

# Available for Lease

990 Haines Boulevard | Sturgis, MI



**CLARK LOGIC** 

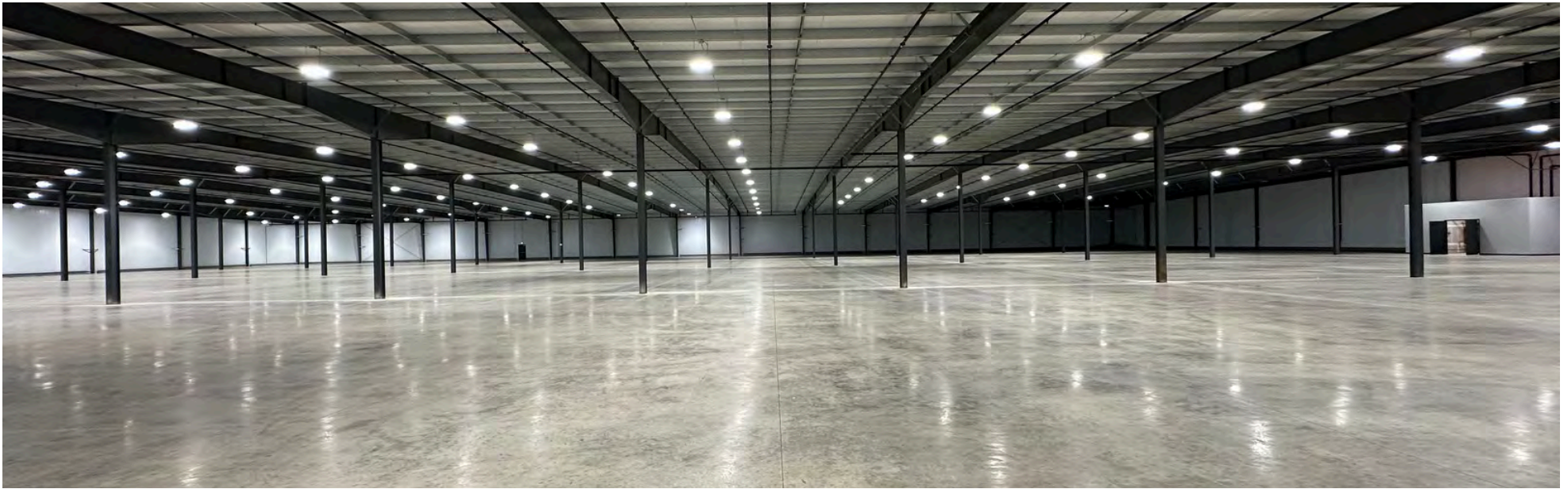
**+/- 101,920 SF**

**Sarah Huber | Manager of Leasing**

 850.687.4867  [sarah@clarklogic.com](mailto:sarah@clarklogic.com)

**Matt Conlee | Director of Leasing & Development**

 574.333.5344  [matt@clarklogic.com](mailto:matt@clarklogic.com)



## Property Snapshot

Total Building Size	+/- 101,920 SF
Building Type	Steel Frame, Concrete Foundation, Steel Panel
Loading Docks	Four (4)
GL Overhead Doors	One (1)
Clear Span Height	20'
Floors / Flooring	One (1) - Sealed Concrete Floor
Parking	Asphalt   On-site
Power	800 Amp / 480 Volt / 3 Phase
Heat	Thermo-Cycler
Site Size	11.524 Acres
Municipality	City of Sturgis; St. Joseph County
Zoned	Manufacturing
Utilities	Municipal Water and Sewer
Sprinklered	Yes   Wet System
Security System	No

## Property Description

This 101,920 SF new construction industrial facility is conveniently located less than five miles from the Michigan-Indiana state line and Interstate 90. It is less than two miles from M-12 Highway and just north of Kirsch Municipal Airport.

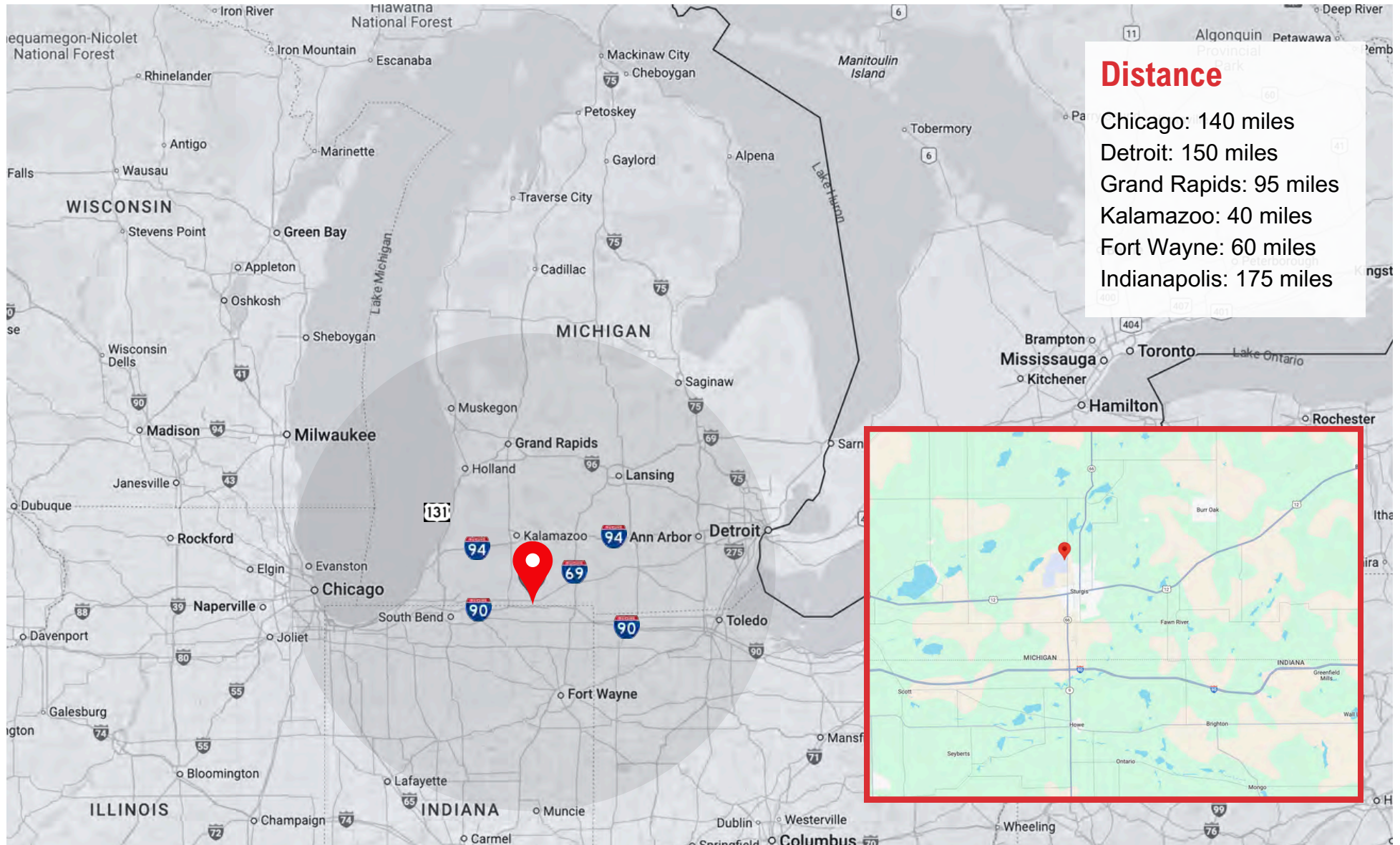
The steel-framed building offers a clear height of 20 feet, four loading docks, an overhead door, ample power, a small shipping office, two single-fixture restrooms, and is sprinklered throughout. Other amenities include paved onsite parking.

Situated on the west side of 11.524 acres, a second 101,920 SF building can be built to the east.

*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.*

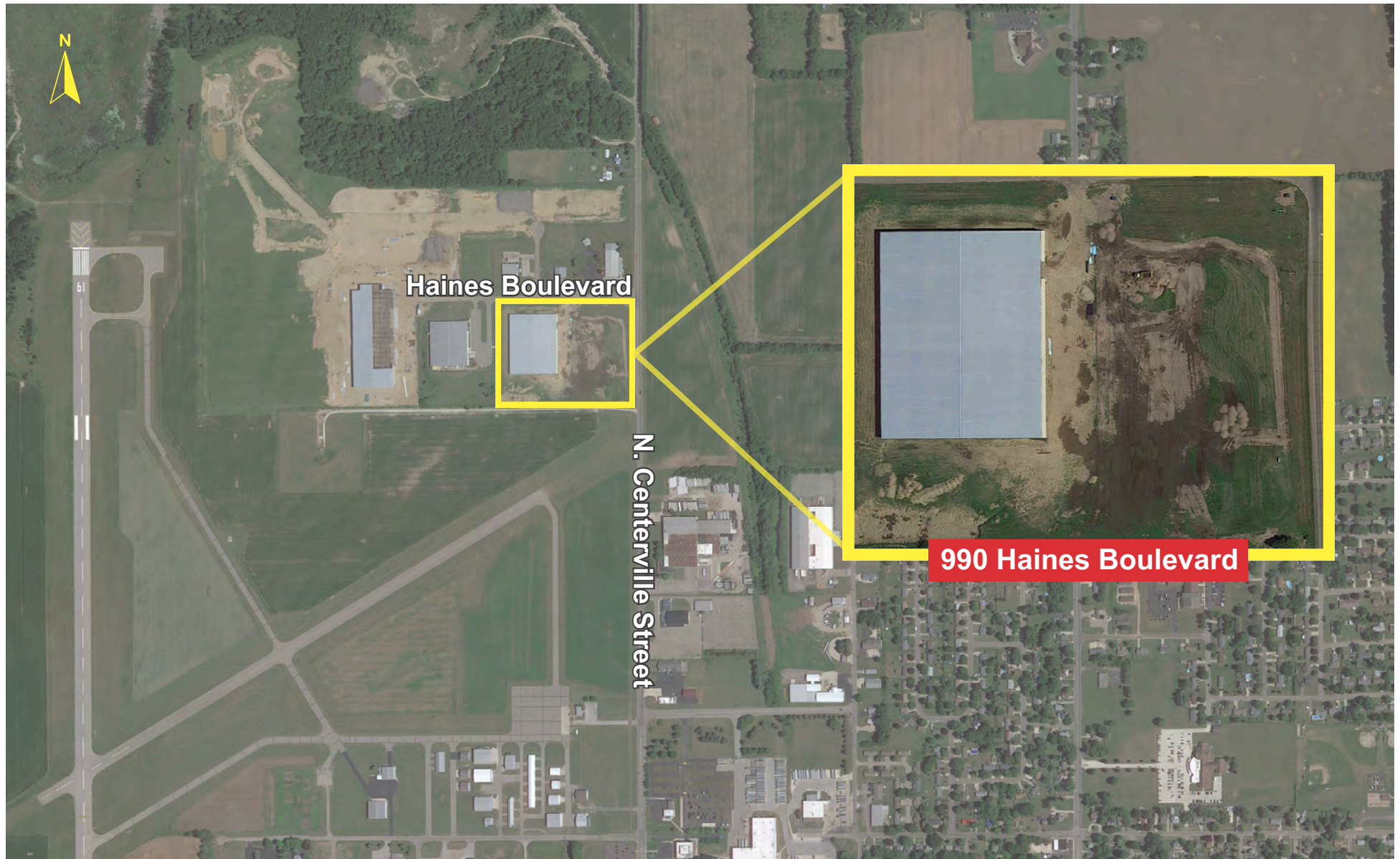


# MAP VIEW



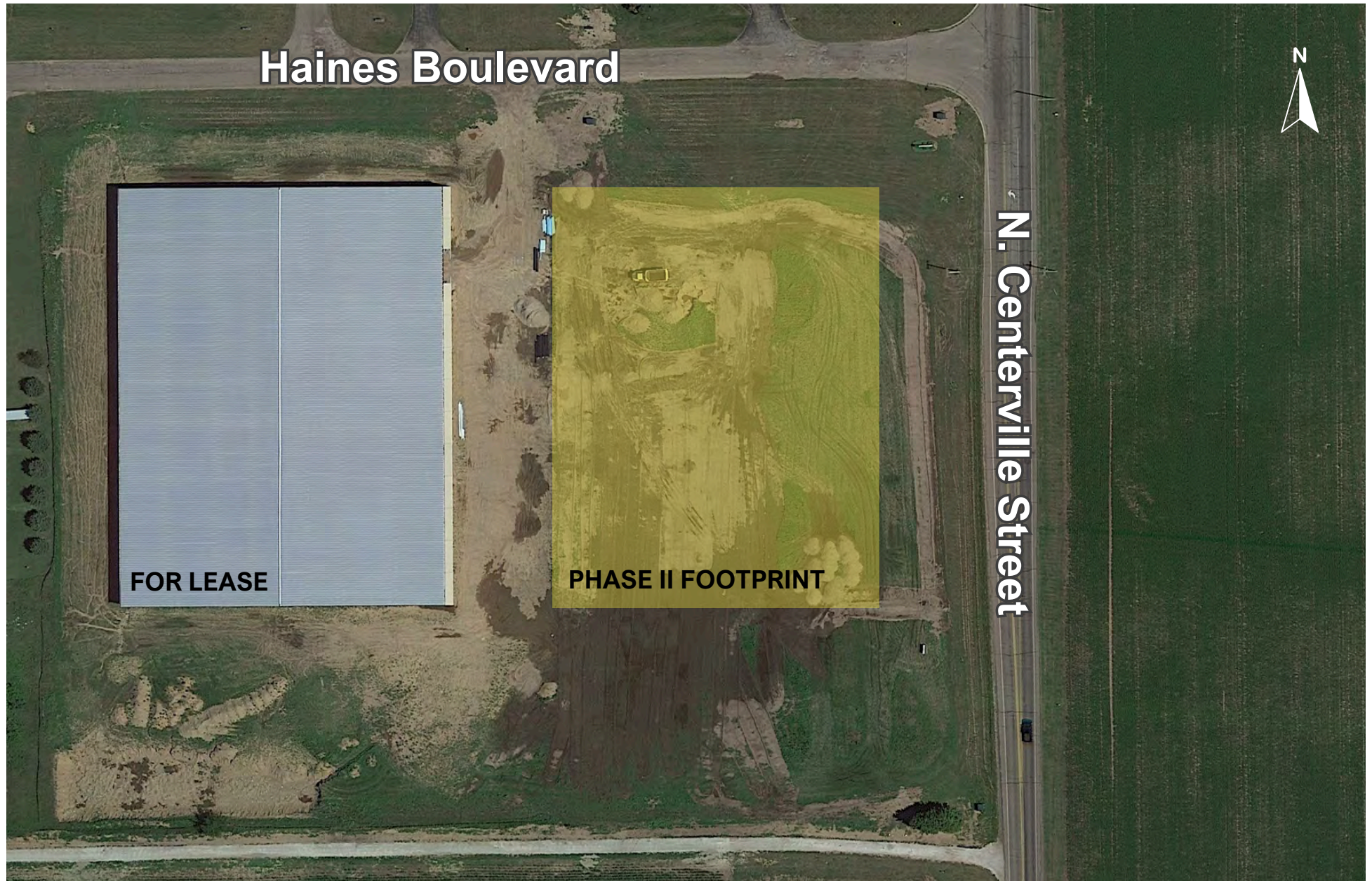


# SITE AERIAL





# SITE OVERVIEW







FIRE EXTINGUISHER'S WILL BE FIELD LOCATED BY  
MIDWEST FIRE PROTECTION AT THE TIME OF  
OCCUPANCY AND LOCATED AS PER FIRE CODE  
SPECIFICATIONS AND FINAL INTERIOR LAYOUT. TRAVEL DISTANCE  
TO THE EXTINGUISHER CAN NOT BE MORE THAN 75'

EXTERIOR LIGHTING WILL BE LOCATED ON BUILDING AND  
WILL NOT EXCEED .5 FOOT-CANDLE WHEN MEASURED  
AT PROPERTY LINE. EXTERIOR LIGHTING WILL BE PROVIDED  
ON ELECTRICAL DRAWINGS.

PLUMBING, ELECTRICAL, MECHANICAL, FIRE PROTECTION DRAWINGS  
WILL  
BE SUBMITTED TO THE STATE OF MICHIGAN FOR REVIEW AS  
SOON AS PREPARED

EXIT SIGNS AND EMERGENCY LIGHTING WILL BE ON THE ELECTRICAL PLAN AND WILL BE REVISED AS THE BUILDING IS OCCUPIED

PROPERTY OWNER:  
CLARK LOGISTICS GROUP  
3700 EAST MILHAM AVENUE  
PORTAGE, MI 49002

PROPERTY CONTACT:  
JAMIE CLARK

PROPERTY ADDRESS:  
990 HAINES BLVD  
STURGIS, MI 49091

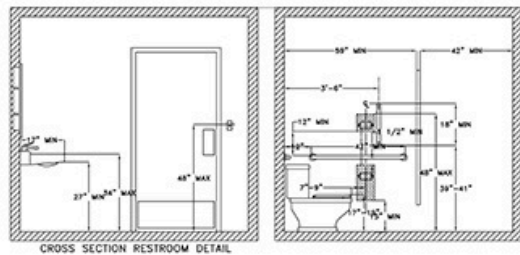
TELEPHONE: 269.207.3081  
ZONING: I-1 (LIGHT INDUSTRY)  
PARCEL ID: 052 715 001 00

TYPE OF BUSINESS:  
WAREHOUSE  
PROPERTY SIZE: 11.53 ACRES  
NUMBER OF EMPLOYEES 200 CALCULATED  
PER 10041.2 MICHIGAN 2015 BUILDING CODE  
2017 NEC - PART 8 ELECTRICAL CODE RULES  
2015 MICHIGAN BUILDING CODE  
USE GROUP S-1  
CONSTRUCTION TYPE II-B  
WIND LOAD 115 M.P.H.  
GROUND SNOW LOAD 25#  
FULLY SPRINKLED BUILDING  
BUILDING TO HAVE MONITORED FIRE ALARM SYSTEM  
12' STORAGE HEIGHT

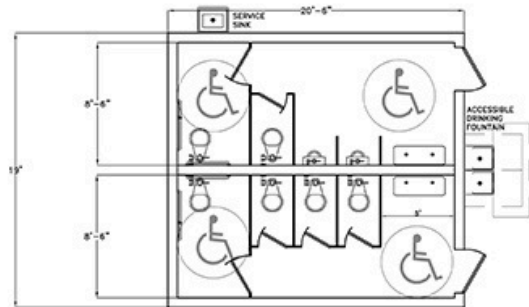
PROPOSED DEVELOPMENT:  
WAREHOUSE  
GENERAL STORAGE NON C

FLOOR PLAN  
SCALE: 1" = 20'

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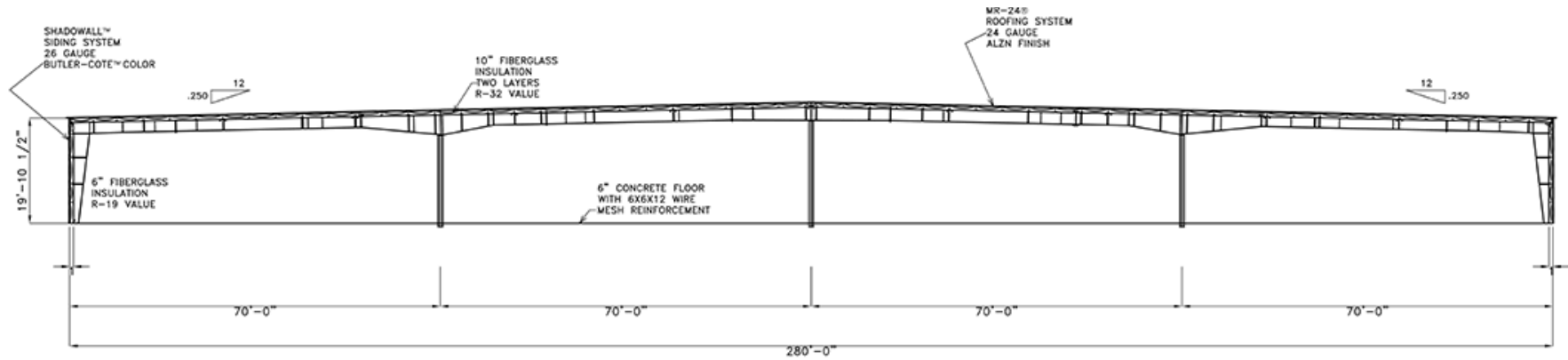


CROSS SECTION RESTROOM DETAIL

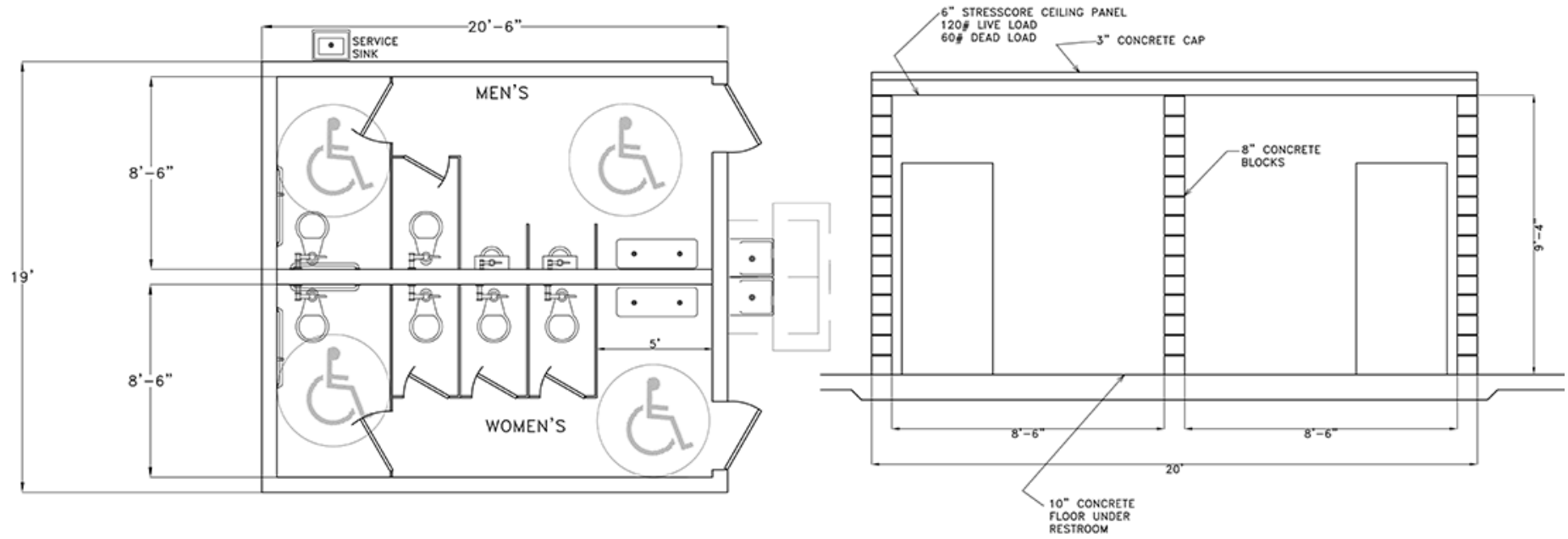


RESTROOM DETAIL  
NOT TO SCALE

# BUILDING LAYOUT



FRAME CROSS SECTION

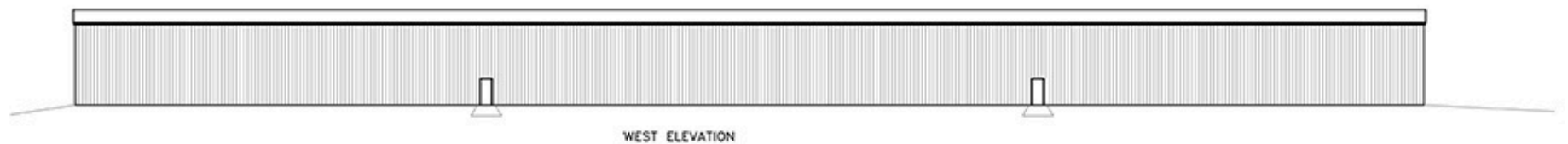
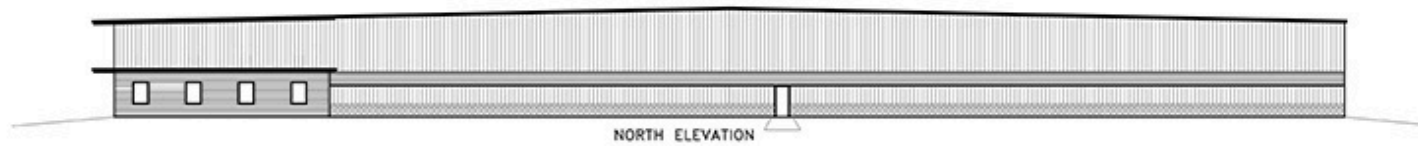
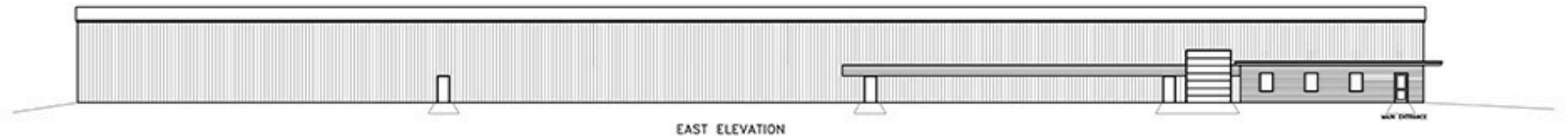


RESTROOM FLOOR AND FRAME CROSS SECTION

NOT TO SCALE

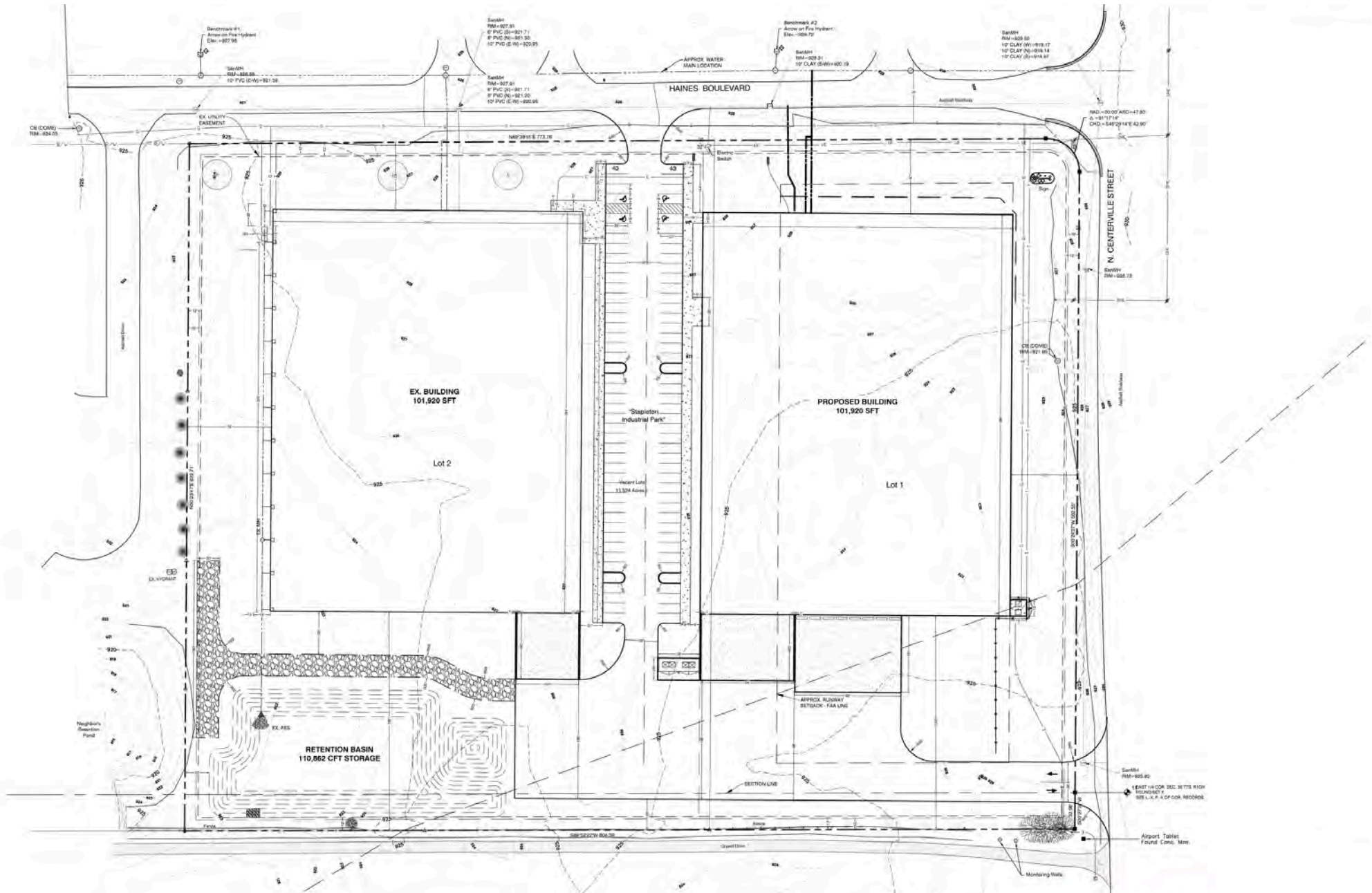
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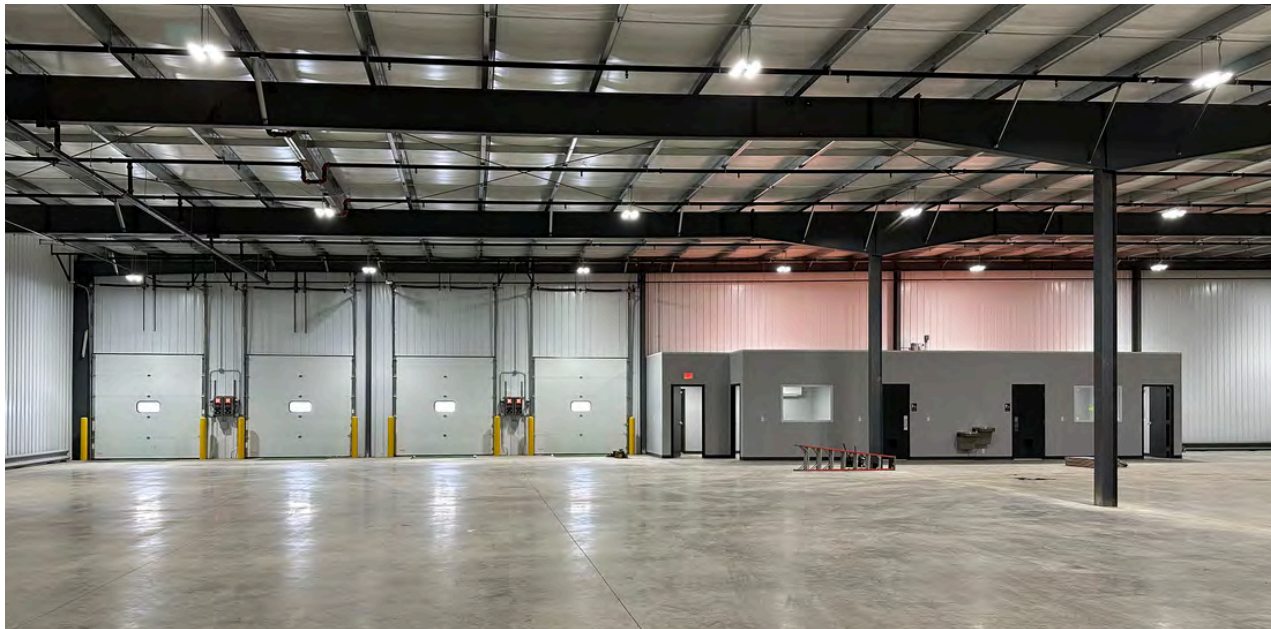


# SITE CONCEPTUAL PLAN



# INTERIOR

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# INTERIOR

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# 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







**JAMIE CLARK**

President  
269.207.3081  
jamie@clarklogic.com



**MATT CONLEE**

Director of Leasing & Development  
574.333.5344  
matt@clarklogic.com



**TIM MONAHAN**

Director of Development  
269.861.9487  
tim@clarklogic.com



**SARAH HUBER**

Manager of Leasing  
850.687.4867  
sarah@clarklogic.com

## CORPORATE LOCATIONS

### REAL ESTATE HEADQUARTERS

2314 Helen Avenue  
Portage, MI 49002  
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

