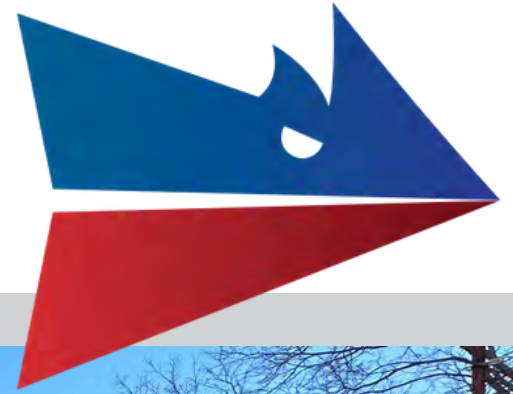


Available for Lease

Ivanhoe Court | Portage, MI



CLARK LOGIC 

+/- 12,464 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

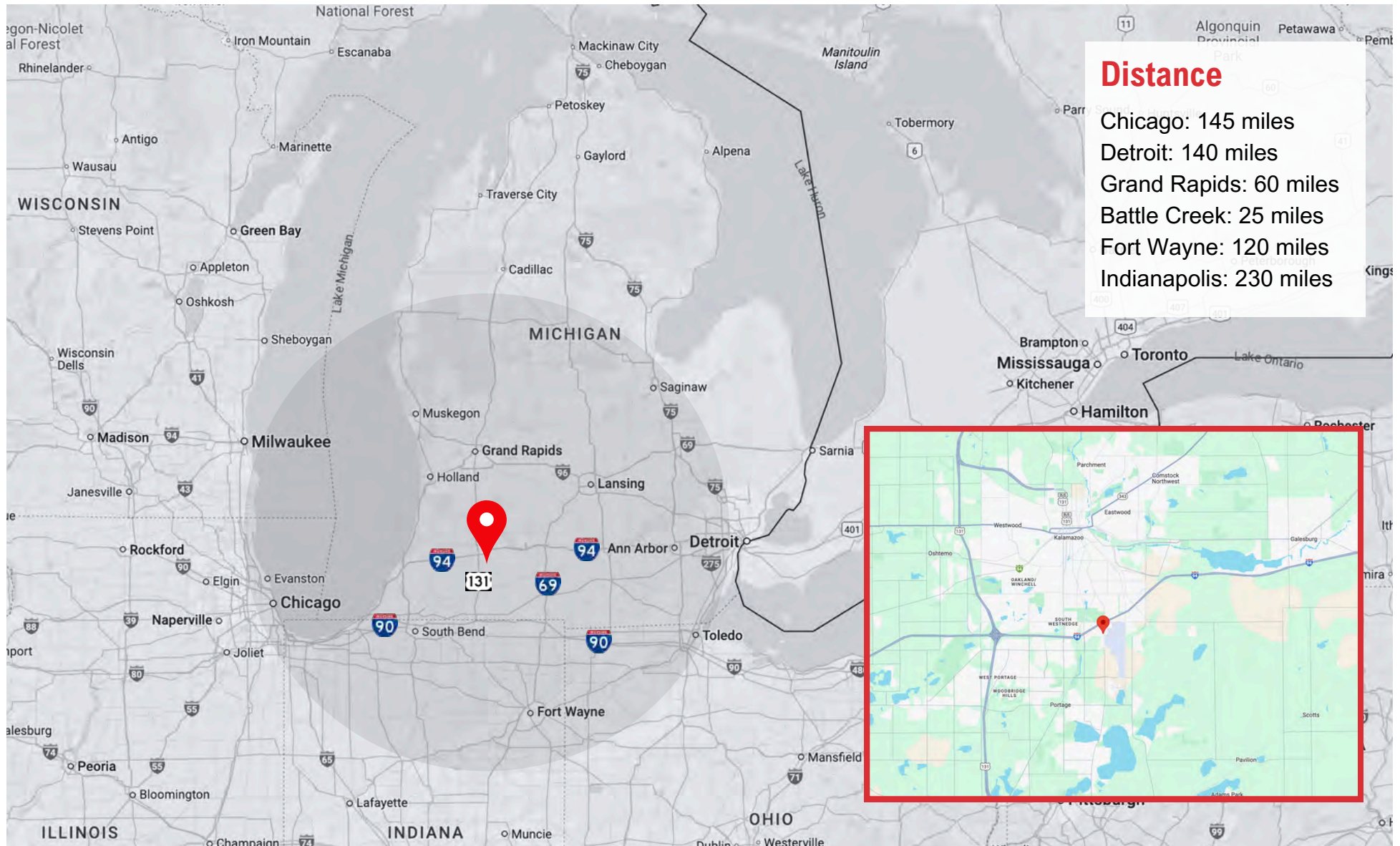
Building Size	+/- 12,464 SF (total)
Available Space	+/- 4,500
Building Levels	One (1)
Total Acres	0.89 acres
Year Built	1960
Zoning	B-3/General Business
Construction	Siding/Frame
Water/Sewer	Public/Public
Heat Type/Source	Forced Air/Mini Split HVAC
Parking	15 Paved
Power	200/220/Single

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.

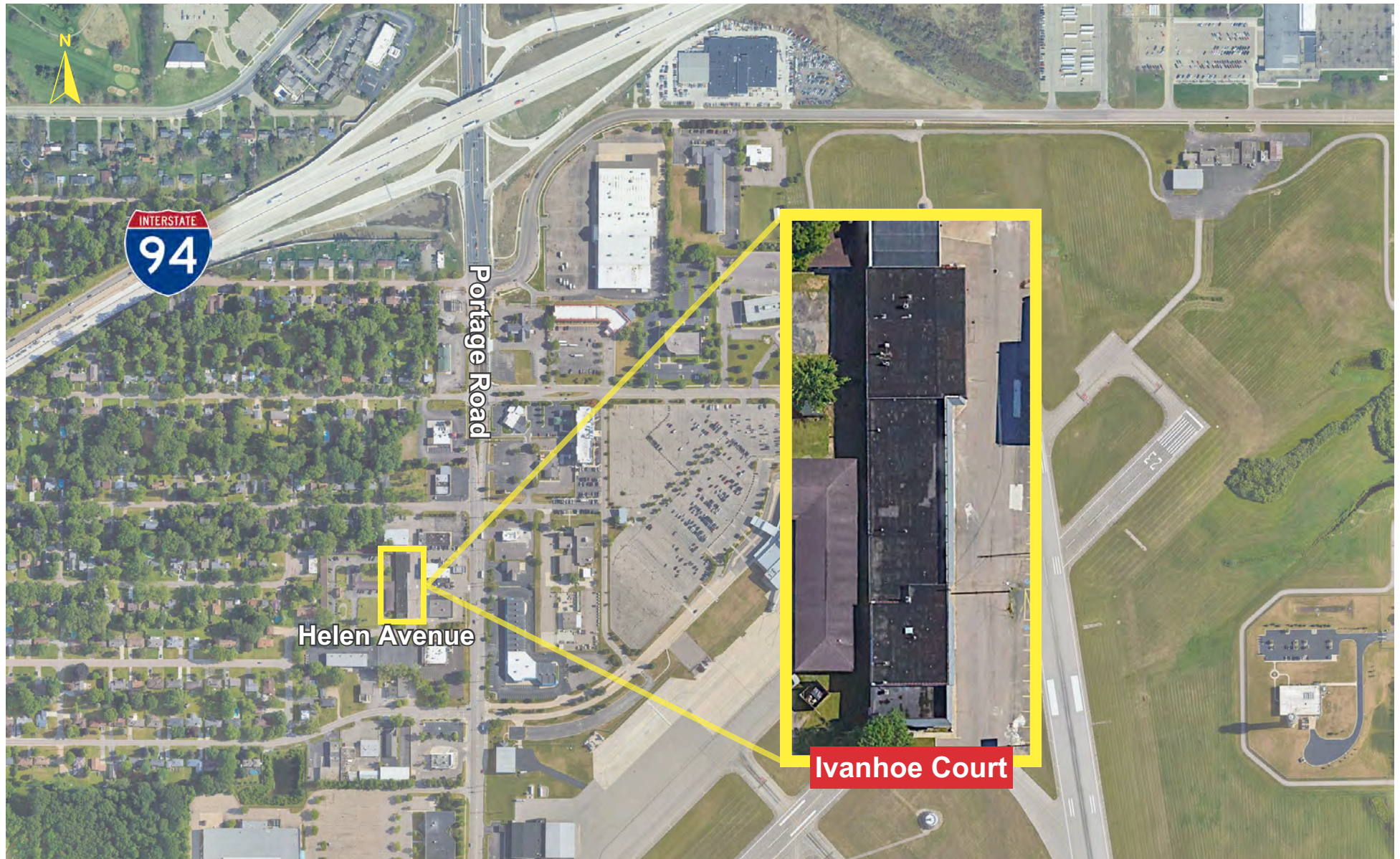
Property Description

Commercial/service suites available for lease. This business center is located one street west of Portage Rd. and just two blocks south of I-94. It is also located within close proximity to the Kalamazoo Airport, Stryker, Pfizer, Zoetis, and Mann-Hummel as well as surrounding residential neighborhoods. These suites can be used for any small business. 2403 Helen Ave. is a larger corner unit with a gross internal area of 1,862 SF. This suite includes a large flex area, office, storage room, and workshop. It also has overhead door access. We have suites available currently in a “vanilla box” state — providing a clean slate ready to be fit for any business. We also have suites available with overhead doors and garages.

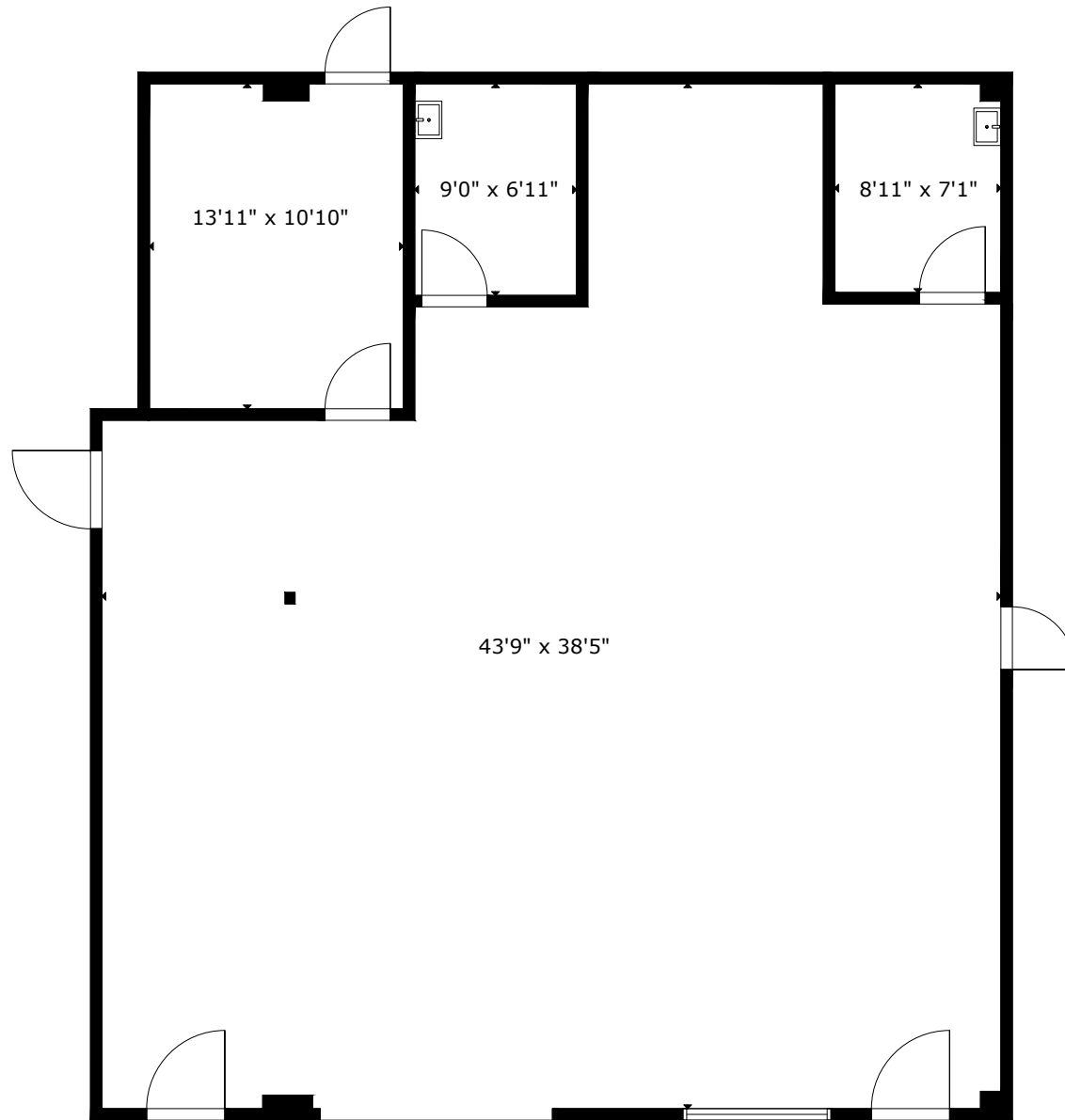
MAP VIEW



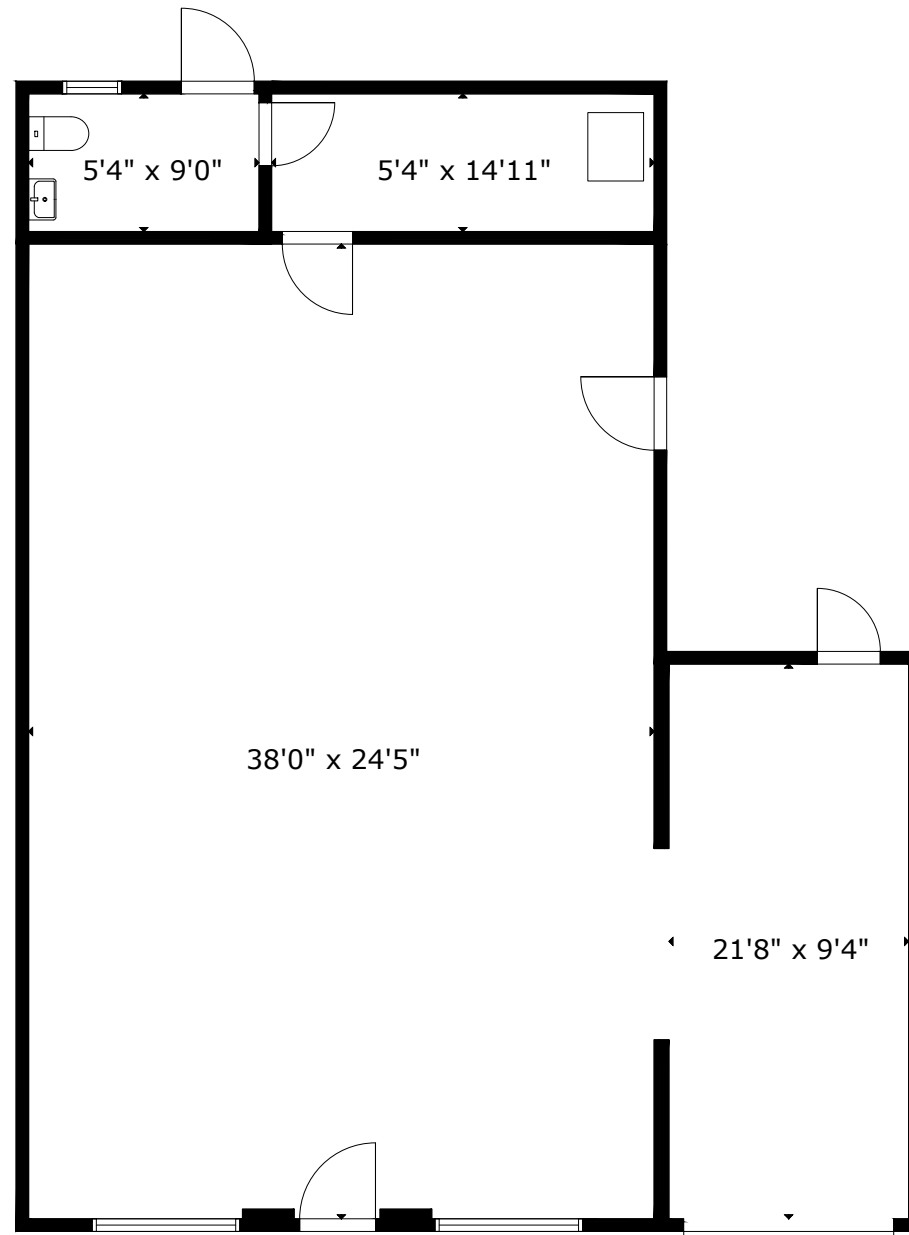
SITE AERIAL



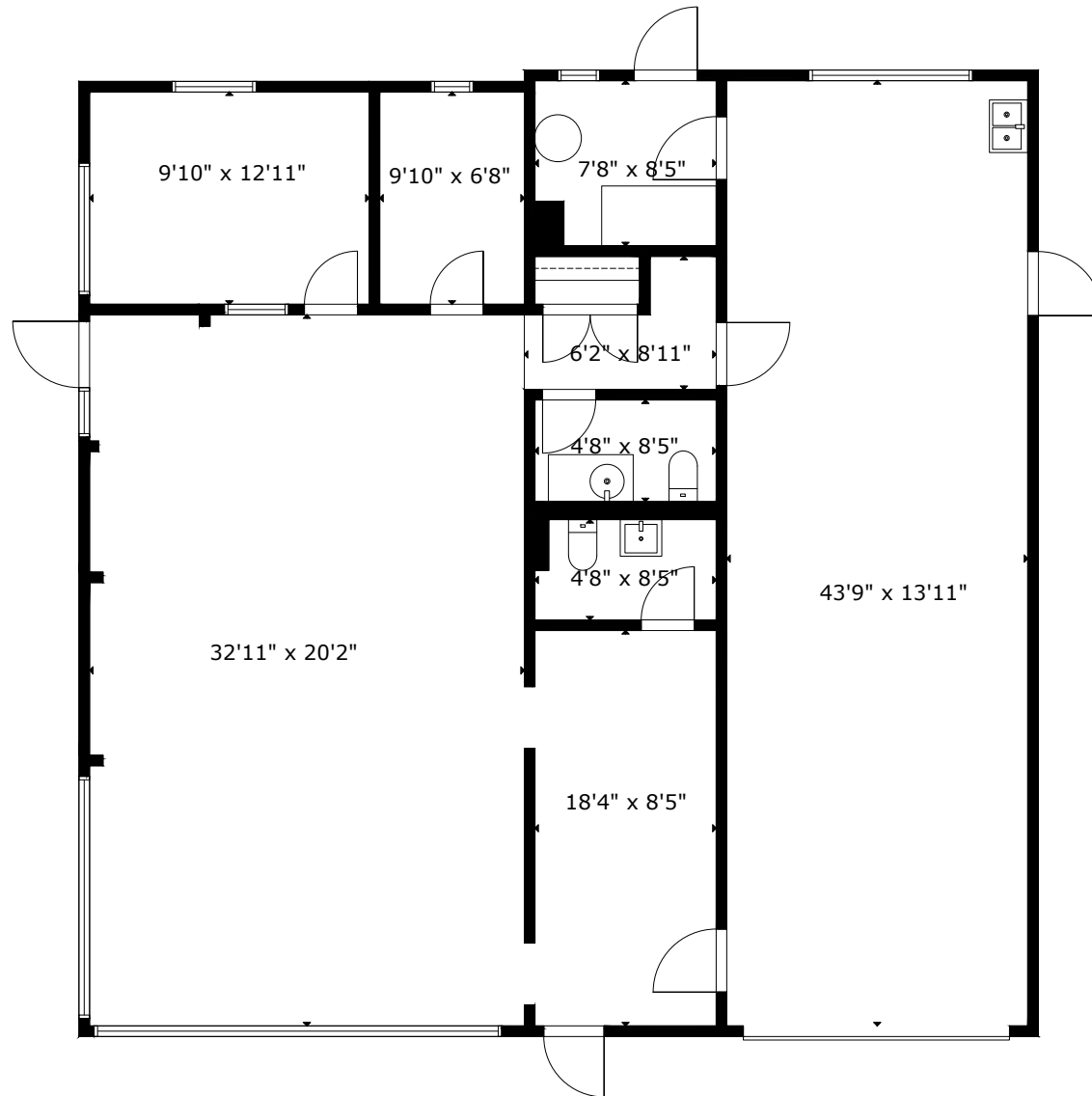
5348 IVANHOE COURT



5354 IVANHOE COURT



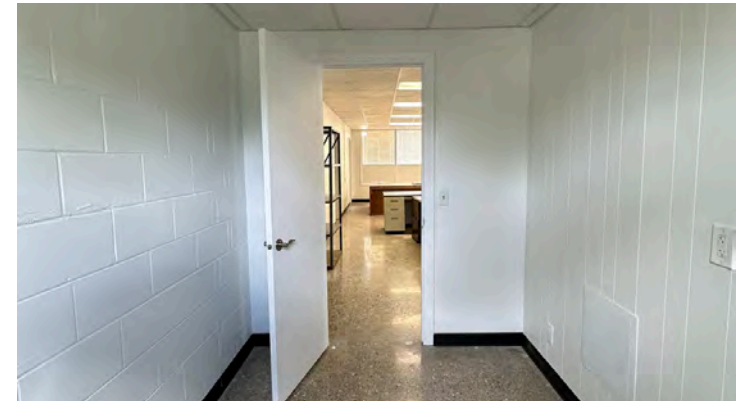
2403 HELEN AVENUE



5354 IVANHOE COURT



2403 HELEN AVENUE



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

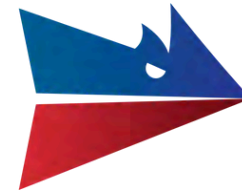


AUTHORIZED DEALER

New Trailers, Parts & Service



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CORPORATE LOCATIONS

REAL ESTATE HEADQUARTERS

2314 Helen Avenue
Portage, MI 49002
269.323.0717

MILHAM HEADQUARTERS

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Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS

3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405

