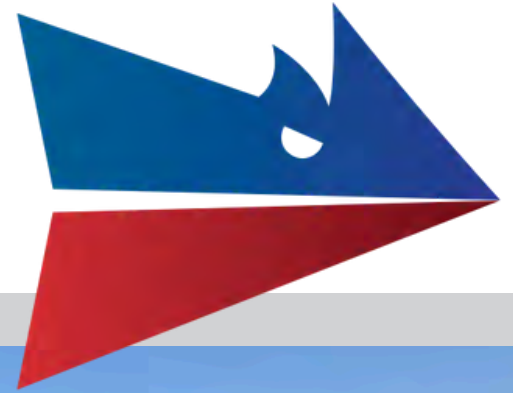


# Available for Lease

200 E. Broadway Street | Three Rivers, MI



**CLARK LOGIC** 

**+/- 7,829 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

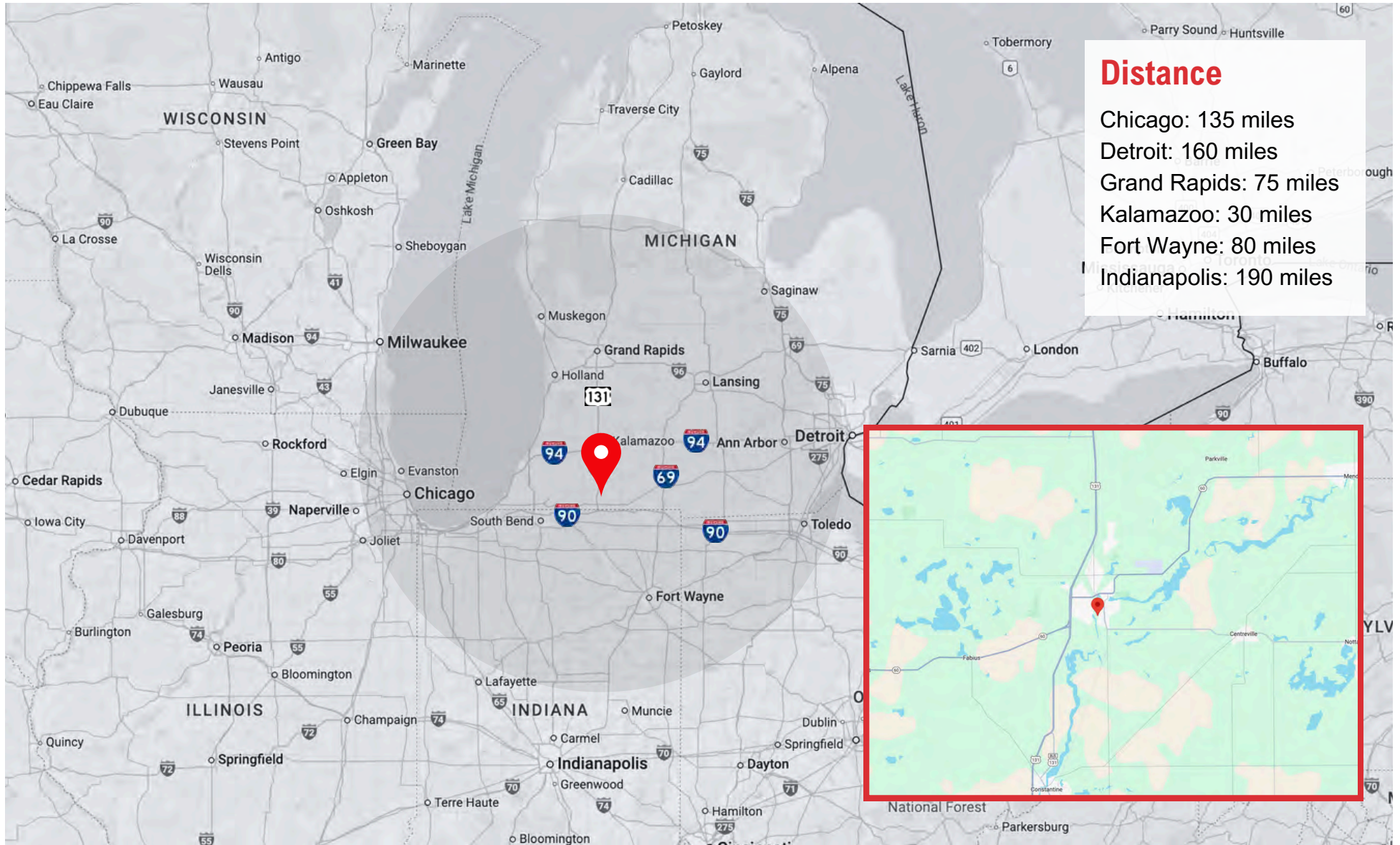
Total Building Size	+/- 7,829 SF
Total Land	+/- 1.6 Acres
Year Built	1983
Construction Type	Block
Heat Source / Heat Type	Natural Gas / Forced Air
Loading Docks	2
Clear Ceiling Height	11'
Zoning	I-1
Property Type	Industrial
County	St. Joseph

*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

Discover an ideal opportunity for your growing business in this 8,000 SF industrial space located in Three Rivers and minutes from US-131. This quality, move-in ready facility features a spacious open warehouse, two 10-foot overhead doors, and a small, functional office area. The large, fully fenced yard offers excellent outdoor storage or staging space. Perfect location for manufacturers, contractors, or distribution needs.

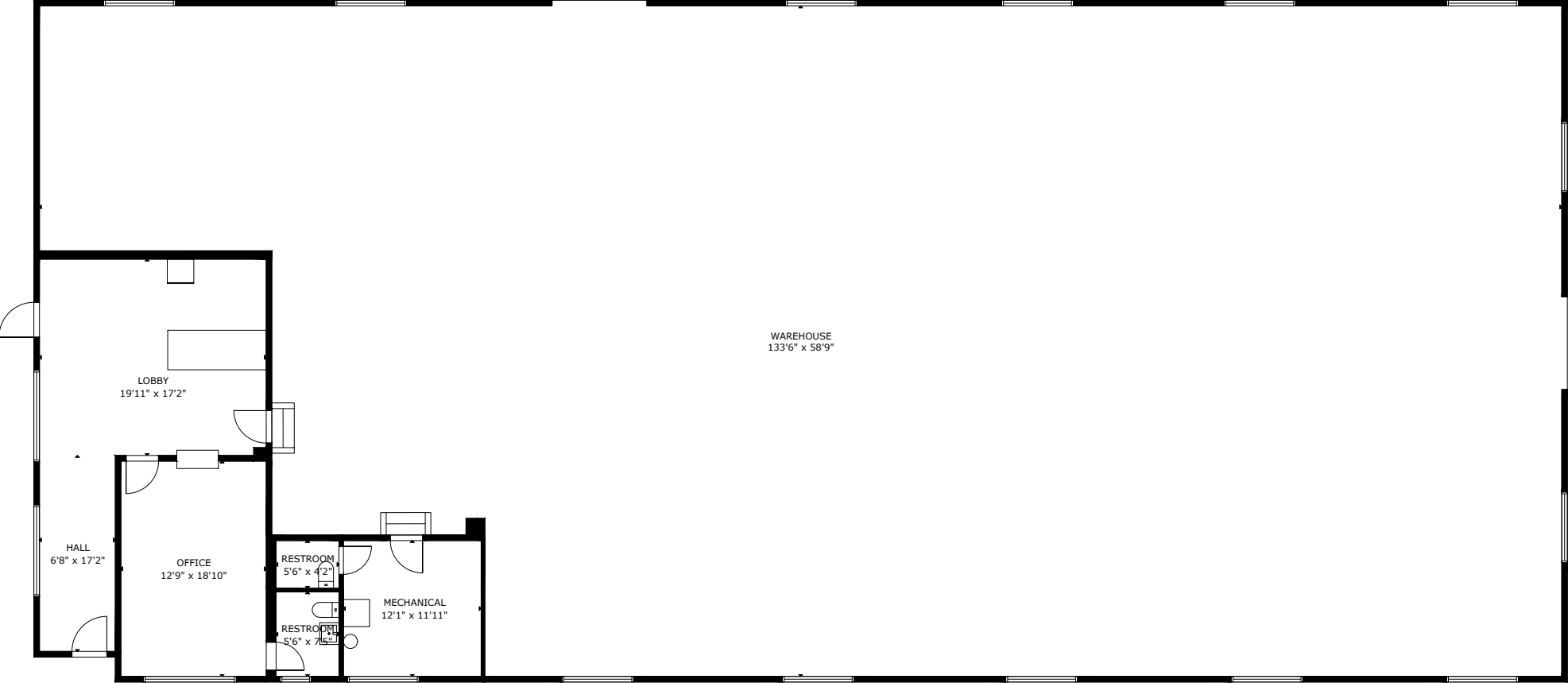
# MAP VIEW



# SITE AERIAL



# BUILDING FLOOR PLAN



# EXTERIOR

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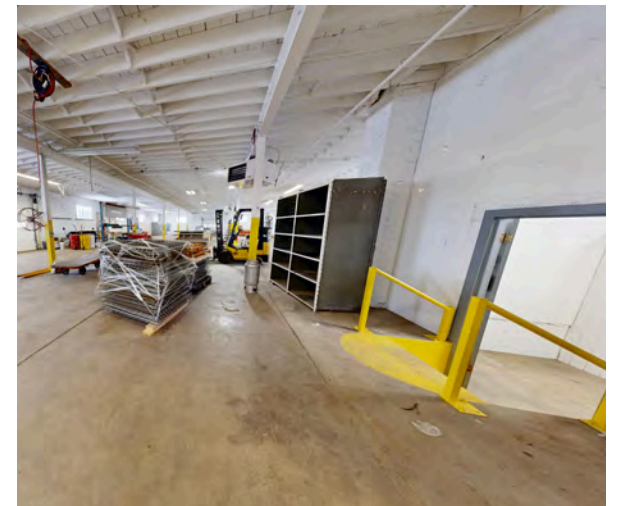
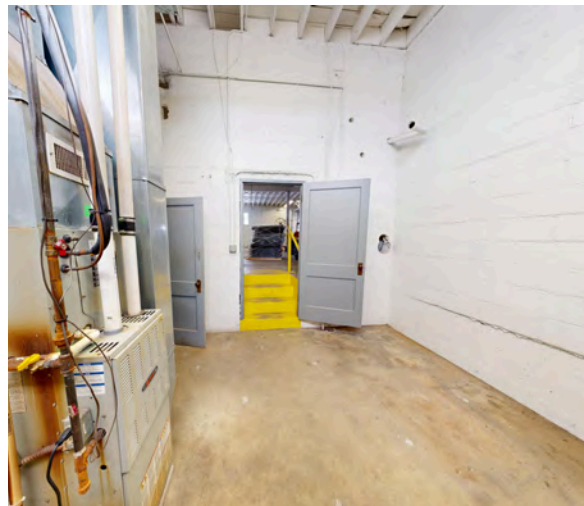
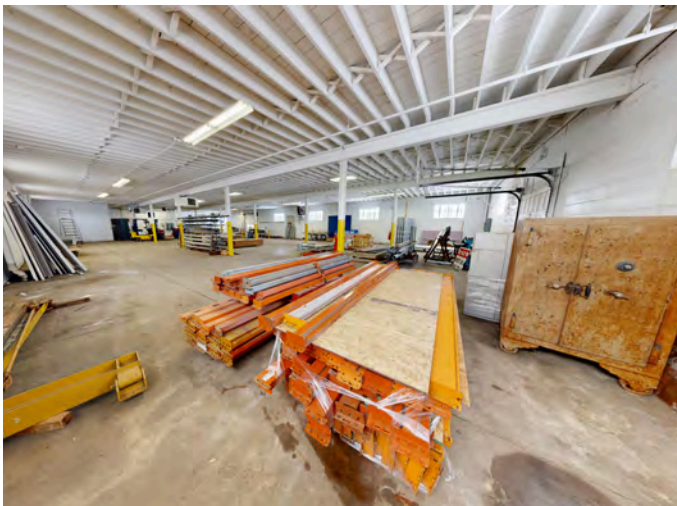


# OFFICE



# WAREHOUSE

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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

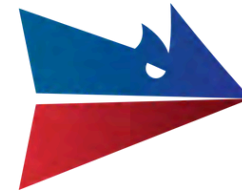


**AUTHORIZED DEALER**

New Trailers, Parts & Service



# CLARK LOGIC



**JAMIE CLARK**

President  
269.207.3081  
jamie@clarklogic.com



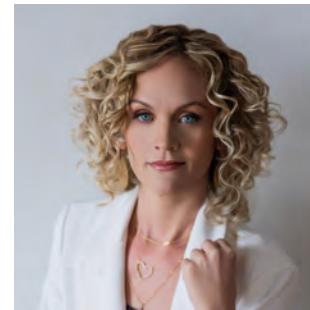
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**TIM MONAHAN**

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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

