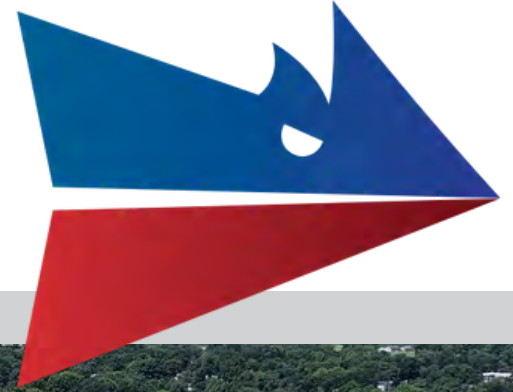


# Available for Lease

950 Industrial Drive | Constantine, MI



**CLARK LOGIC** 

**+/- 338,500 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)

# OVERVIEW

## Property Snapshot

Total Building Size	+/- 338,500 SF / Office 15,000 SF
Suite 1	+/- 102,000 SF
Suite 2	+/- 46,400 SF
Suite 3	+/- 83,200 SF
Suite 4	+/- 15,400 SF
Suite 5	+/- 100,500 SF
Year Built	1971 / 2005 / 2023
Ceilings Heights	28' Clear
Roof Type	Built up Stone & Metal
Loading Docks	17 Total
Grade Level Doors	Three (3) Total
Zoned	Industrial / Commercial
Acres	20+
Parking Spaces	200+
Climate Control	Forced Heat throughout / AC only offices
Fire Suppression	Sprinkler
Electrical Service	12,000 Volt / 3 Phase
Sewer	Municipal
Water	Municipal
Cross Roads	US 131 & Constantine Industrial Park
Special Features	Rail Access and Seven (7) on-site Silos

*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.*



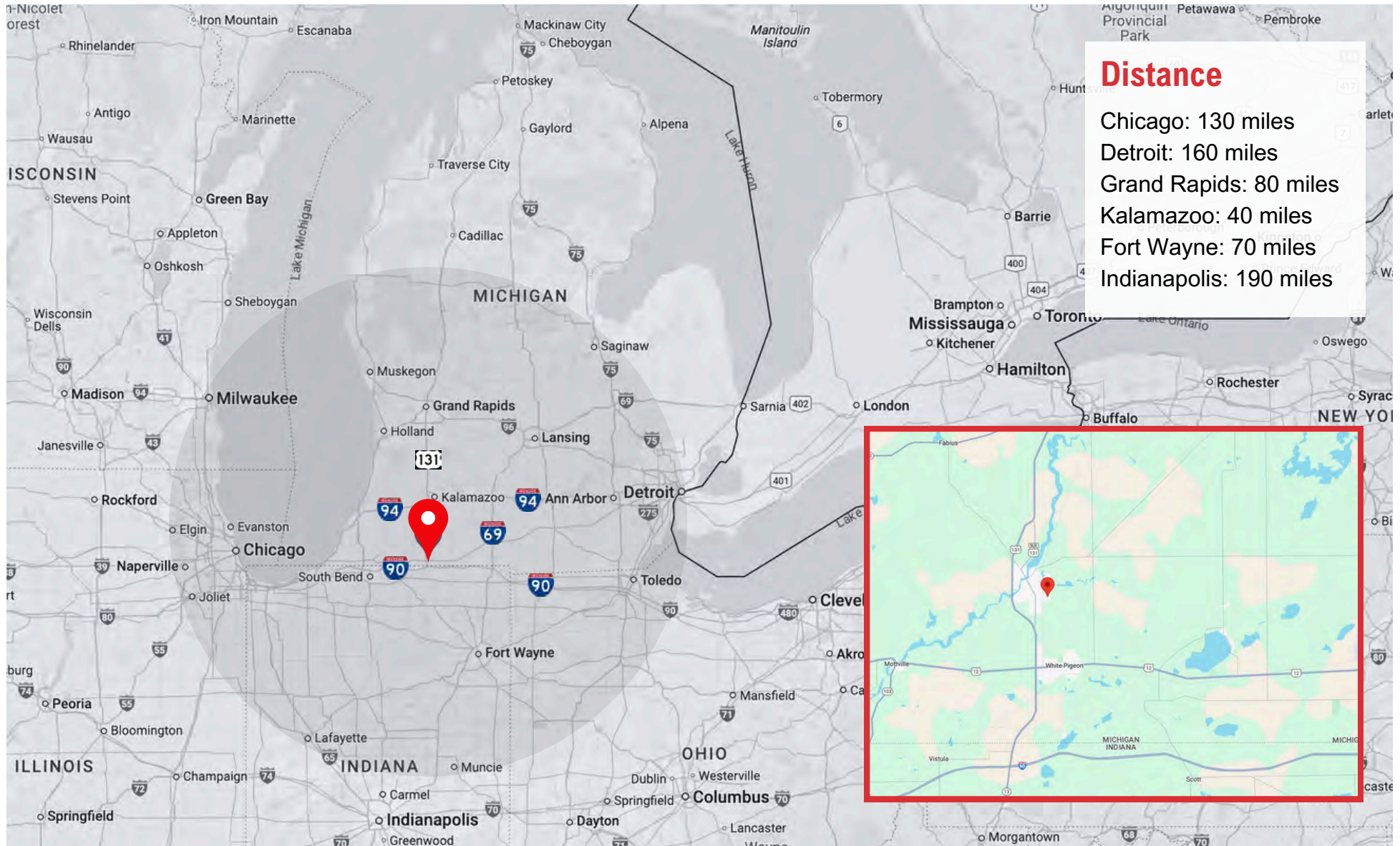
## Property Description

338,500 SF industrial facility located just off of US-131 and within close proximity to I-80, I-94 and I-69. Move-in ready for a manufacturing or warehousing location. Features 17 docks and 28' ceiling clear height.

A rail station at this site offers a unique opportunity for shipping or receiving raw materials of high volume. Location also offers seven (7) on-site plastic silos with direct rail hook up for ease of material import.

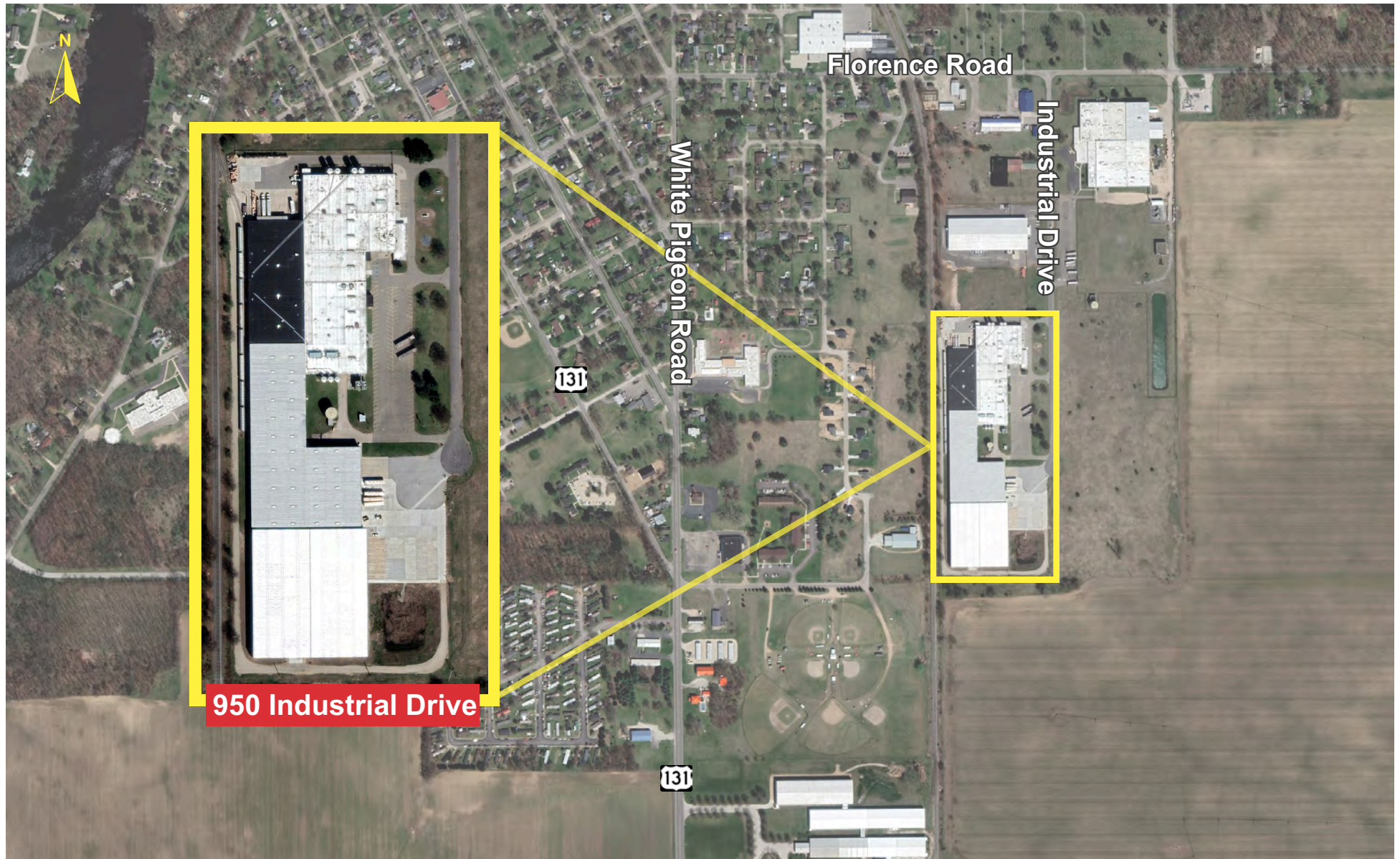


# MAP VIEW





# SITE AERIAL





# EXTERIOR

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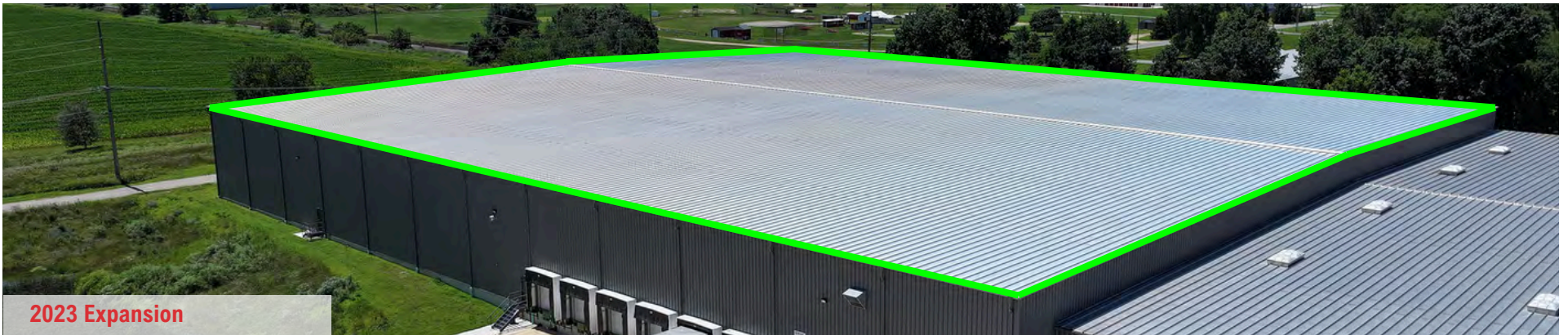




1971 Original Build



2005 Expansion



2023 Expansion



# INTERIOR





# 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



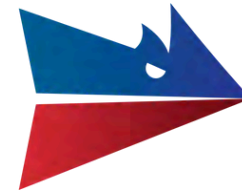
**AUTHORIZED DEALER**

New Trailers, Parts & Service





# CLARK LOGIC



**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

