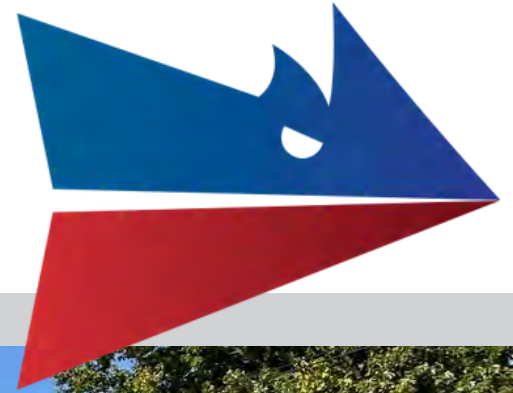


Available for Lease

3700 E. Milham Avenue | Portage, MI



CLARK LOGIC 

+/- 32,000 SF

Sarah Huber | Manager of Leasing

 850.687.4867  sarah@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com

Property Snapshot

Office SF	+/- 4,000 SF
Warehouse SF	+/- 28,000 SF
Zoned	I - 1
Zone Description	Light Industrial
Roof	Built Up
Exterior	Metal
Substructure	Concrete
Heat Source	Gas
Heat Type	Forced Air
AC Type	Central Air
AC Description	Office Area Only
Bathroom Quantity	Six (6)
Parking Spaces	Forty (40)
Utilities Attached	Gas and Electric
Utilities Available	All Public Utilities
Water Source	Public
Sewers	Public
Power (Volts)	460
Power (Phase)	Three (3)
Number of Buildings	Two (2)
Number of Units	One (1)
Number of Levels	One (1)
Overhead Crane	Yes
Loading Docks	Three (3)
GL Doors / Height	Two Doors
Ceiling Height Max	24'
Barrier Free Access	Modified

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.



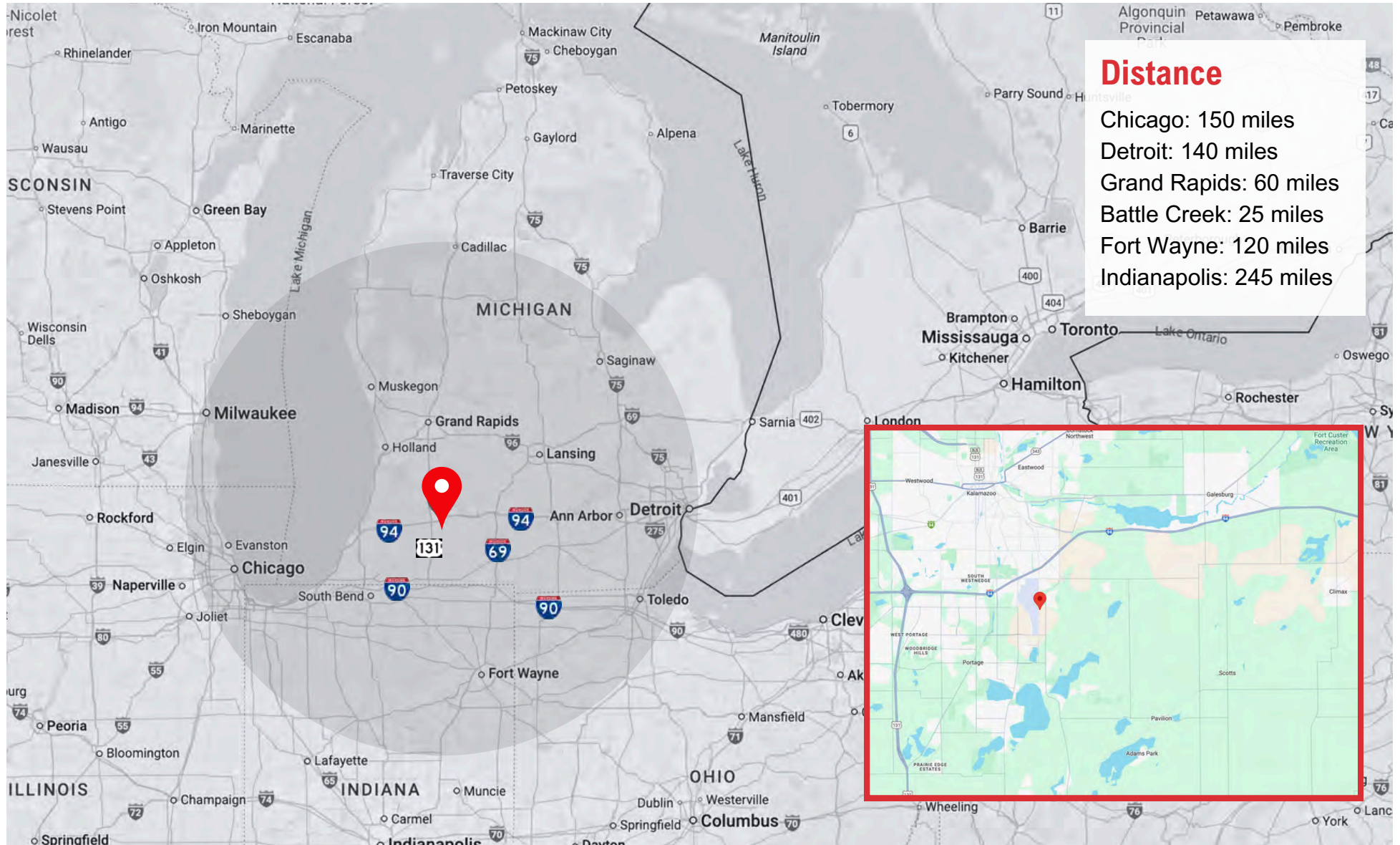
Property Description

Approximately 18,000 SF of warehouse space in the main building and an additional 10,000 SF in an ancillary building, providing ample room for storage, manufacturing, or distribution. Additionally, 4,000 SF of modern, well-appointed office space, perfect for establishing a corporate headquarters or regional office. Equipped with three overhead cranes and three loading docks, facilitating efficient material handling and logistics. Suitable for a wide range of industries, including manufacturing, logistics, distribution, e-commerce, and more.

Location Highlights:

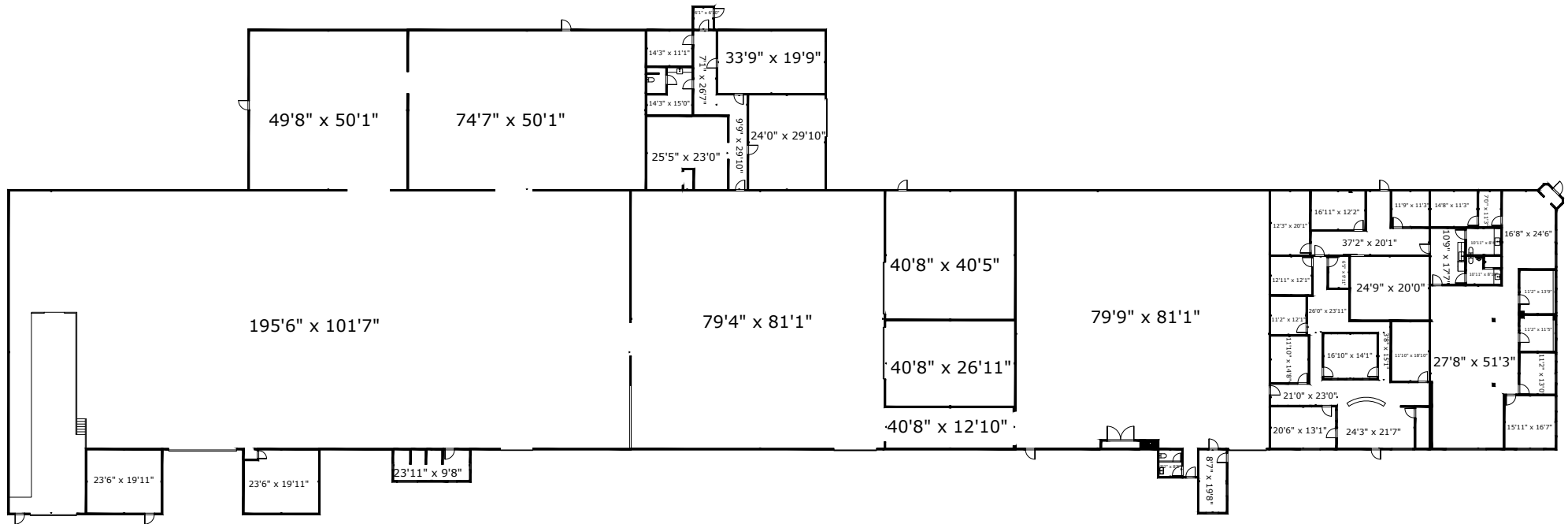
- Three Cranes: 1 Five-Ton & 2 Ten-Ton Cranes
- Ample Trailer Parking
- On East Border of Kalamazoo Airport
- Ten Minutes from I-94; Within 1/2 Mile of Stryker Complex

MAP VIEW

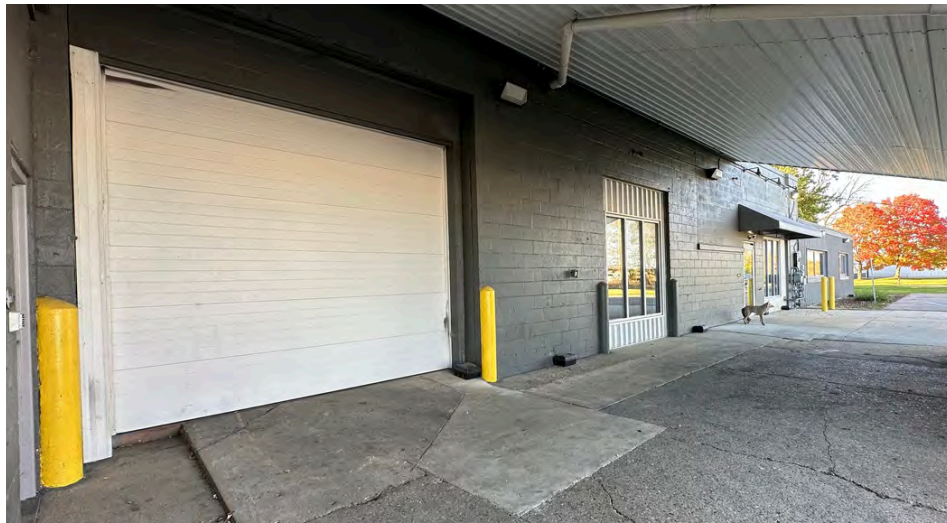


SITE AERIAL

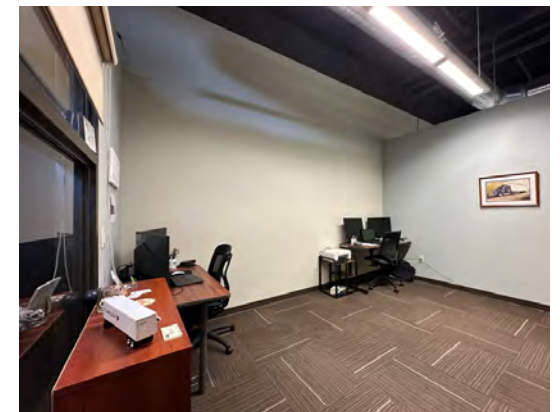
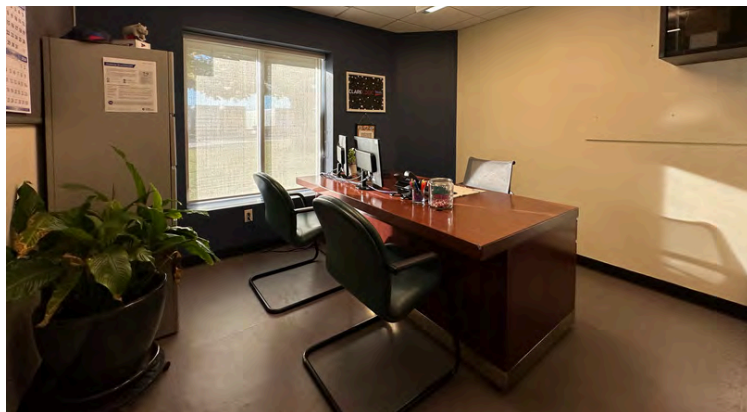
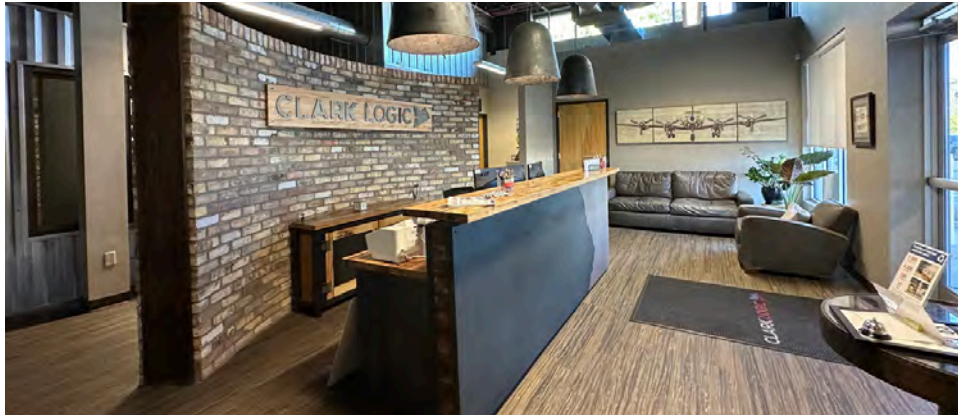




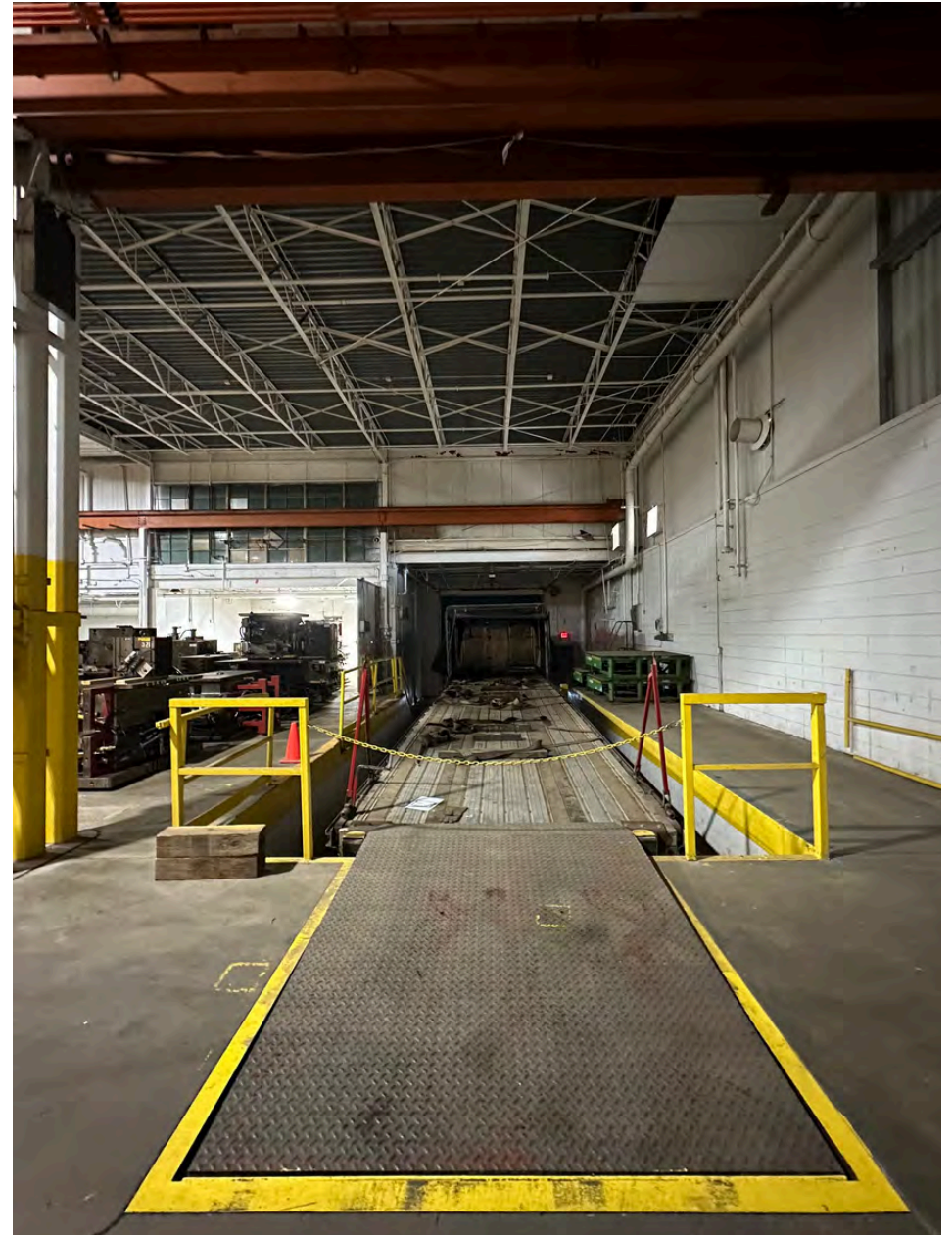
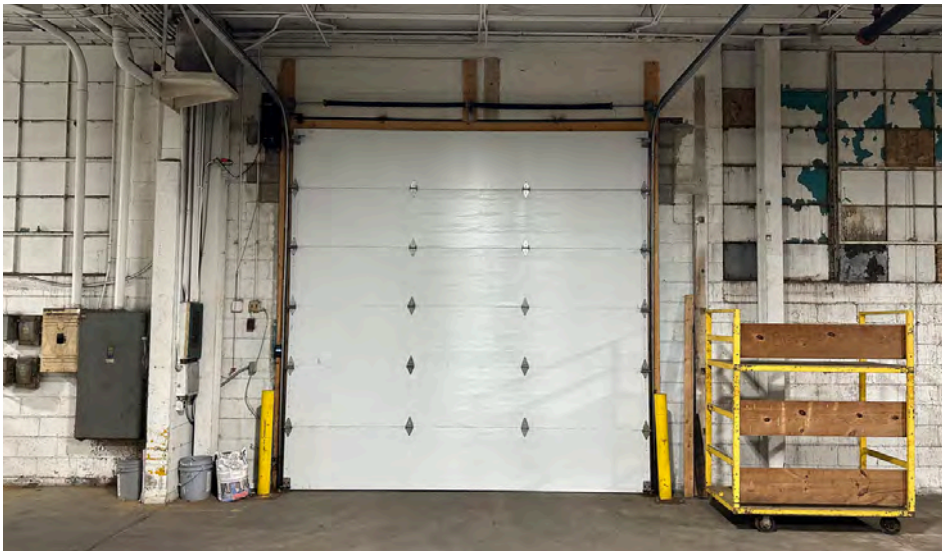
EXTERIOR



OFFICE SPACE



WAREHOUSE



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

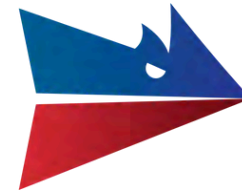


AUTHORIZED DEALER

New Trailers, Parts & Service



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CORPORATE LOCATIONS

REAL ESTATE HEADQUARTERS

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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

