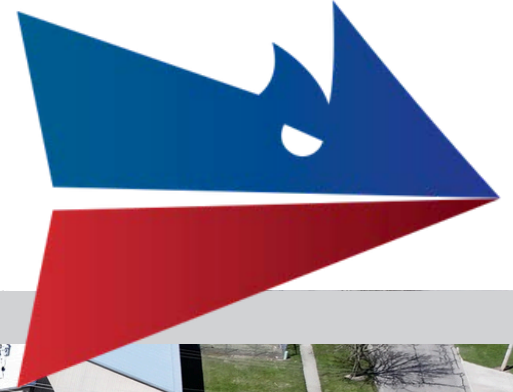


# Available for Lease

403 S. Jefferson Street | Sturgis, MI



**CLARK LOGIC** 

**+/- 40,000 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	+/- 40,000 SF
Suite 1	+/- 36,000 SF
Suite 2	+/- 4,000 SF
Warehouse Availability	Yes
Build Out Availability	Yes
Ceiling Heights	10'-16'
Roof Type	Rubber/Metal
Loading Docks	Two (2)
Overhead Doors	Six (6)
Zoned	Industrial
Acres	Four (4)
Parking Spaces	40
Climate Control	Yes
Fire Suppression	Yes
Electrical Service	City of Sturgis
Sewer	City of Sturgis
Water	City of Sturgis
Security Alarm	Yes

*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.*



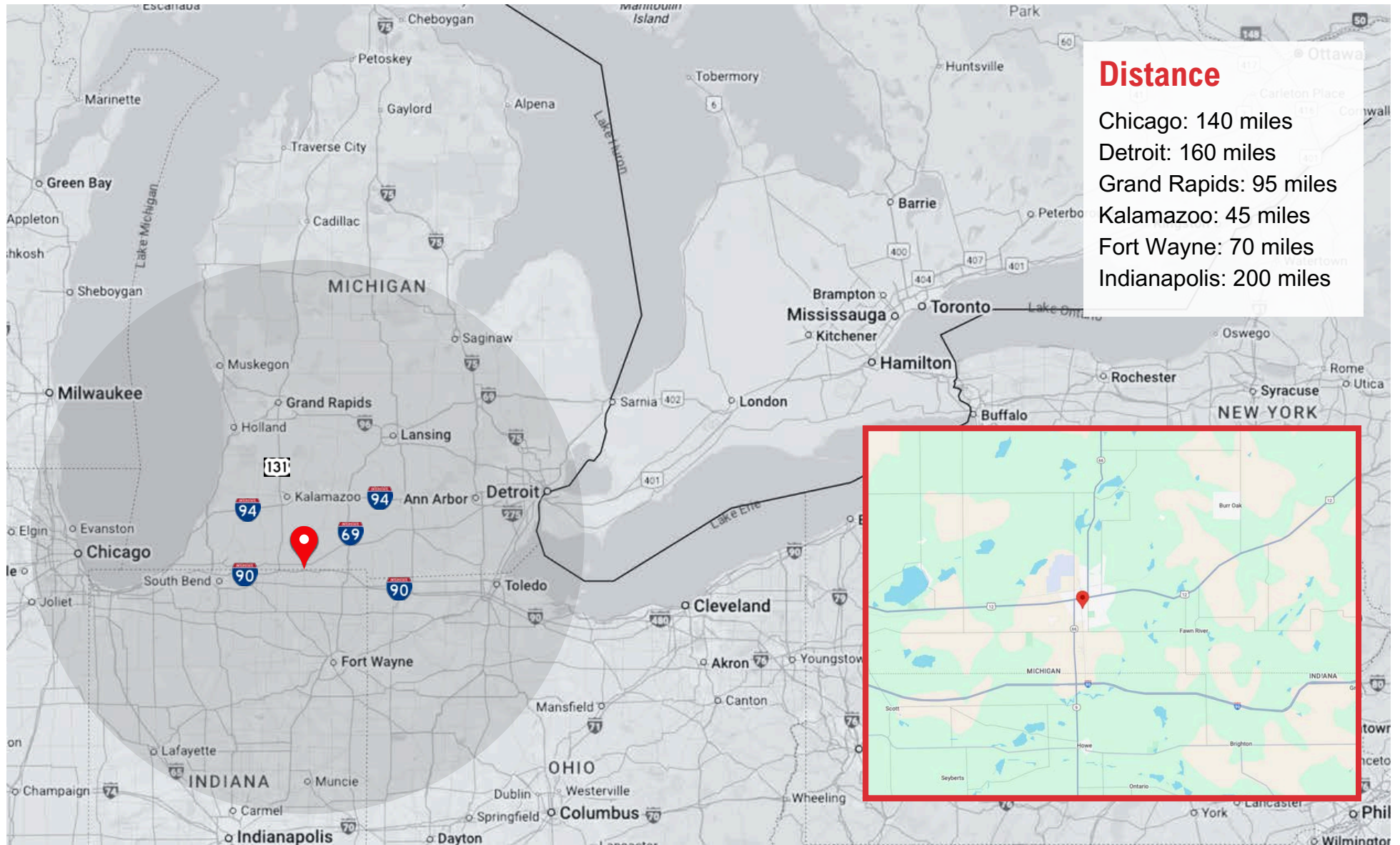
## Property Description

This versatile industrial facility is conveniently located just off M-66 and US-12 in the City of Sturgis, less than three miles north of Interstate 90. Ideally suited for storage, warehousing, or light manufacturing, the property offers excellent access and functionality.

The building includes two loading docks, six overhead doors, multiple office suites, and a generous parking area. An additional pole barn on site provides further flexibility for storage or operations.

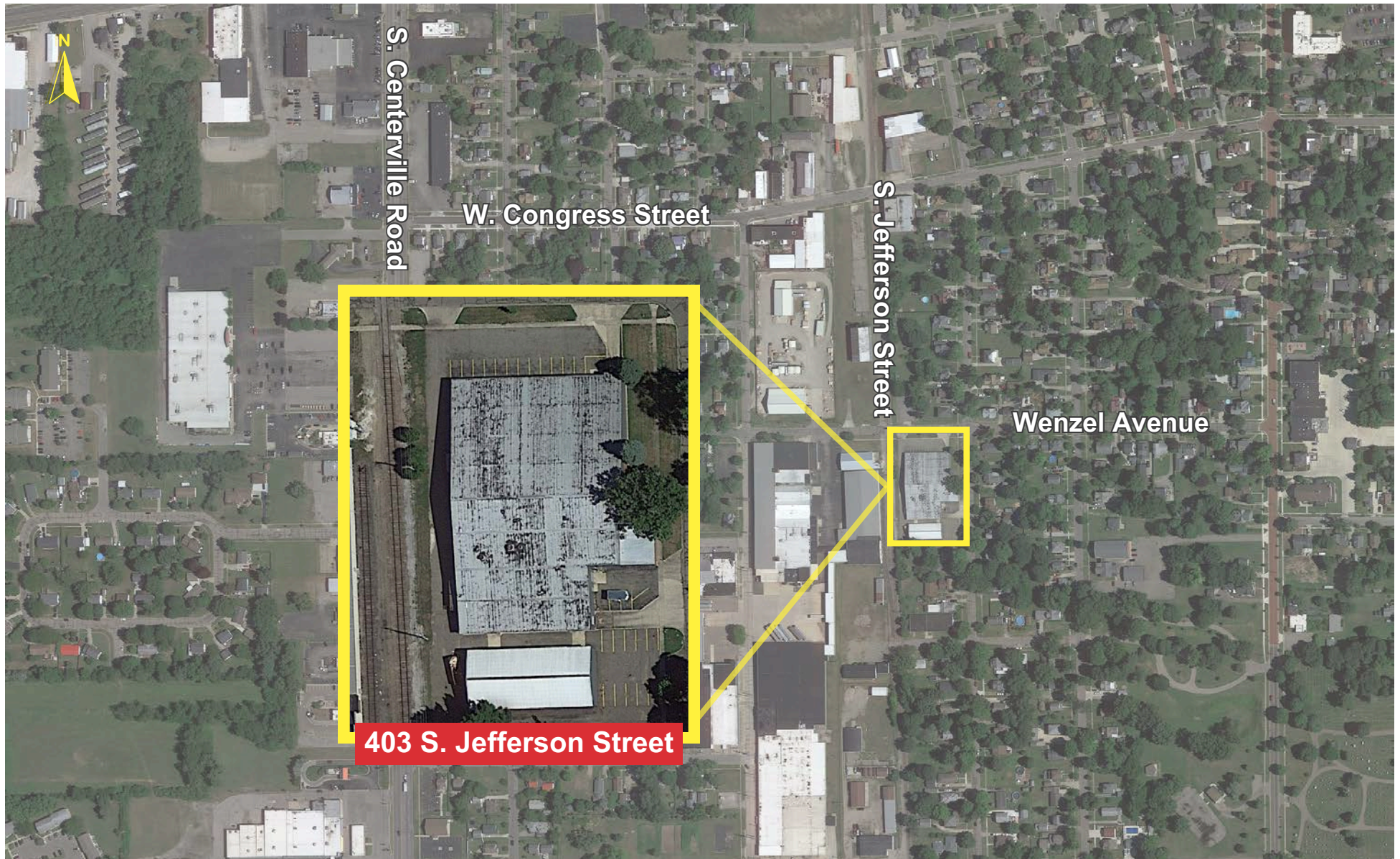
Just one street to the west, Clark Logic also owns a 440,000 square feet across two properties on Prairie Street, offering additional space and expansion opportunities.

# MAP VIEW





# SITE AERIAL





# EXTERIOR

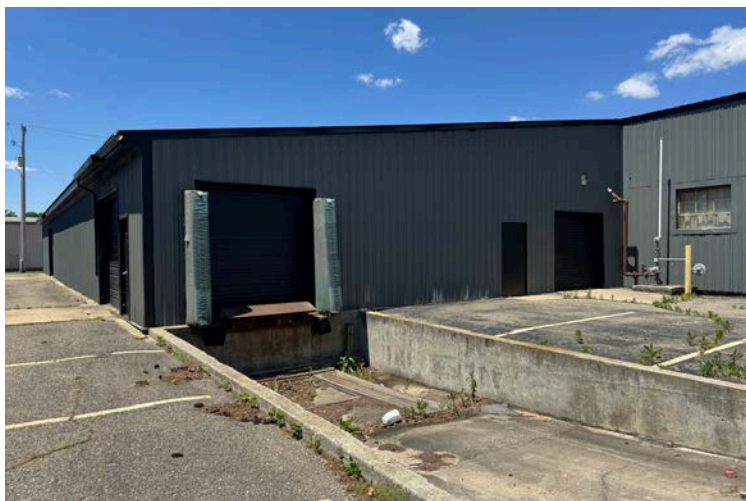
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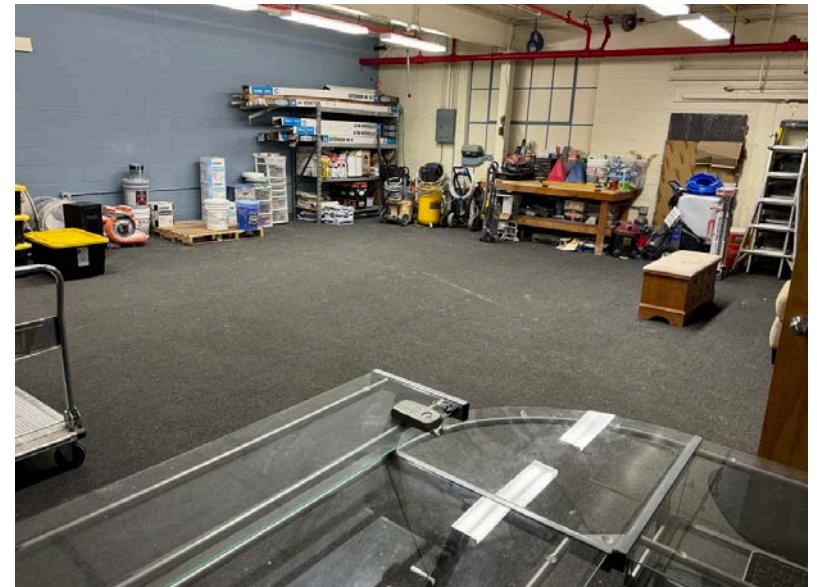
# EXTERIOR

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# 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



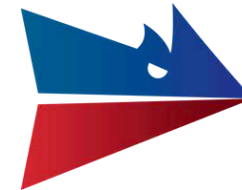
**AUTHORIZED DEALER**

New Trailers, Parts & Service





# CLARK LOGIC



**JAMIE CLARK**

President  
269.207.3081  
jamie@clarklogic.com



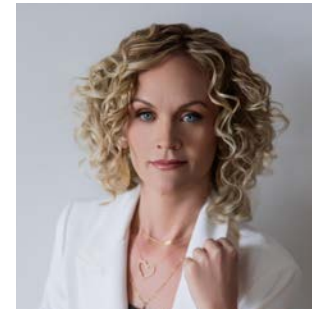
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**SARAH HUBER**

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

