

Now Available for **LEASE** from



OFFICE/INDUSTRIAL SPACE

2319 WINTERS DRIVE, PORTAGE, MICHIGAN

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2314 Helen Avenue
Portage, Michigan 49002

- ◆ 461 sq. ft. Newly Finished Office With Kitchenette
- ◆ 2,429 sq. ft. Warehouse With GLOH and Dock
- ◆ Located Across from the Kalamazoo Airport
- ◆ Just off Portage Road, Half Mile South of I-94
- ◆ Vacant Lot Next Door Available for Expansion

For Lease At:
\$7.⁵⁰ PSF/NNN

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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SALIENT FACTS

PROPERTY DESCRIPTION	2319 Winters Drive offers an excellent opportunity for any business that is looking to expand or relocate to more convenient location. Located 1/2 mile South of I-94 off Portage Road, across the street from the airport, this property is ideal for any company looking for front office sales or showroom with attached warehouse or industrial space. The stylishly renovated office/reception area features bronzed glass windows, commercial-grade carpet, and a tastefully appointed kitchenette. The 2,429 SF warehouse area is open and heated.
BUILDING SIZE	2,890 SF total <ul style="list-style-type: none">• 2,429 SF warehouse• 461 SF office (with new kitchenette & bath)• Expansion is possible (up to an additional 10,000 SF)
LEASE DETAILS	\$7.50 PSF/NNN
PARCEL NUMBER	02320-054-O
LAND SIZE	.30 Acre (+ availability of additional 1.0 acre lot next door)
CONSTRUCTION	Constructed in 1962, the building is clear-span concrete block with a 6" reinforced concrete floor, and a flat roof. Fully renovated in 2014.
OVERHEAD DOORS	14' x 12' grade level overhead door opens manually. 12' x 12' dock with leveler and power opener.
CEILING	16' interior ceiling height (14' under joist).
HVAC	Central heating and cooling in the office, with ceiling-hung heaters in the warehouse.
POWER	240 VAC single-phase (with 3-phase 480 VAC available).
UTILITIES	Electric, natural gas, cable, fiber and phone are all connected; municipal water and sewer also connected.
PARKING	12 spaces
ZONING	City of Portage B-3: General Business District
SIGNAGE	Building and monument signage available.
LISTING AGENT	Contact Midwest Realty Group for more details.

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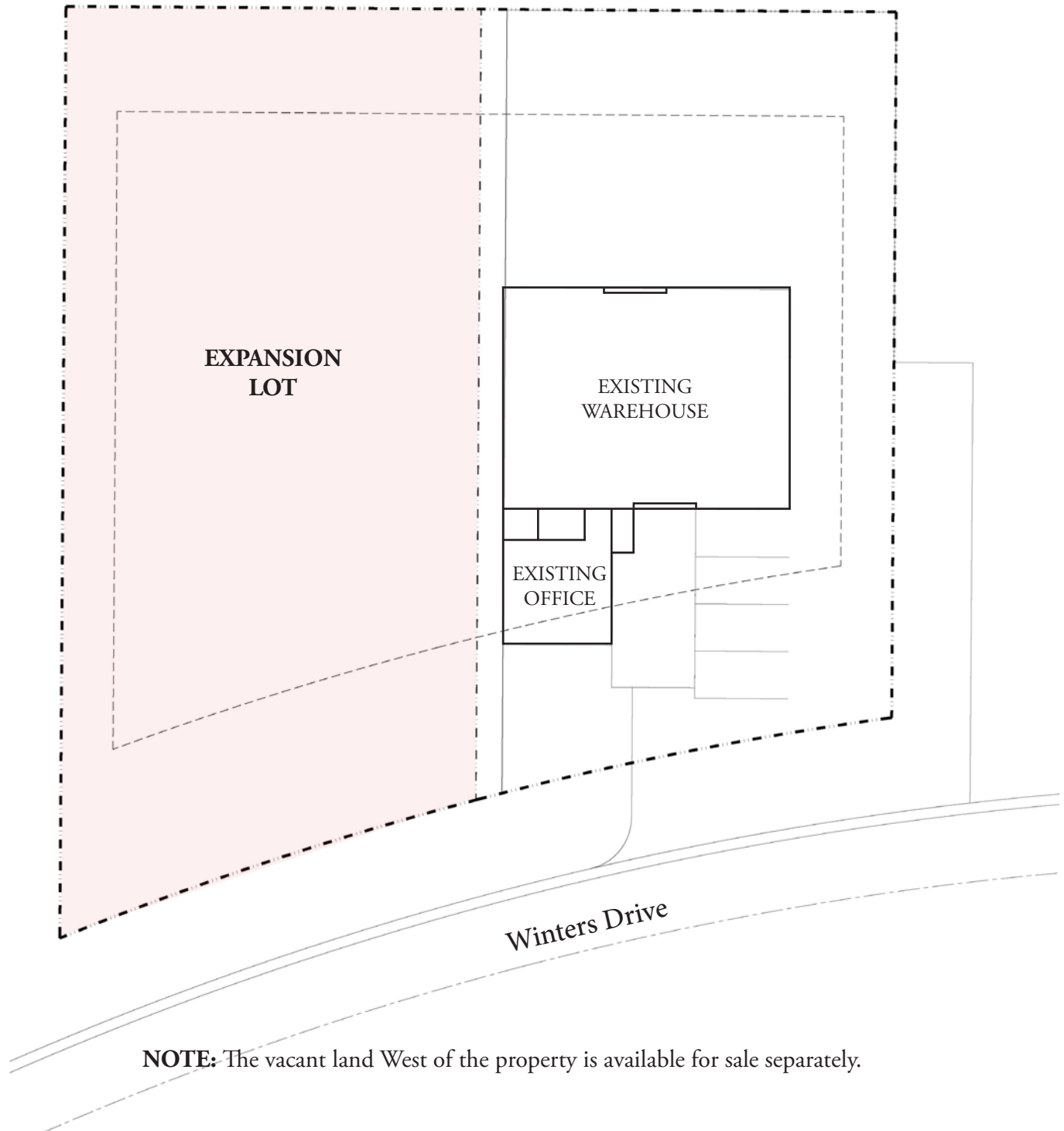
CORRIDOR MAP



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SITE PLAN
(With Expansion Option)

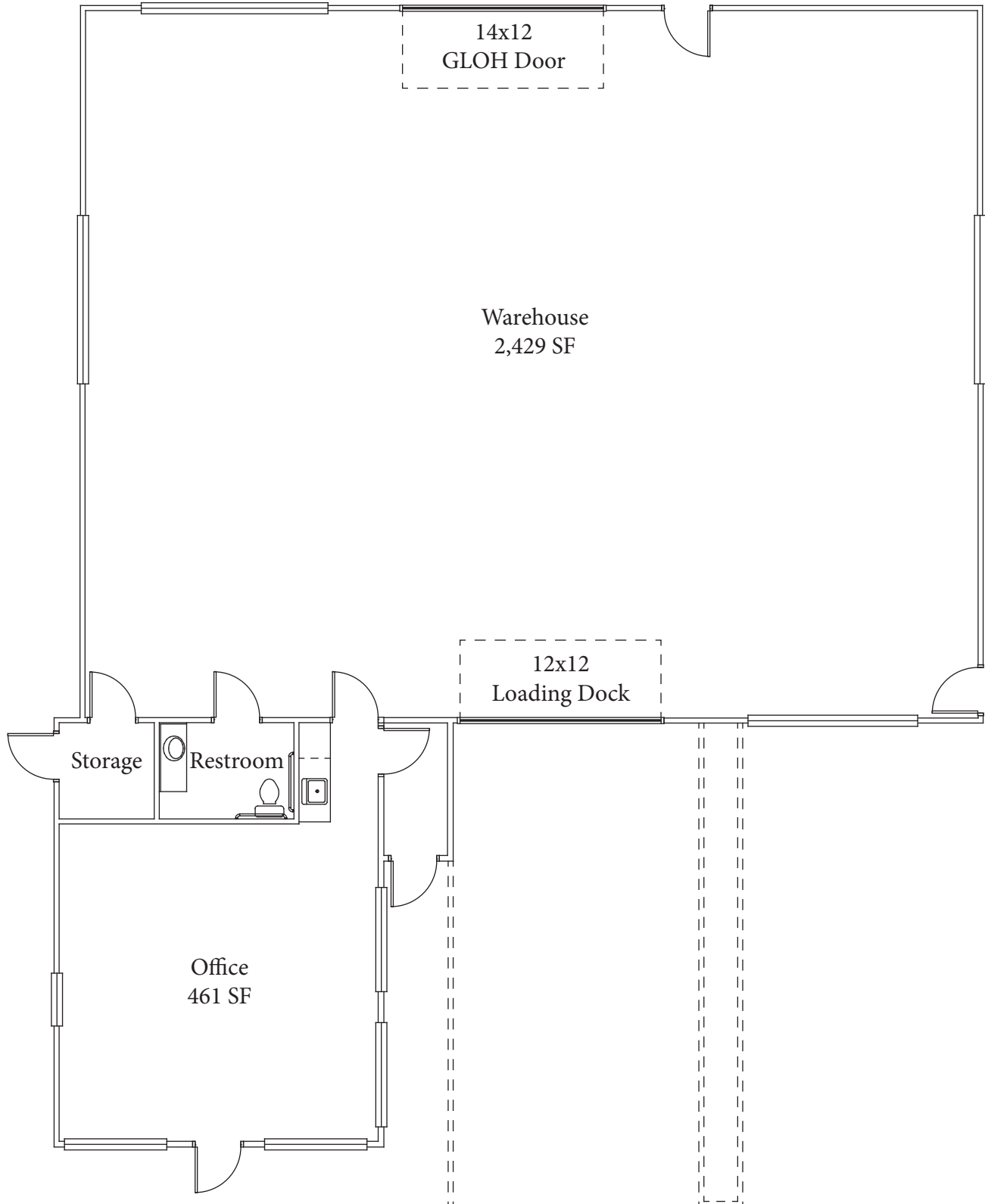


NOTE: The vacant land West of the property is available for sale separately.

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FLOOR PLAN



NOW AVAILABLE FOR LEASE FROM  MIDWEST REALTY GROUP

PHOTOS



Front View



Rear Parking



Kitchenette



Office



Warehouse