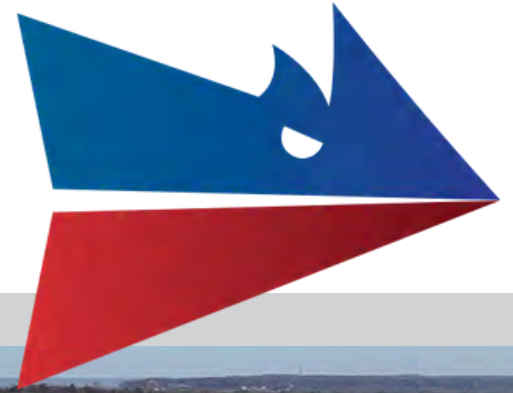


Available for Lease

211 Hilltop Road | St. Joseph, MI



CLARK LOGIC 

100^{SF} - 24,000^{SF}

Tim Monahan | Director of Development

 269.861.9487  tim@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com

Property Snapshot

Total Building	519,203 SF
Available Office Space	147 SF - 12,000 SF
Available Industrial Space	2,500 SF - 24,000 SF
Site Area	29.79 Acres
Parcel Number	76-0034-0081-09-7 07-1; 08-9
Building Use	Office/Warehouse/Flex Space
Zoning	C - Commercial Business District
Room for Expansion	Yes
Auto Trailer Parking	Yes; Ample Asphalt Parking
Outside Storage	No
Rail	C&O Railroad runs along east boundary
Construction Type	Steel Frame; Block
Roof	Flat Rubber Membrane
Stories	One (1)
Breakroom	Yes; Per Suite (if needed)
Restroom(s)	Yes; Common Areas
Utilities	Public Water Public Sewer
HVAC	Gas Fired Roof Top Units
Power	2,000 Amp / 3 Phase / 220 Volt
Fire Suppression	Yes; Wet System
Site Fencing	No
Office Area Lighting	Fluorescent
Industrial Area Lighting	LED; Motion Controlled
Ceiling Clearance	Varies; Office - 8', Industrial - 18', High Bay - 50'
Total Docks Wells	Five (5)
Total Grade Level Doors	Twenty (20)
Floor Thickness	6" Concrete

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

Versatile Mixed-Use Business Center in St. Joseph, MI

211 Hilltop Road offers a dynamic mix of industrial, commercial, and office spaces, making it a top choice for businesses seeking versatility and convenience in St. Joseph, Michigan. Whether you're a startup, an established company, or growing your operations, the property's flexible lease options and variety of unit types are tailored to suit a wide range of business needs.

The facility includes professional office suites, small business units, and collaborative spaces, featuring both small and large conference rooms ideal for meetings, training, group activities, and private events. Office suite sizes range from 147 to 12,000 square feet, accommodating businesses of all sizes. The adaptable warehouse spaces, ranging from 2,500 to 24,000 square feet, are well-suited for storage, distribution, or light manufacturing, and can be customized to meet specific operational requirements.

Currently undergoing renovations, 211 Hilltop is being transformed into a modern business hub designed to foster innovation and community connection. Its strategic location offers easy access to major highways and local amenities, ensuring convenience for both tenants and their clients.

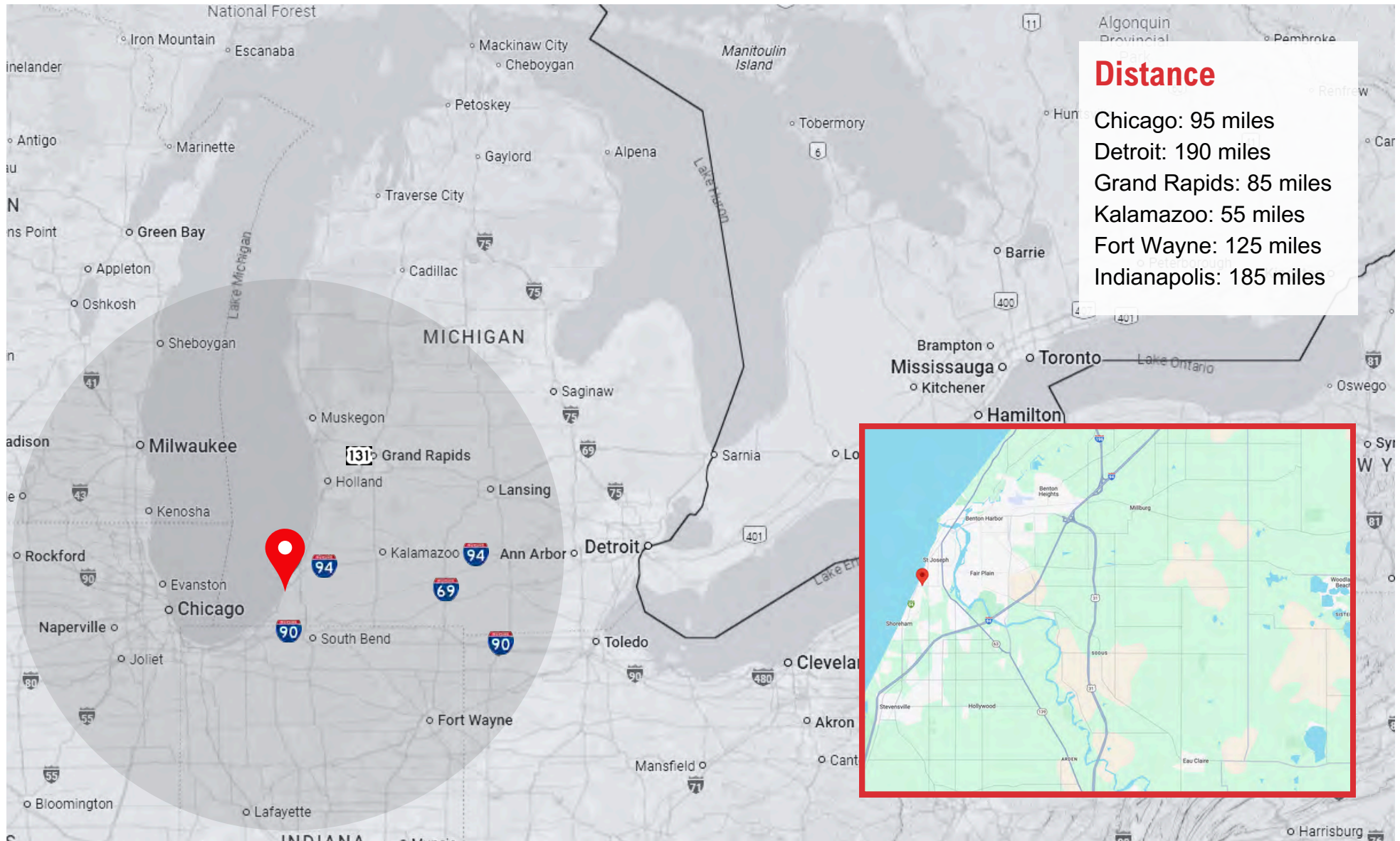
With five curb cuts on Hilltop Road and two on Red Arrow Highway, the property ensures seamless ingress and egress for deliveries and visitors alike.

Key features include:

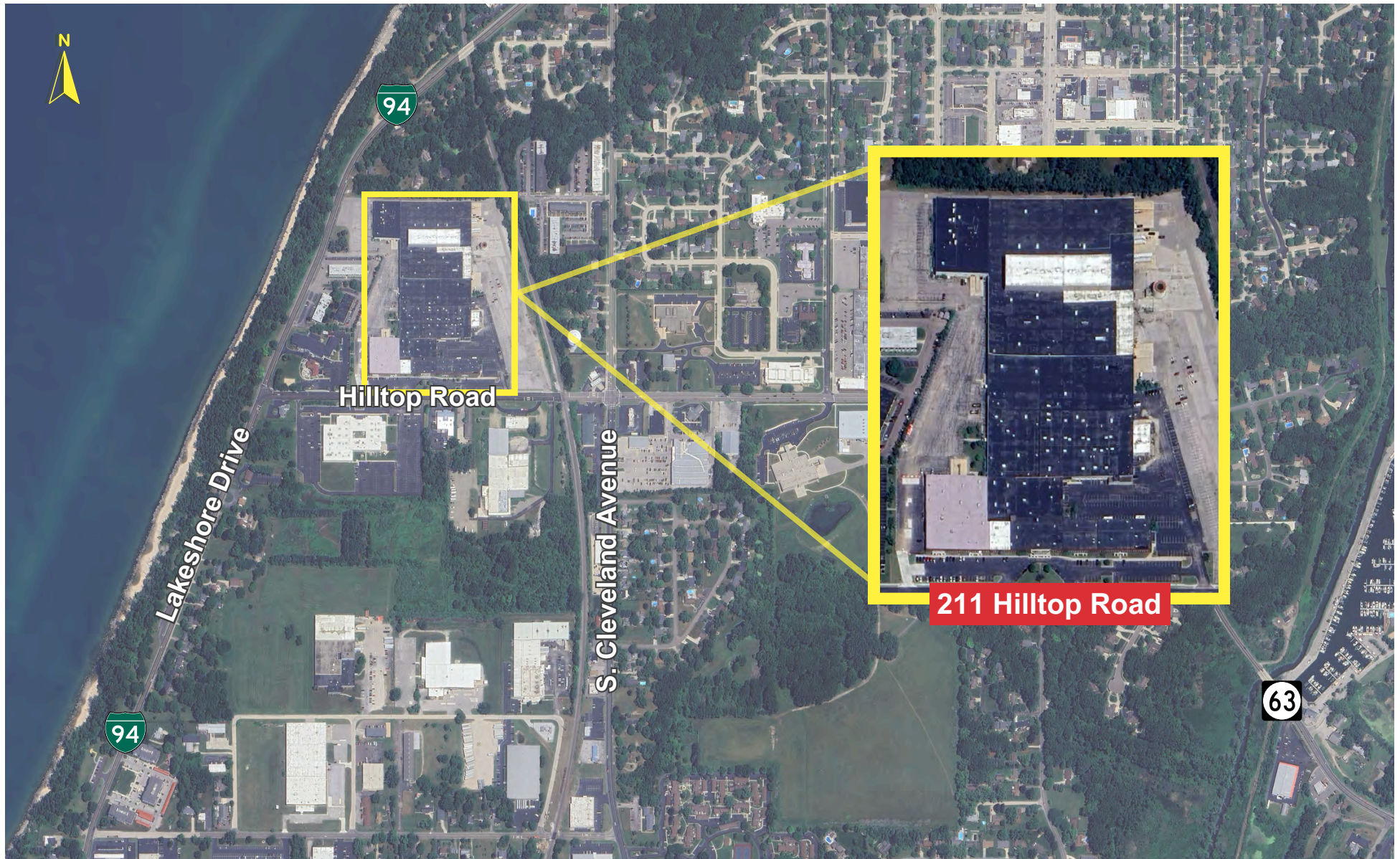
- High-speed internet
- Ample tenant and visitor parking
- Loading docks & grade-level doors
- Customizable office layouts
- Flexible lease terms

With updated spaces and a professional atmosphere, 211 Hilltop provides an ideal environment for businesses looking to thrive in a collaborative, flexible, and accessible setting. Don't miss your chance to grow in this evolving professional center.

MAP VIEW



SITE AERIAL



EXTERIOR



EXTERIOR RENDERINGS

**Renderings are conceptual and may not be final.*



OFFICE SUITES

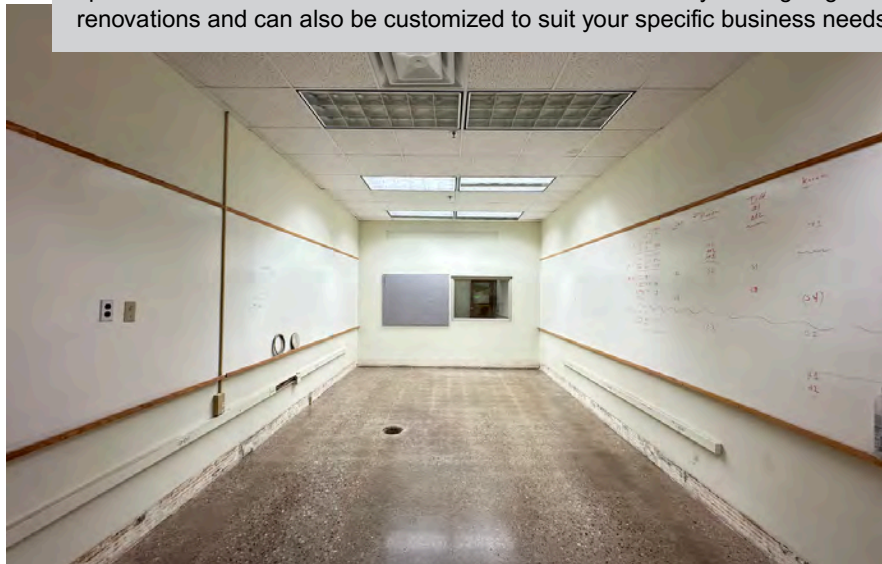


BUILD-TO-SUIT OFFICE SUITES



DIVERSE OFFICE OPTIONS!

Full suites, private offices, small and large conference rooms, and flexible spaces are all available for lease. These areas are currently undergoing renovations and can also be customized to suit your specific business needs!

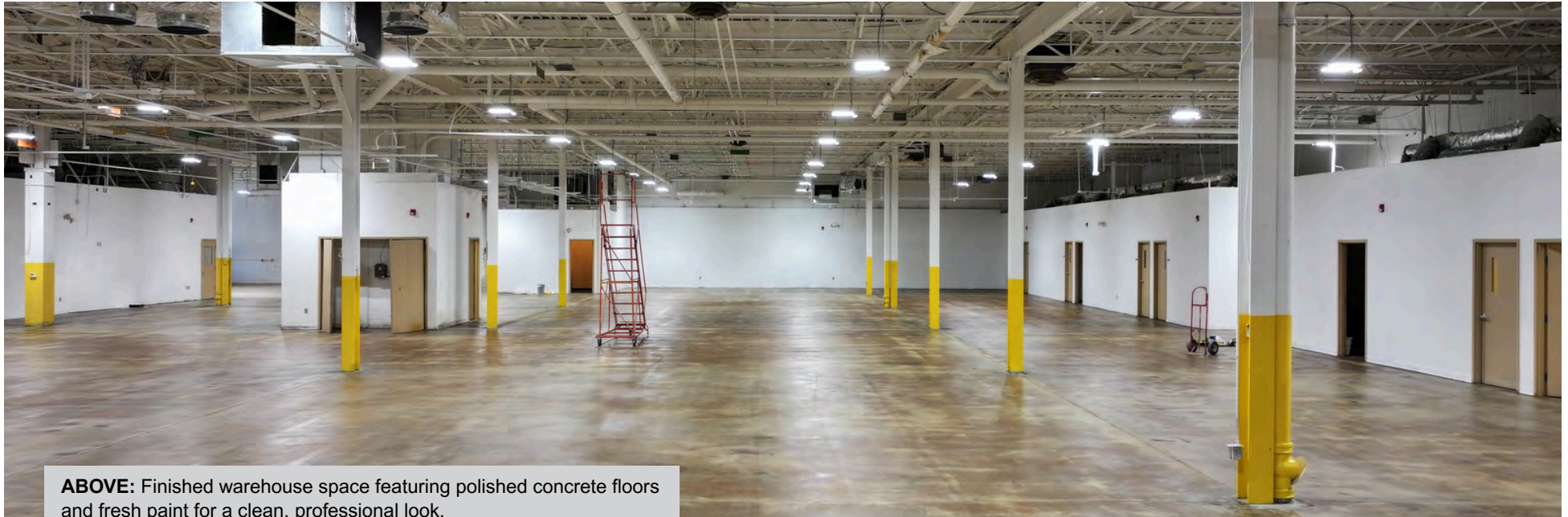


SUITE RENDERINGS

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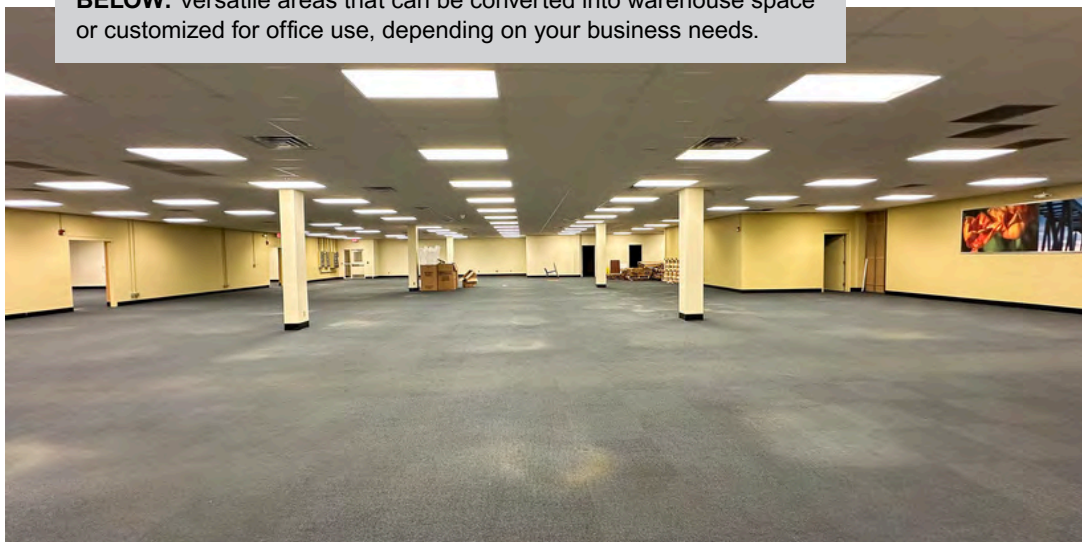


WAREHOUSE



ABOVE: Finished warehouse space featuring polished concrete floors and fresh paint for a clean, professional look.

BELOW: Versatile areas that can be converted into warehouse space or customized for office use, depending on your business needs.



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

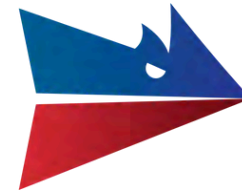


AUTHORIZED DEALER

New Trailers, Parts & Service



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