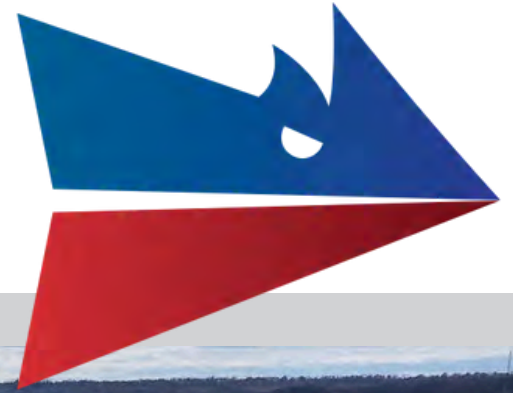


Available for Lease

111 Day Drive & 205 S. US 131 Highway | Three Rivers, MI



CLARK LOGIC 

+/- 150,000 SF

Sarah Huber | Manager of Leasing

 850.687.4867  sarah@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com

111 DAY DRIVE OVERVIEW



Property Snapshot

Total Building Size	+/- 71,121 SF
Construction	Concrete block & metal frame
Loading Docks	Three (3)
GL Overhead Doors	One (1)
Clear Span Height	14' to 20'
Zoning	I-2
Acreage	+/- 7.63

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

Clark Logic plans to redevelop the former printing chemical manufacturer located at 111 Day Drive, Three Rivers, Michigan into a warehouse and logistics center. The 111 Day Drive acquisition creates full site stabilization, as the building is attached to 205 S. 131, a 77,000+ SF facility owned by Clark Logic. By renovating both vacant facilities and restoring the property as a continuous building, Clark Logic will be able to provide nearly 150,000 SF of industrial space. Three Rivers is close to major highways including US-131, M-60, and the Indiana Toll Road I-80/90.

Planned Improvements: New roof, demo of interior block wall, concrete site work, general cleanup (whitebox), interior & exterior paint, docks, doors, HVAC, facade & office improvements

205 S. US 131 HIGHWAY OVERVIEW



Property Snapshot

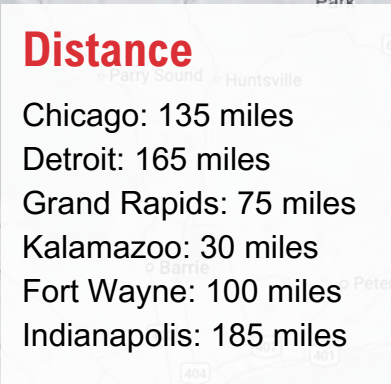
Building Size	+/- 77,726
Basement Size	+/- 2,784
Construction	Block
Floor Type	Concrete
Ceiling Height	16'
Loading Docks	Two (2)
Grade Level Doors	Two (2)
Zoning	I-1
Acreage	+/- 3.48

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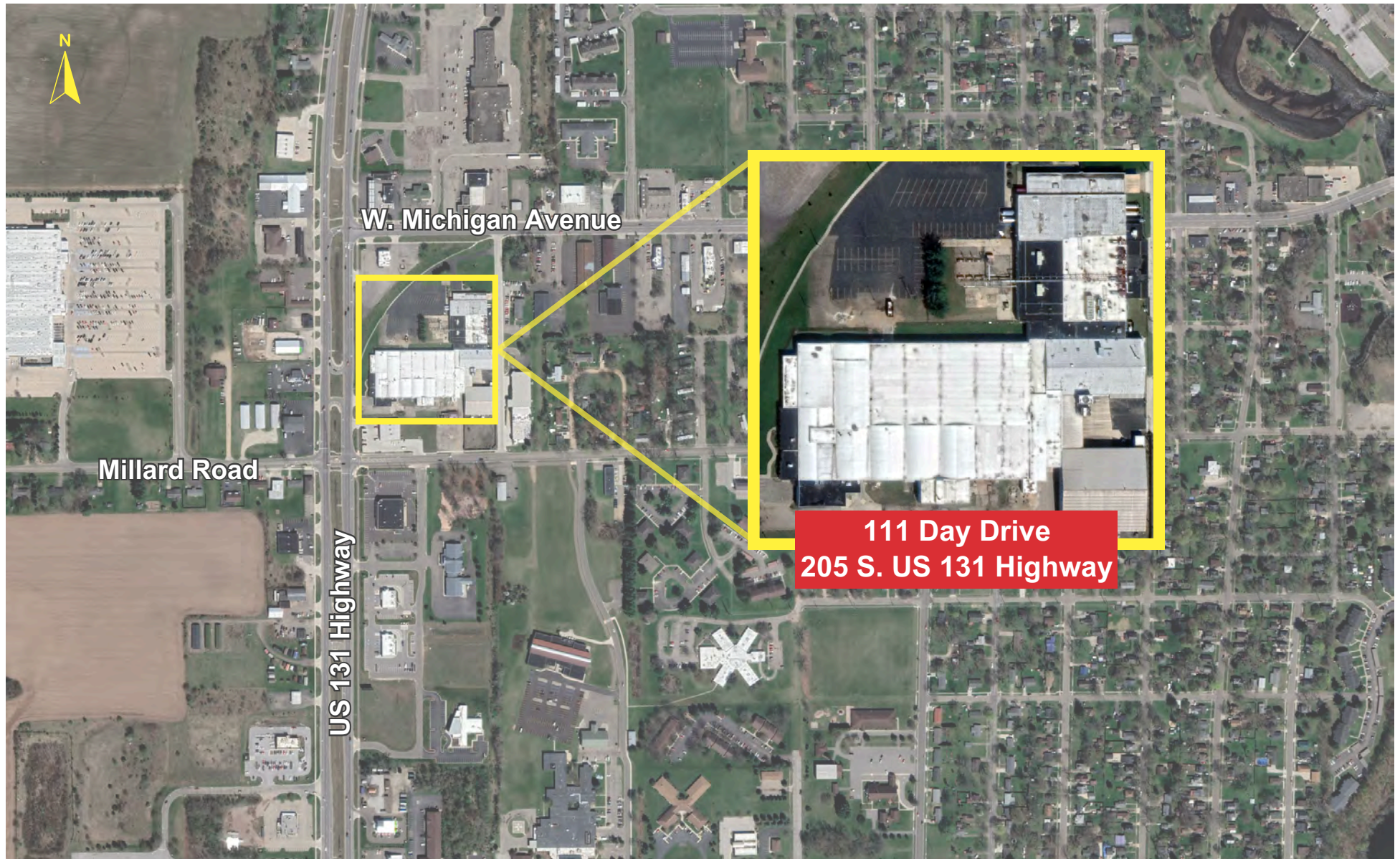
Property Description

Recently renovated warehouse building with prominent frontage on US-131 in heart of Three Rivers, Michigan. New lighting and paint throughout the building. Two dock doors; Two overhead doors, 16' ceiling heights. Heavy power & three cranes. The office is ready to be designed for a new occupant. Three Rivers is close to major highways including US-131, M-60, and the Indiana Toll Road I-80/90.

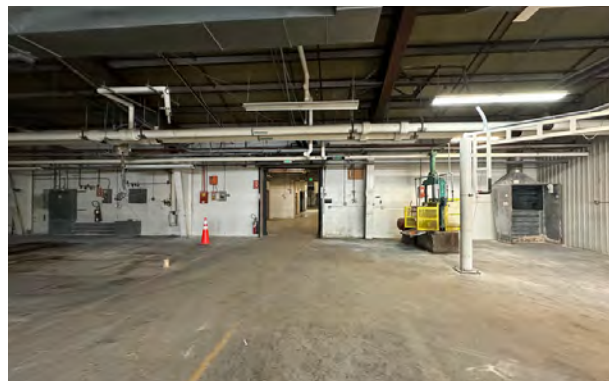
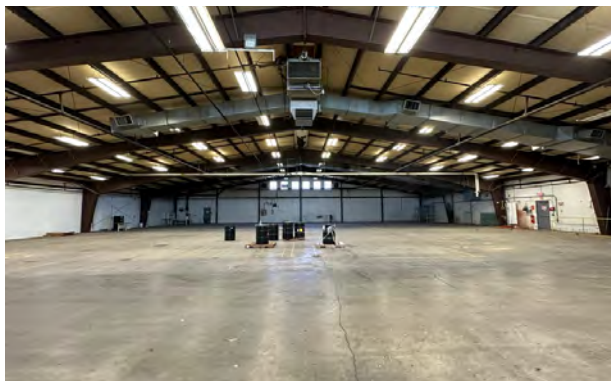
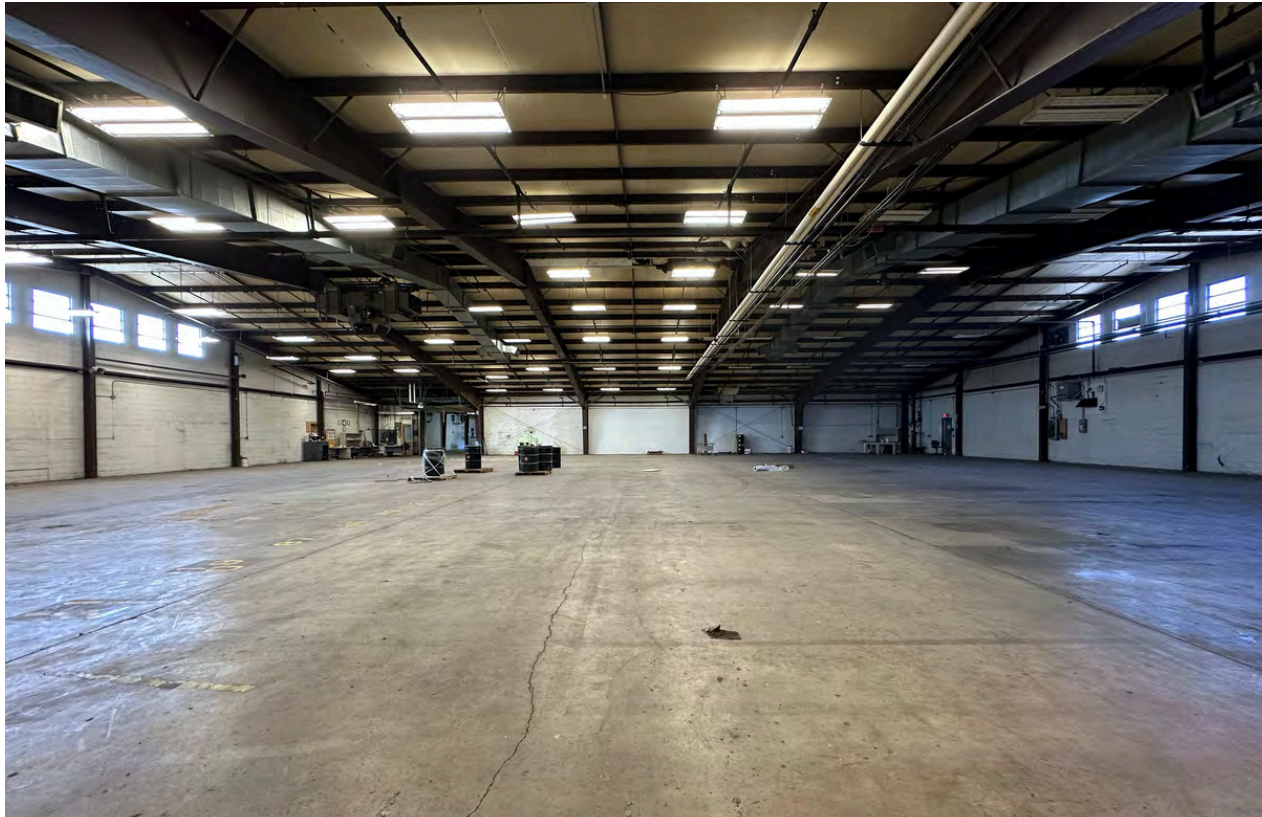
Planned Improvements: Roof renovations, concrete site work, general cleanup (whitebox), interior & exterior paint, docks, doors, HVAC, facade & office improvements



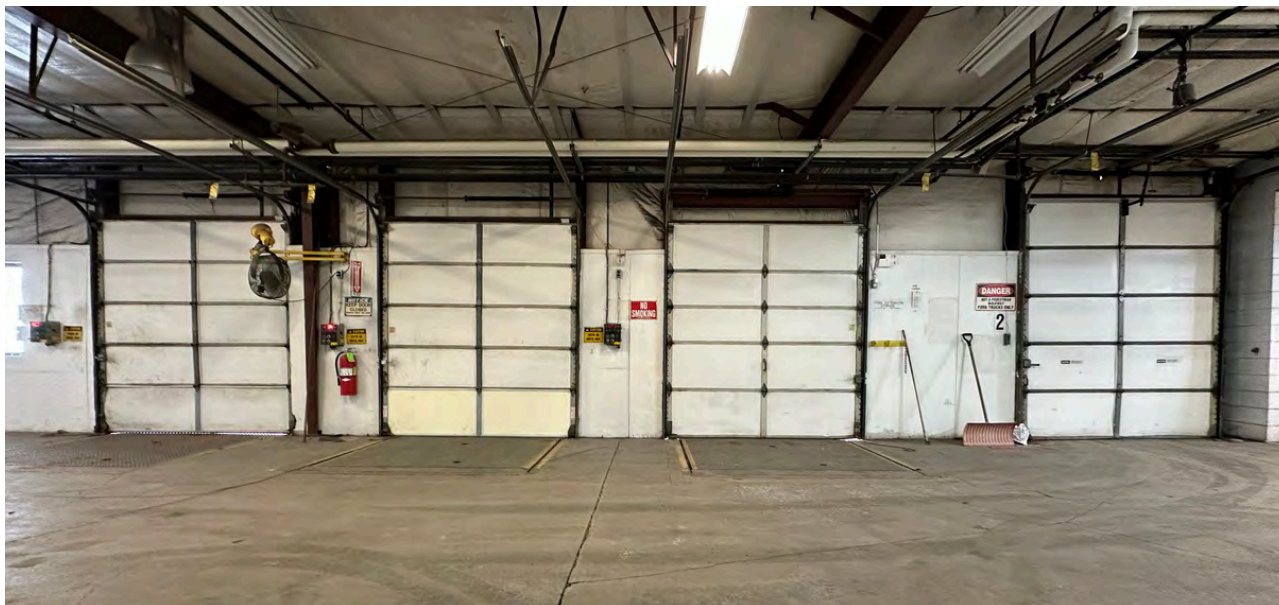
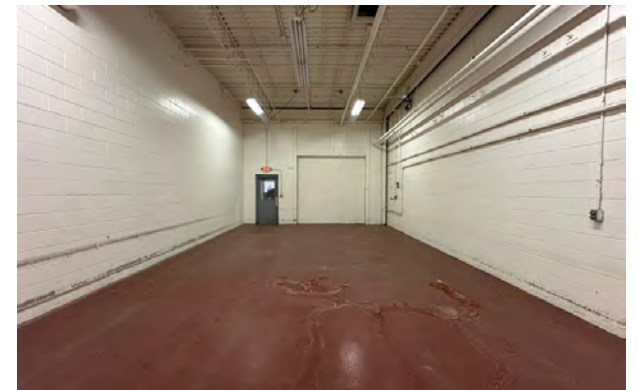
SITE AERIAL



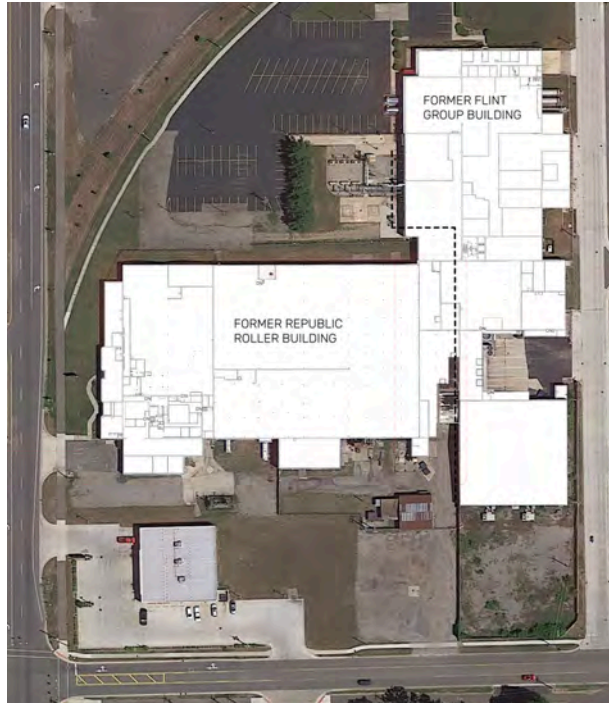
111 DAY DRIVE



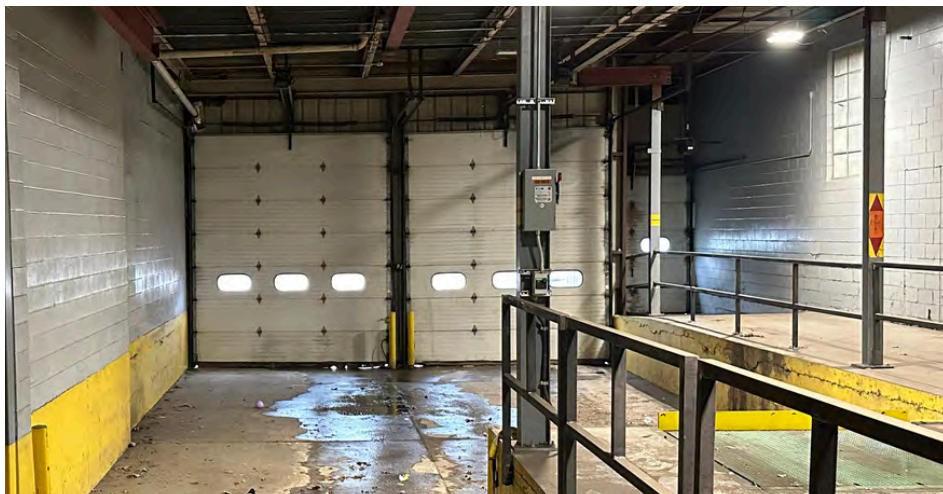
111 DAY DRIVE



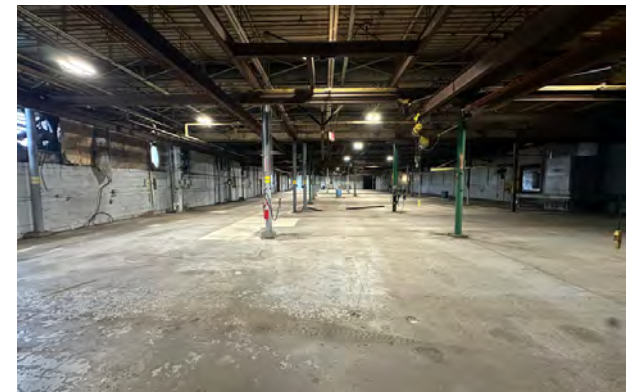
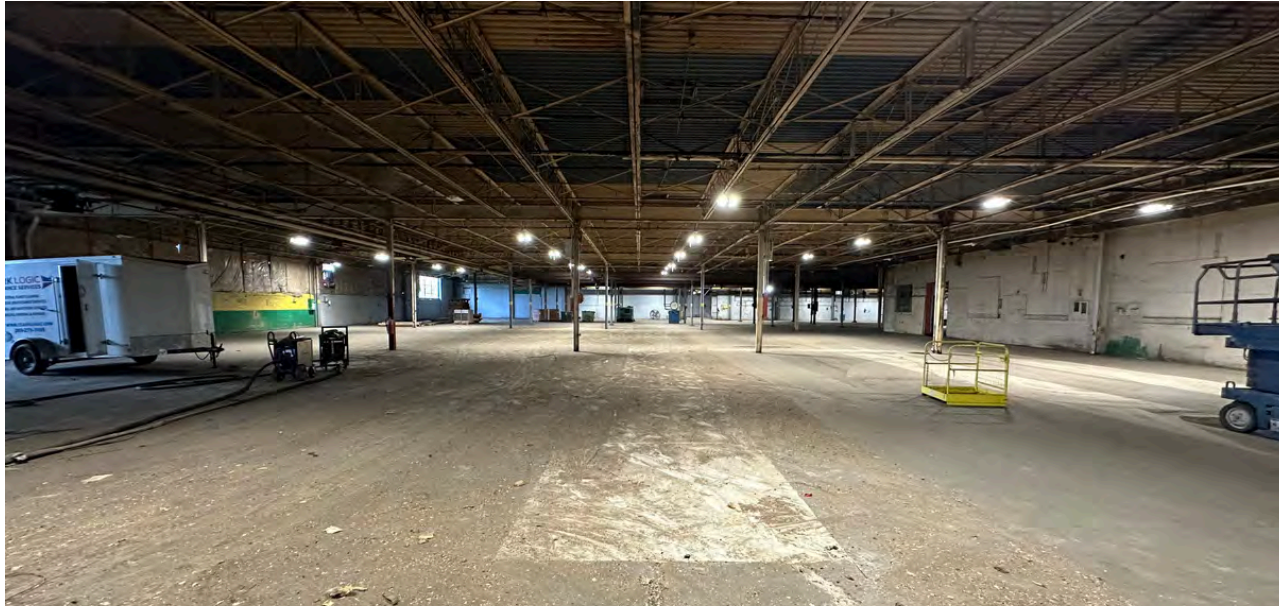
205 S. US 131 HIGHWAY



205 S. US 131 = Former Republic Roller Building
111 Day Dr. = Former Flint Group Building



205 S. US 131 HIGHWAY



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

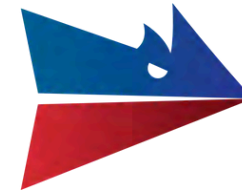


AUTHORIZED DEALER

New Trailers, Parts & Service



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269.279.7405

