

# IPUSA Pavilion III | 306,000 SF

N Avenue Industrial Complex, Kalamazoo, MI



*Rendering for example - not final*

## Class A Industrial Warehouse

**IP** INDUSTRIAL  
PARTNERS USA

CLARK LOGIC 

 glc



# PAVILION COMMERCE PARK

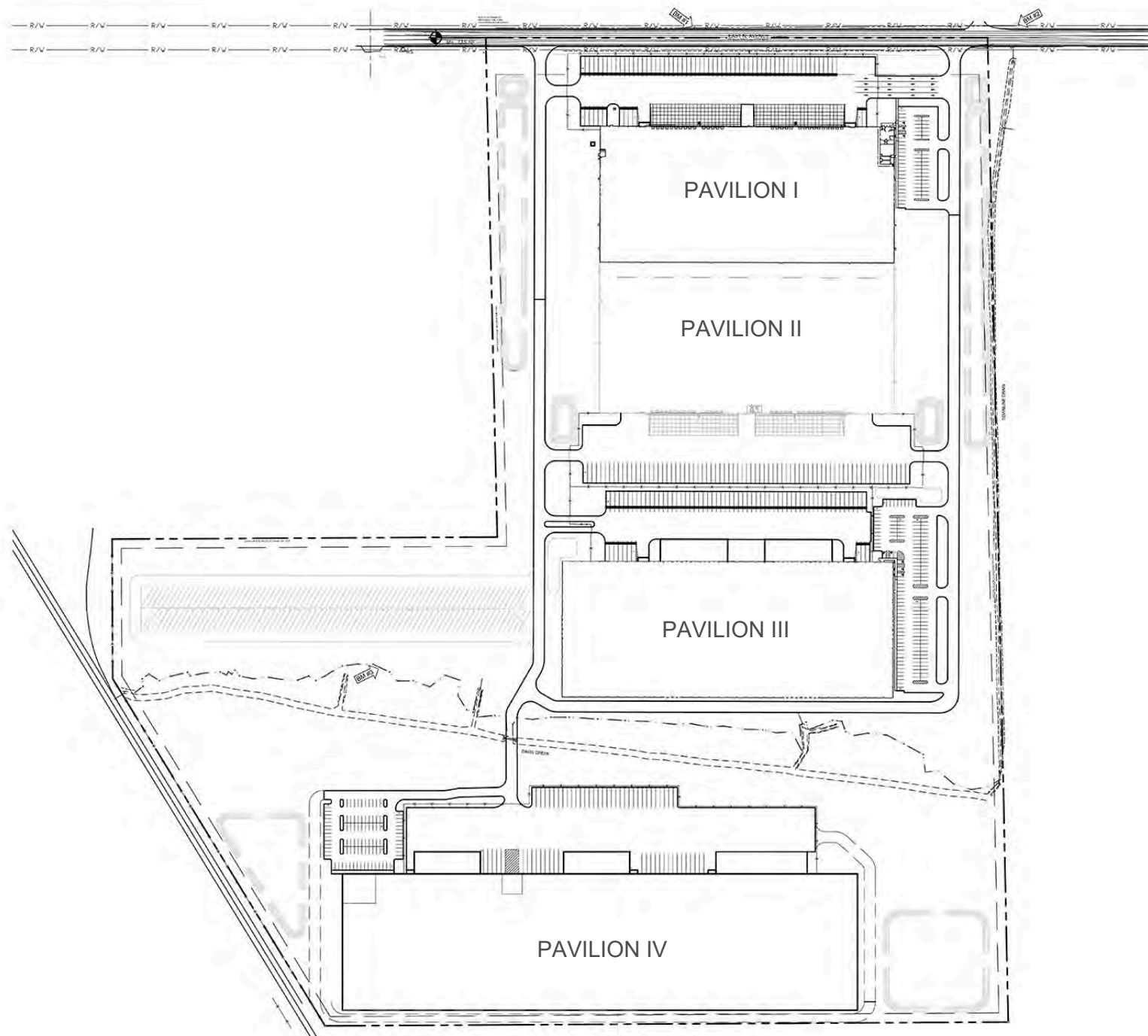
Spec or build-to-suit opportunity in the quickly growing Kalamazoo MSA. The Pavilion Commerce Park offers over 80 acres of developable land and is just minutes from I-94. Construction of the Phase III 306,000 SF building is set to begin in early 2025.

Phase I of the industrial park was a 296,000 SF facility, completed in 2023 and was expanded to 624,000 SF in Phase II, completed in 2024.

Phase IV is planned for 502,000 SF.



# Full Site Plan







# Pavilion III Specs

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Property Address	5720 East N Avenue, Kalamazoo, MI
Total Building Size	+/- 306,000 SF
Office Size	+/- 5,000 SF
Lot Size	81.99 acres
Building Type	PEMB w/ Insulated Panels
Loading Docks	10; with 30 additional knock outs
Overhead Doors	Two (2)
Clear Span Height	32'
Column Spacing	50' x 50' & 60' x 50' at Docks
Floors	6" concrete
Trailer Parking	69 spaces
Power	800 AMPs
Fire Suppression	ESFR
Climate Control	HVAC in Office & Thermocycler Heating
Lighting	LED with Occupation Sensors
Zoning	I-1 - Industrial Warehouse

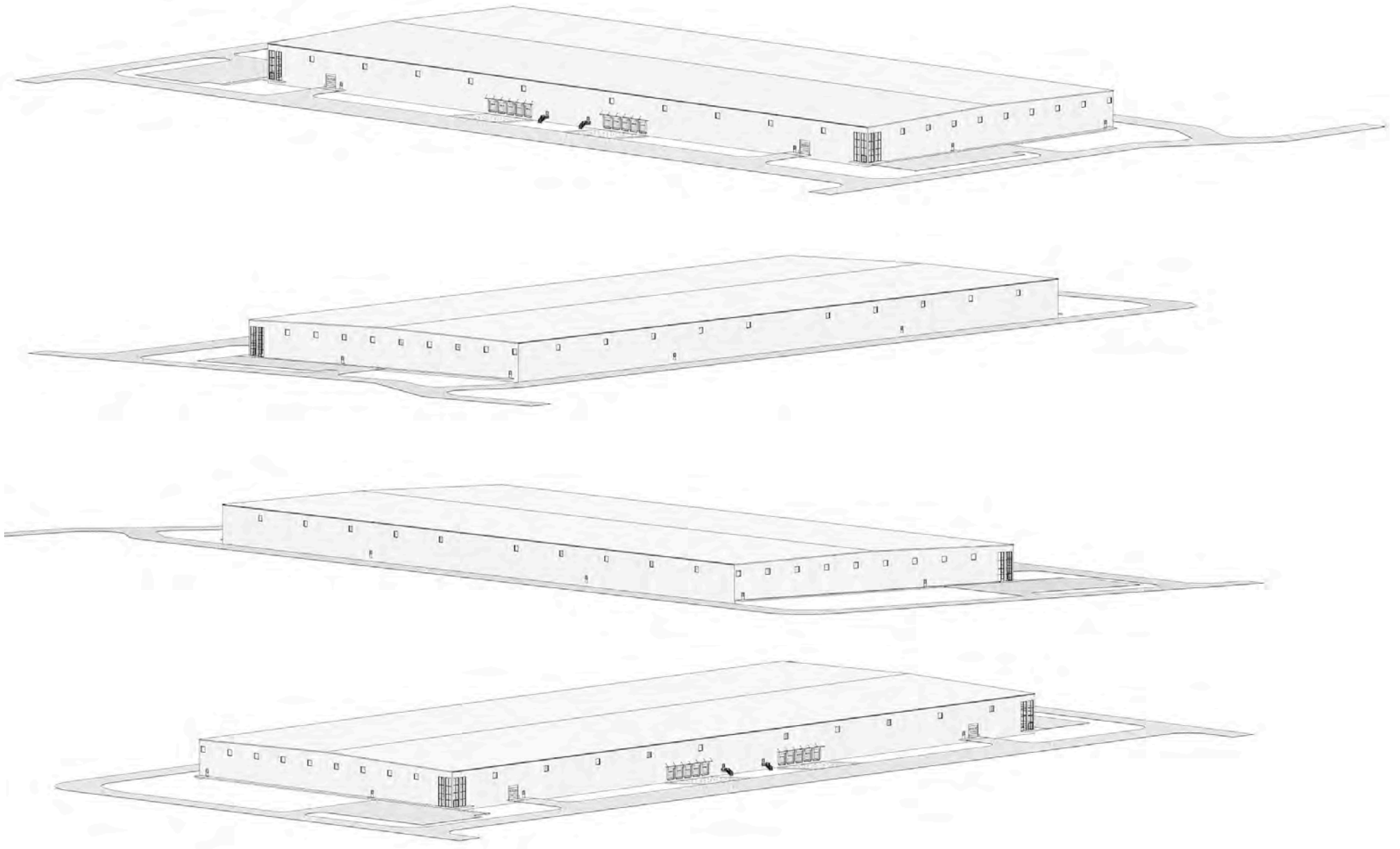


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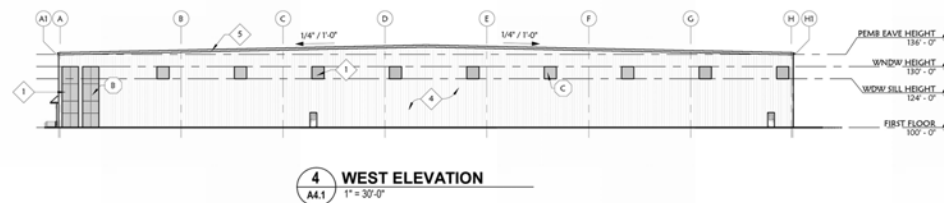
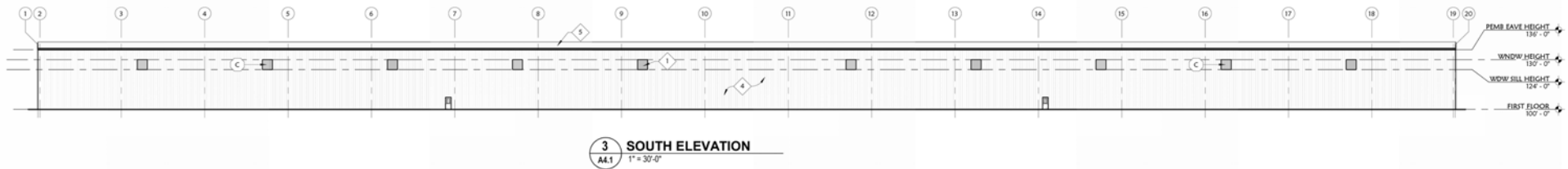
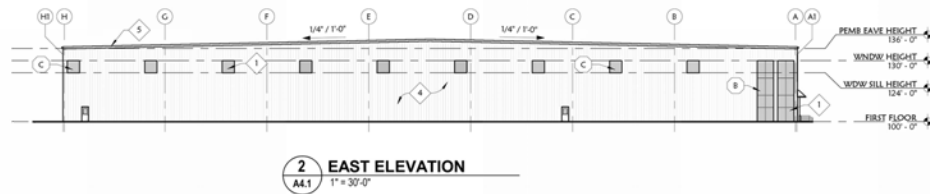
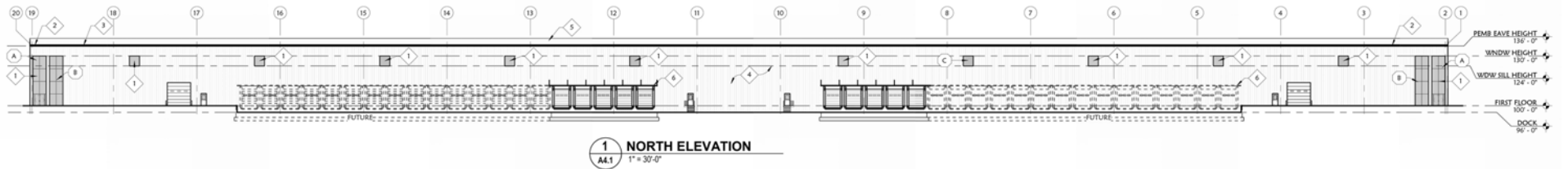


# Pavilion III Specs

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# Pavilion III Specs





# PRIME LOCATION

The 20 Fortune-1,000 companies that are headquartered or physically present, along with a skilled workforce diversified in primary industry sectors, have made the region a leader in manufacturing medical devices, pharmaceuticals, packaging, agriculture, food processing and design-based manufacturing.

Midpoint location between Chicago and Detroit and within a one day's drive of:

- 54% of the nation's manufacturers
- 48% of all national retail sales
- 54% of the nation's business payroll
- 65% of Canada's Gross National Product

## Distance

Chicago: 150 miles

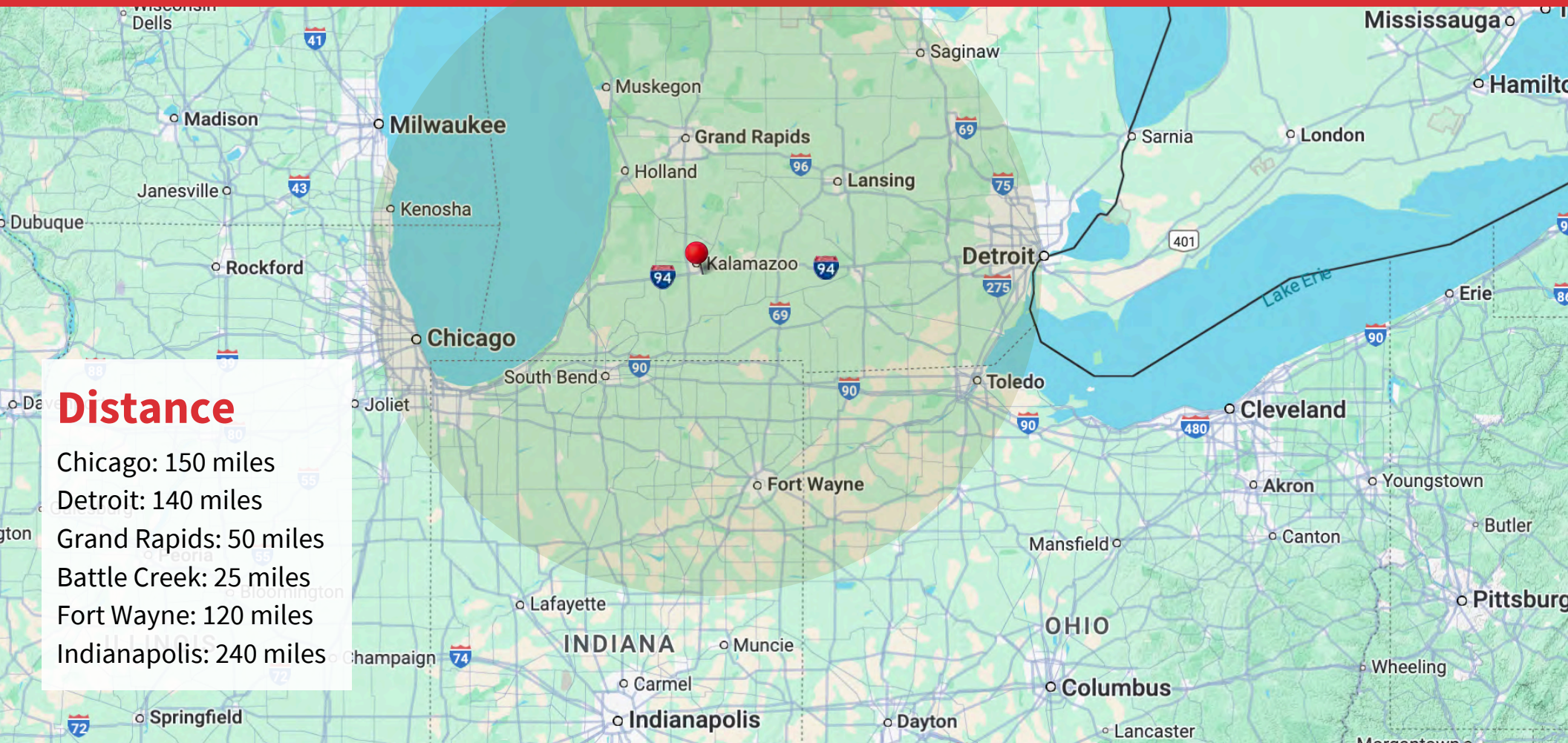
Detroit: 140 miles

Grand Rapids: 50 miles

Battle Creek: 25 miles

Fort Wayne: 120 miles

Indianapolis: 240 miles





Industrial Partners USA is a joint venture between Kalamazoo based Clark Logic and South Bend based Great Lakes Capital. IPUSA has focused on the development of industrial and warehouse assets along the I-94 corridor in Western Michigan. This market has traditionally seen little to no speculative development in the industrial sector with a high demand for quick access to space. Since the commencement of their first spec building in 2020, IPUSA has successfully leased 1.1M square feet of Class A industrial space across three projects during construction or shortly after completion.



Clark Logic is an industrial services company that specializes in real estate development, transportation, logistics, warehousing, 3PL & handling, cardboard & paper recycling, semi trailer & container rental and sales, facility cleaning, and automotive dunnage washing. With over 7.5 million square feet of warehousing in Southwest Michigan and Northern Indiana as well as an expansive trucking fleet, Clark Logic offers innovative, single-source logistics and supply chain solutions for businesses large and small.



Great Lakes Capital is a real estate private equity and development firm uniquely positioned to add value to real estate investments through development, redevelopment and opportunistic investment across the real estate spectrum and throughout the capital structure. Headquartered in South Bend, Indiana, GLC concentrates on several core asset classes, including mixed-use, multifamily, industrial, medical office and other similar conforming product types.



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# Recent IPUSA Developments

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## IPUSA Pavilion I-II

Fully leased to Allen Distribution, this 624,000 SF warehouse was built in two phases – 296,000 SF phase one and 328,000 SF phase two. The facility features 32' clear heights, 60 docks, 4 overhead doors, and 50 trailer parking spaces.



## FCIP South Park I-II

Located off of I-94 between Battle Creek and Kalamazoo, Phase I of the Fort Custer Industrial Park South Campus was built in 2021 and leased to Zoetis. This 270,000 SF warehouse features 9 dock doors and 2 overhead doors.

**Completed in 2024, Phase II is a 252,000 SF (expandable to 504,000 SF) and is CURRENTLY FOR LEASE.** This facility features 32' clear heights, 14 dock doors, with 24 additional positions available, and 2 overhead doors.



## IPUSA Portage

Located in the Kalamazoo MSA, this 240,000 SF warehouse broke ground in July of 2022 and was leased to Abraxas Worldwide in August of the same year. The building is fully climate controlled and includes a 5,000 SF office build out.





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