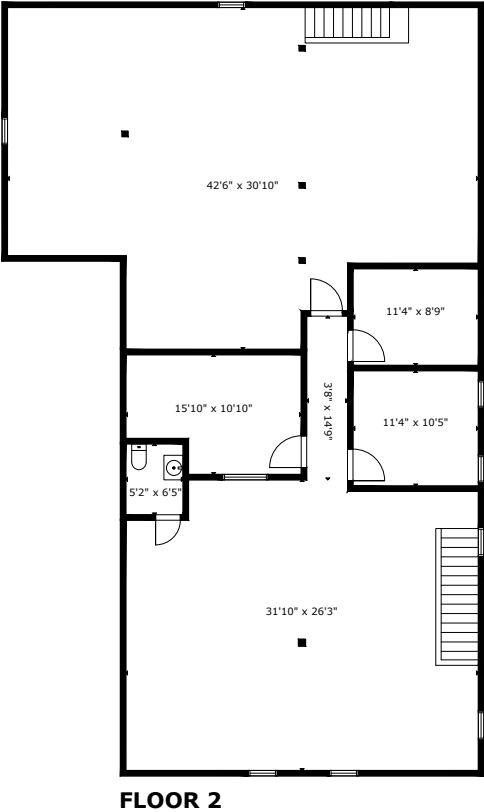
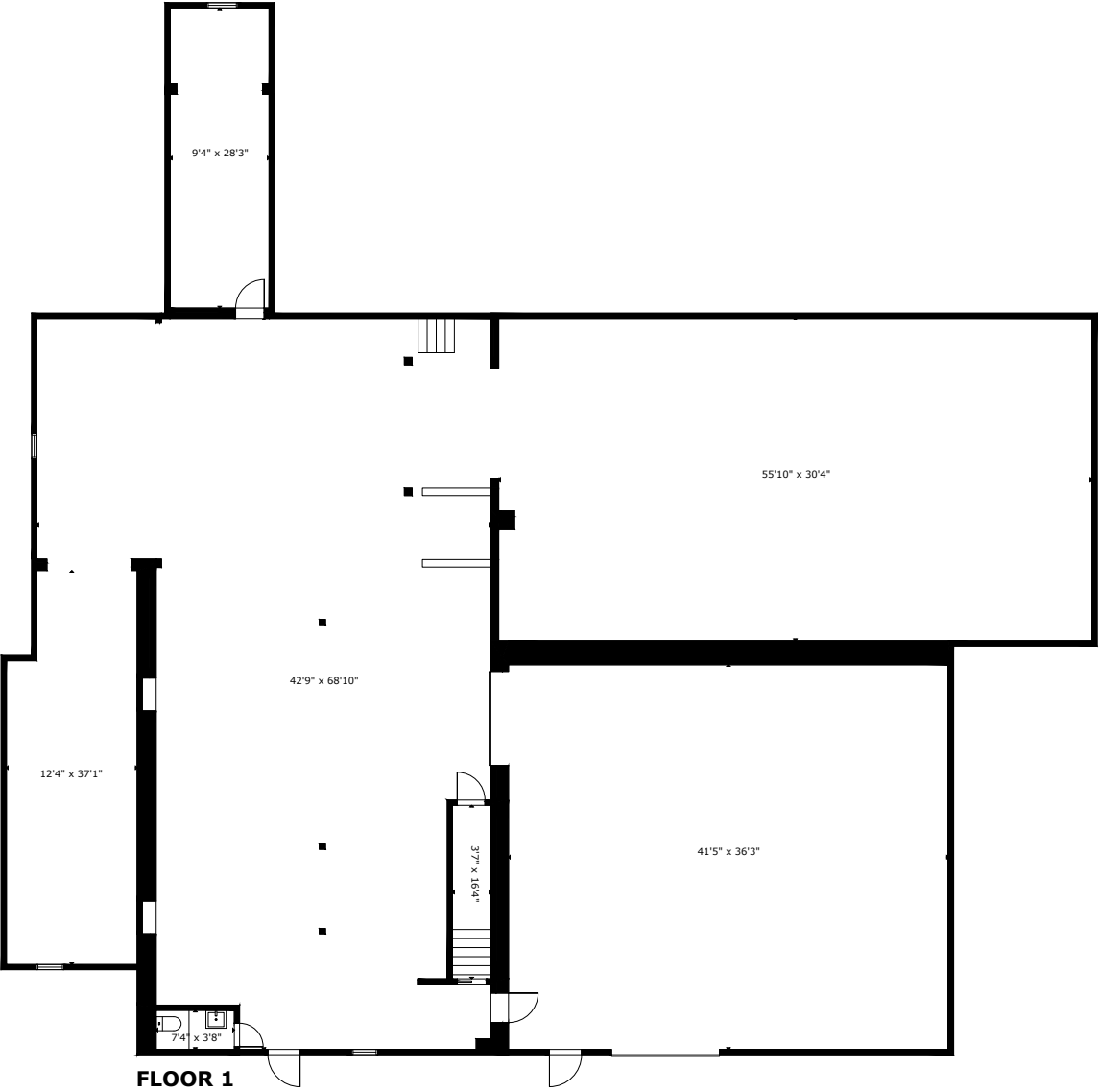




# SITE AERIAL



# FLOOR PLAN





# IMAGES

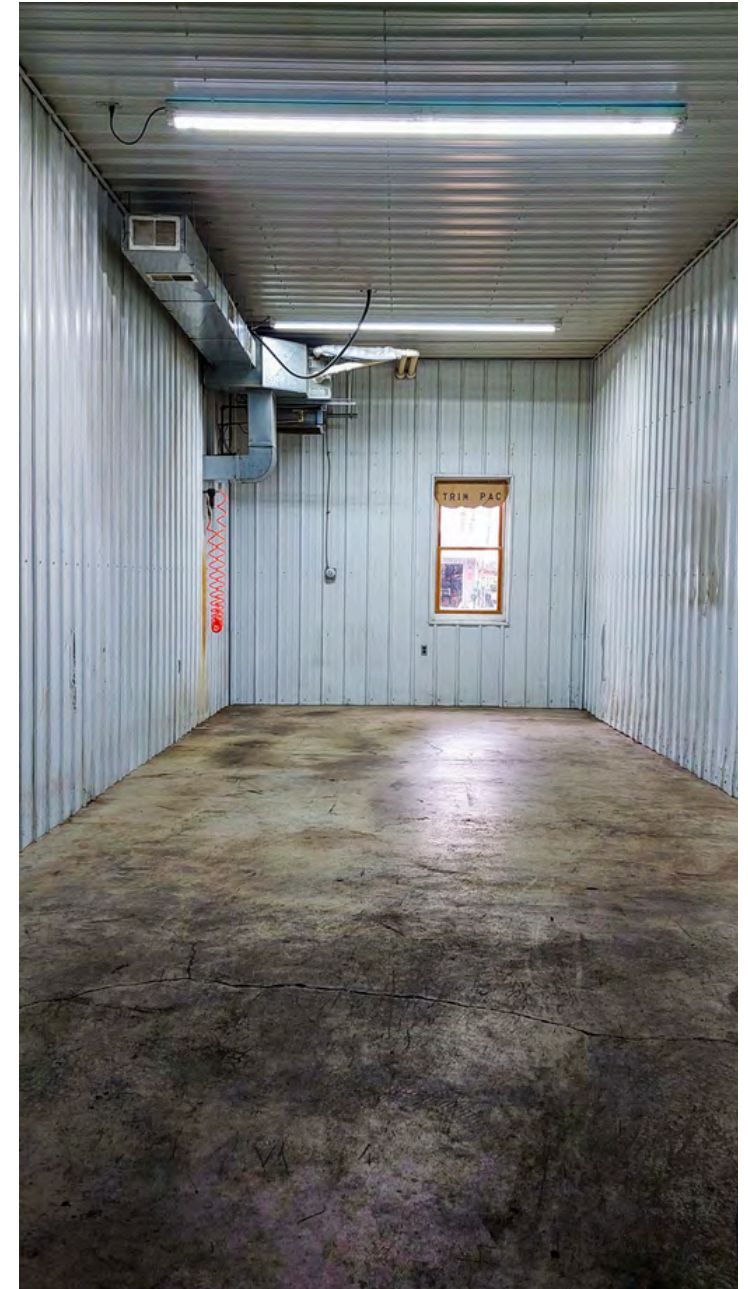
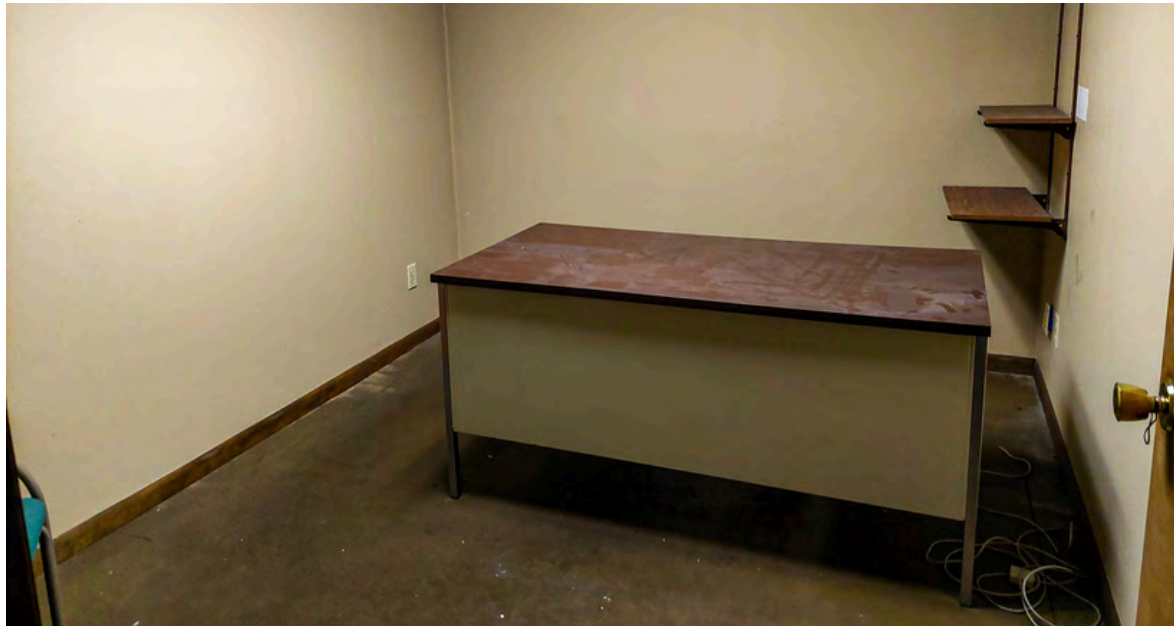
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# IMAGES

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# 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



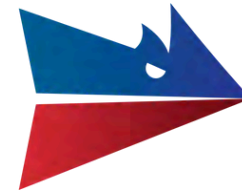
**AUTHORIZED DEALER**

New Trailers, Parts & Service





# CLARK LOGIC



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## 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

