

Retail + Warehouse Property for **LEASE** from



# 601 PORTAGE STREET

Kalamazoo, MI 49007

- ◆ Excellent Location Close to Hospital, WMU Medical School, & Zoetis Pharmaceutical Company
- ◆ Great Hard Corner Site
- ◆ 3,878 SF Front Showroom/Office
- ◆ Large Rear 4,200 SF Warehouse
- ◆ 14' GLOH Door & Interior Dock

Rick DeKam, CCIM

Phone: (269) 323-0717  
Mobile: (269) 207-5430  
Email: rick@midwestrealty.com

2314 Helen Avenue  
Portage, Michigan 49002

Offered At:

***\$10.50 PSF/Gross***

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

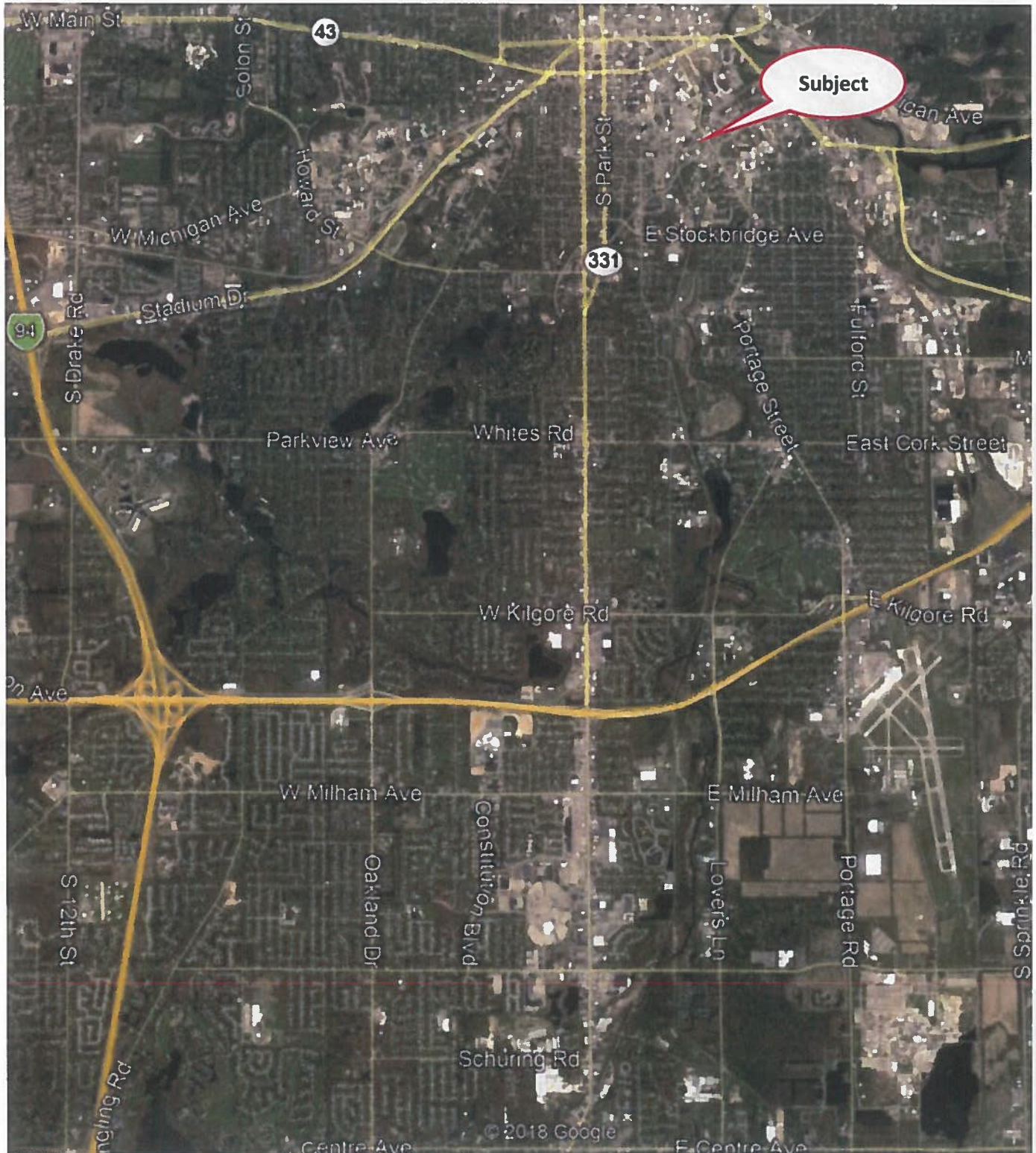
- PROPERTY DESCRIPTION** 601 Portage Street is located at the intersection of Portage Street and 2nd Street near Downtown Kalamazoo. This one-story property is comprised of a front 3,878 SF Office/showroom and rear 4,200 SF warehouse. The open warehouse includes inside semi-height dock with a 14' roll-up overhead door and partial indoor dock.
- AREA INFORMATION** The property is situated on Portage Road, one of the busiest corridors to Downtown Kalamazoo, and is less than a mile from the heart of the City. Neighbors include: Zoetis Pharmaceutical, WMU School of Medicine, and Bronson Hospital; all within walking distance. Kalamazoo Airport is 4.5 miles due south on Portage Road.
- RENTAL RATE** \$10.50 PSF Annually (Landlord pays all operating costs except trash, utilities, and phone/data)
- LEASE TYPE** Gross
- SIZE** Front Showroom/Office Area 3,878 SF  
Rear Warehouse 4,200 SF  
Situated on 0.52 +/- acres of land (Back yard suitable to fence in or use for sales stock)
- DEPOSIT** Equivalent to one month's rent
- UTILITIES** Kalamazoo City Water and Sewer are connected. Natural Gas and Electric are provided by Consumers Energy. The property has a 240 VAC single-phase electric service.
- ZONING** City of Kalamazoo MI & M2 (Rear warehouse is zoned M2)
- LEASE TERM** Five-year term with five-year rental option
- SIGNAGE** Road sign and building box sign available, subject to approval
- TRAFFIC** Portage Road: 13,559 ADT (2013)
- OTHER** Landlord will complete limited tenant improvements for qualified tenant/lease
- LISTING AGENT** Contact Midwest Realty Group for more details on this property  
Agent: Rick DeKam, CCIM  
Phone: (269) 323-0717  
Mobile: (269) 207-5430  
Email: rick@midwestrealty.com



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### MARKET AERIAL PHOTOGRAPH Kalamazoo, MI





**MARKET AERIAL PHOTOGRAPH (ZOOMED IN)**  
**Kalamazoo, MI**





Retail + Warehouse Property for **LEASE** from



**SITE AERIAL PHOTOGRAPH**  
**Kalamazoo, MI**







### AREA MAP & AERIAL PHOTOGRAPH Kalamazoo, MI



Retail + Warehouse Property for **LEASE** from



**FRONT**



**REAR**



**SHOWROOM**



**SHOWROOM**



**SHOWROOM**



**SHOWROOM**



**WAREHOUSE**



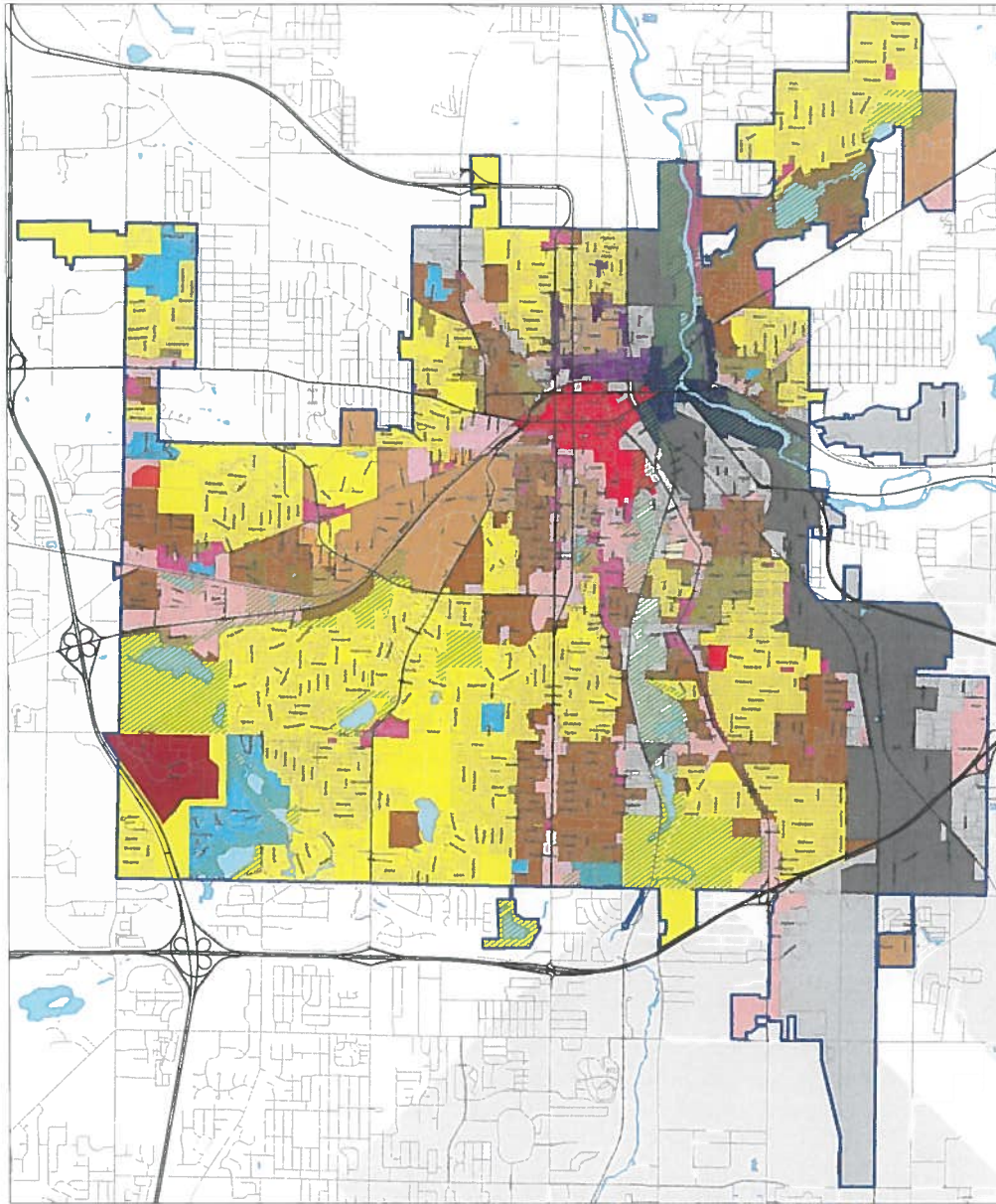
**SHOP**



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**City of Kalamazoo Zoning Map**



**Legend**

City Limits	CO	RMU
Primary Roads	IC	RS-5
Rail	LW-1	RS-7
Surface Water	LW-2	Natural Feature Overlay
	M-1	County Streets
	M-2	
<b>Zone Districts</b>	NODE	
CBTR	PUD	
CC	RD-19	
CCBD	RM-15	
CMU	RM-15C	
CN-1	RM-24	
	RM-36	

Map may or may not be accurate. For information purposes only. Contact the Department of Community Planning & Economic Development for most current information.  
245 N Rose Street Kalamazoo, MI 49007 269-337-8044

**LOCATION IN COUNTY**

