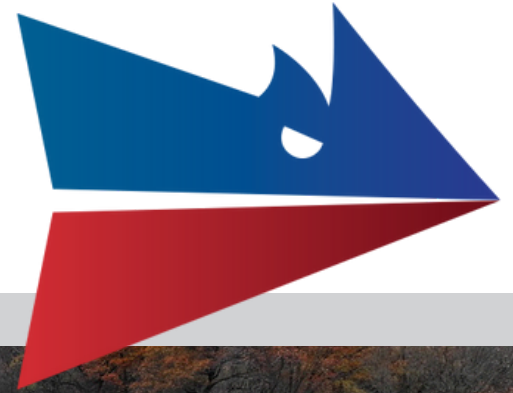


# Available for Lease

1042 N. Crystal Avenue | Benton Harbor, MI



**CLARK LOGIC** 

**+/- 95,250 SF**

**Tim Monahan | Director of Development**

 269.861.9487  [tim@clarklogic.com](mailto:tim@clarklogic.com)

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

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





## Property Snapshot

Total Building Size	+/- 95,250 SF
Warehouse Space	+/- 88,250 SF
Office Space	+/- 7,000 SF
Loading Docks	Seven (7); Two (2) Recessed
GL Overhead Doors	Four (4)
Clear Span Height	19' - 21'
Parking	Asphalt ; Approximately 115 Spaces
Power	3000KVA Transformer/480 Power Voltage
Air Conditioning	Office - Central
Site Size	10.71 Acres
Municipality	Benton Charter Township, Berrien County
Zoned	Light Industrial
Utilities	Municipal Water and Sewer
Sprinklered	Yes   Wet System

*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 approximately 95,250 SF industrial building, situated on 10.71 acres in Benton Township, includes 88,250 SF industrial/warehouse space and 7,000 SF of office space. The property is equipped with a heavy power 3000KVA transformer with full plant 480V distribution.

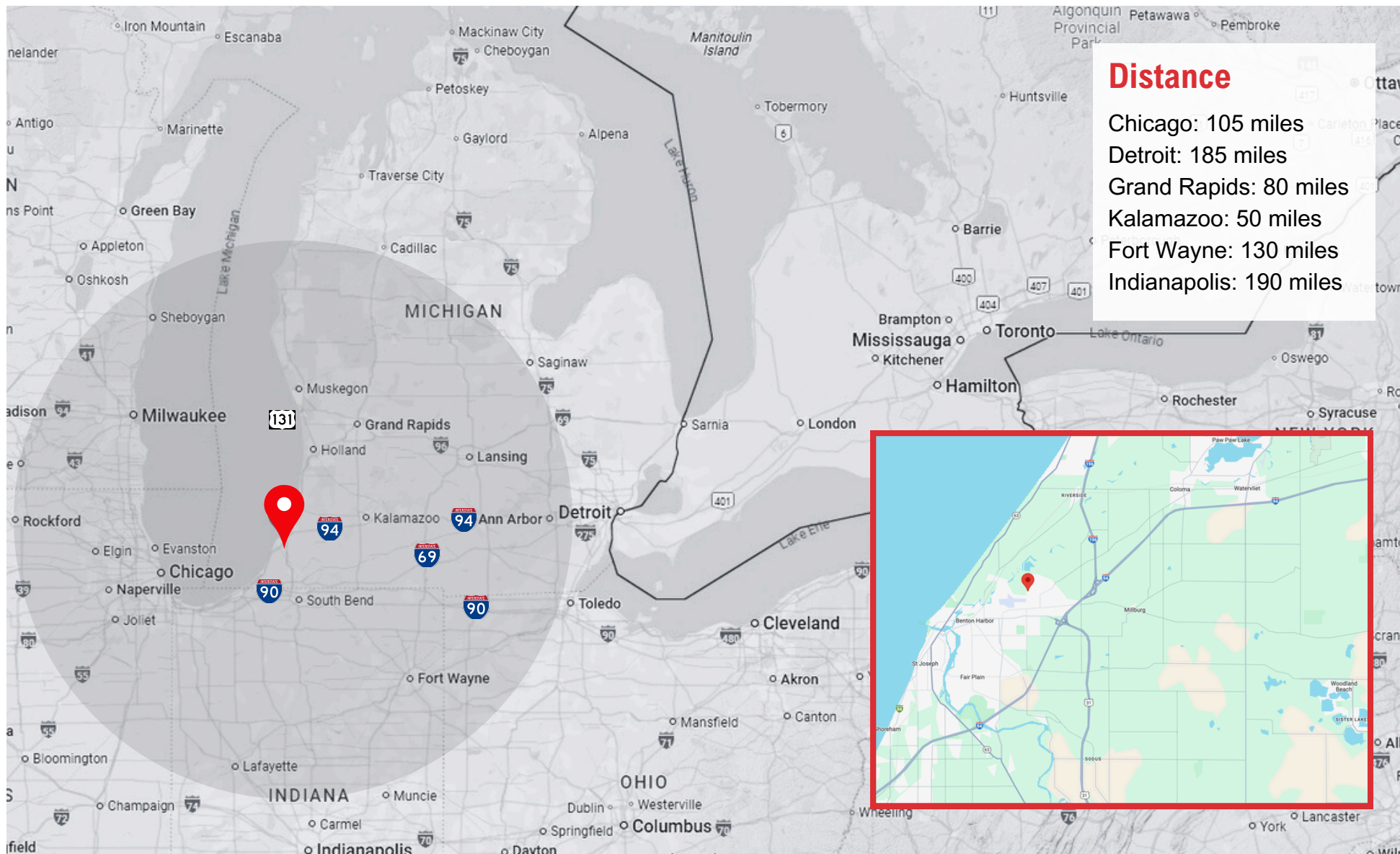
The industrial/warehouse area has 19'-21' clear span ceiling height, four grade-level doors, and seven loading docks that are under 7,225 SF of covered dock space.

Additional features include a dedicated air compressor room, mechanical rooms, shipping office, locker rooms, and an employee breakroom. The office area consists of a large reception area, private offices, open office areas, conference room, break area, restrooms, and lab space.

Our warehouse space is ideal for managing overflow and fluctuating inventory, offering flexible storage solutions that can scale to meet your evolving business needs.

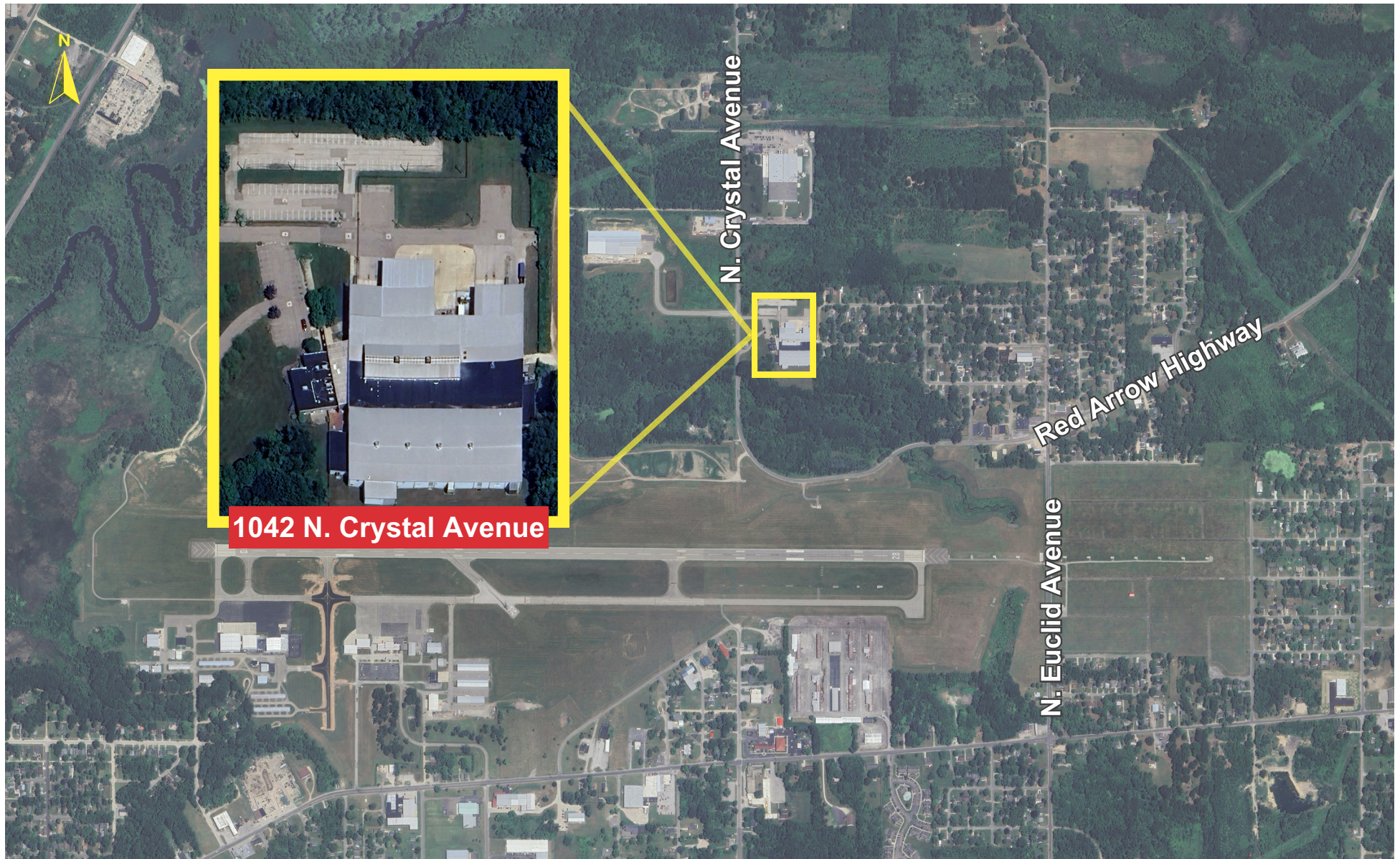
With both short-term and long-term leasing options available, tenants can move into a fully functional and operational warehouse equipped with all the necessary tools, benefits, and amenities for seamless operations.

# MAP VIEW





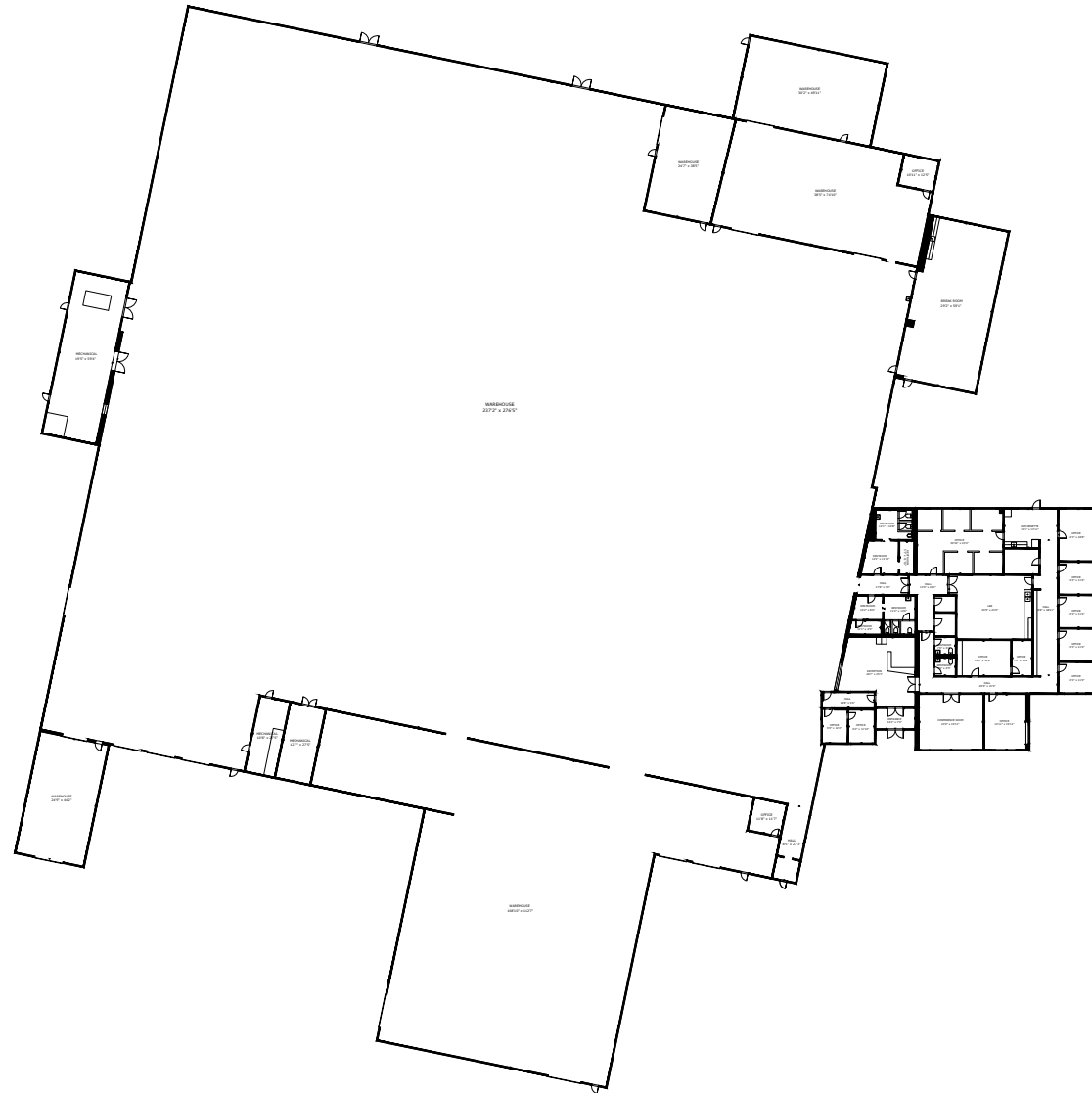
# SITE AERIAL





# FLOOR PLAN

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# EXTERIOR

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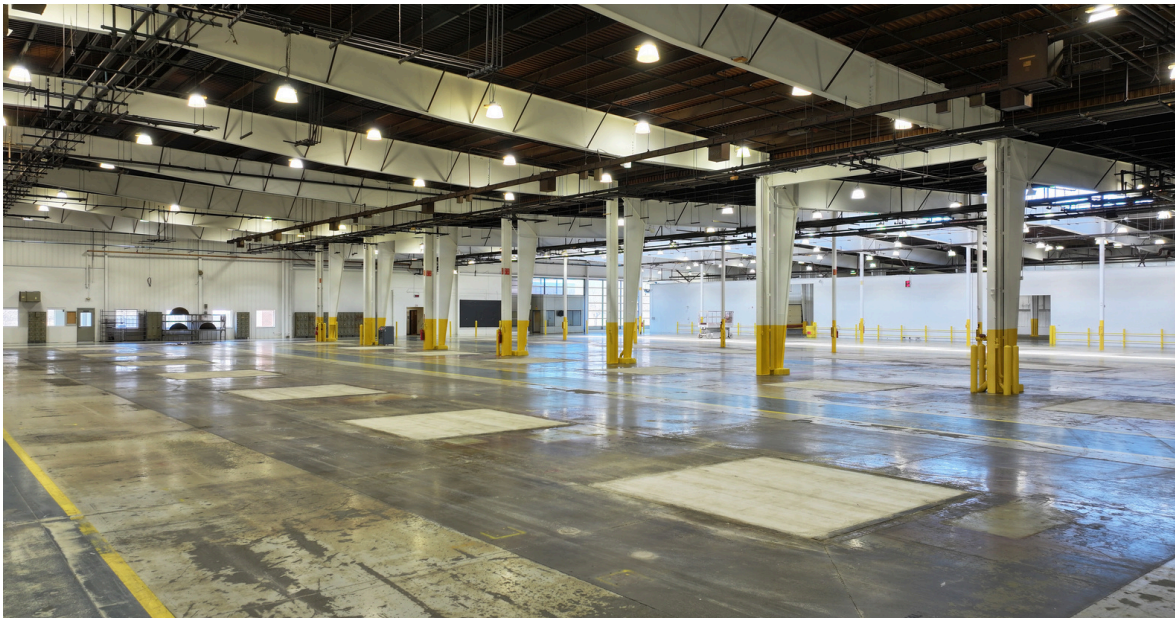
# DOCKS





# WAREHOUSE

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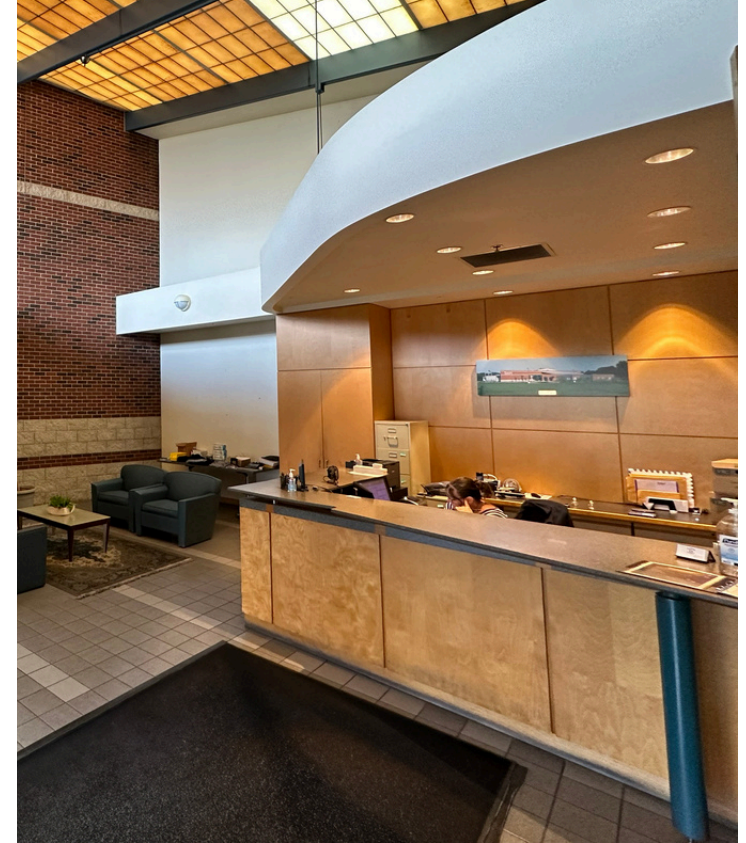


# OFFICE





# ADDITIONAL SPACES





# 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



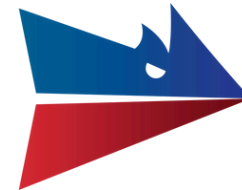
**AUTHORIZED DEALER**

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

