

Now Available for **LEASE** from



## OFFICE/WAREHOUSE

2306 Winters Drive, Portage, Michigan

- ◆ Located across from the Kalamazoo Airport
- ◆ Approx ¼ mile south of I-94 Interchange
- ◆ 9,040 sq.ft. with semi dock & 2 GLOH doors
- ◆ Fenced-in side yard
- ◆ 2,640 sq.ft. Front Office Area

**\$6.85 PSF/MODGross**

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2314 Helen Ave, Portage, MI 49002

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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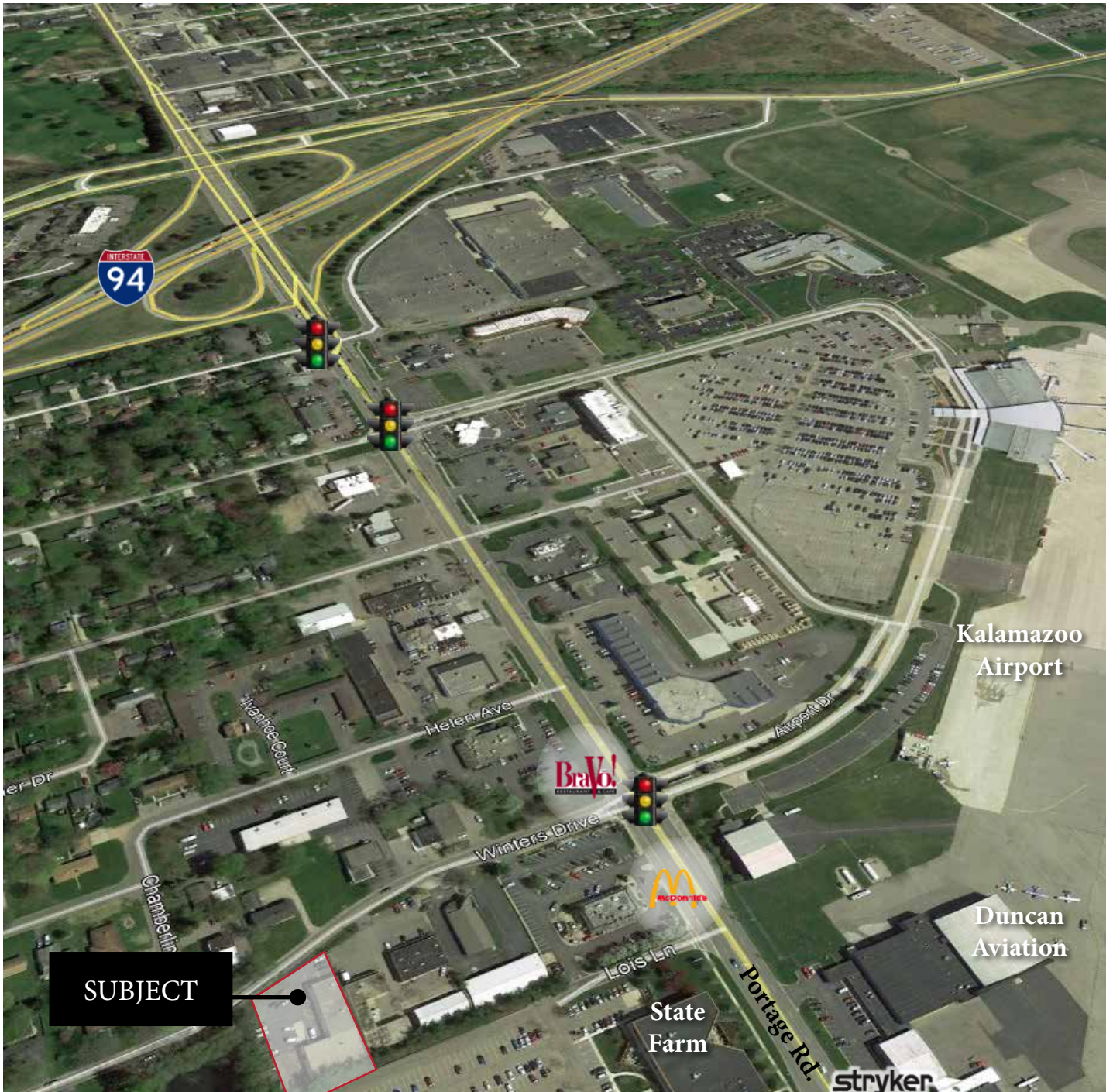


## SALIENT FACTS

|                             |  |
|-----------------------------|--|
| <b>PROPERTY DESCRIPTION</b> | This property offers an excellent near-expressway location suitable for any service-type company needing warehouse and office space. This property was formerly used for commercial paint sales & distribution and most recently for HVAC sales and service. |
| <b>BUILDING SIZE</b>        | 2,640 sq.ft. front office & reception<br>1,600 sq.ft. shop (w/GLOH door)<br>4,800 sq.ft. warehouse (w/dock, GLOH door, & separate entry)<br><u>9,040 sq.ft. total</u>  |
| <b>LEASE DETAILS</b>        | \$6.85 PSF/Modified Gross. Tenant pays property taxes and insurance; estimated for 2020 at \$0.91 PSF. Landlord pays grounds, building maintenance, and management.  |
| <b>LAND SIZE</b>            | Irregular-shaped parcel containing .56 acres of area.  |
| <b>AGE</b>                  | Constructed in 1959; Renovated 2016.   |
| <b>OH DOORS</b>             | 2 - 10'x10' grade-level overhead doors &<br>1 - 10'x10' loading dock door with truck well.   |
| <b>CEILING HEIGHTS</b>      | 9' suspended ceiling in the office area. 14' under deck in the shop & warehouse (12' under joists).  |
| <b>HVAC</b>                 | A gas-fired forced-air RTU, with AC, in the office area & multiple suspended heaters in the shop and warehouse area.   |
| <b>POWER</b>                | 240 VAC single-phase & 480 VAC three-phase.  |
| <b>UTILITIES</b>            | Electric & natural gas provided by Consumers Power; municipal water and sewer both connected; cable, fiber & copper available.   |
| <b>PARKING</b>              | 22 paved parking spaces available (expandable).  |
| <b>ZONING</b>               | City of Portage B-3: General Business District (see attached zoning)   |
| <b>SIGNAGE</b>              | Building signage available on front and side, with the ability to install a new monument-type road sign if desired.  |
| <b>LISTING AGENT</b>        | Contact Midwest Realty Group for more details on this property.<br>Agent: Rick DeKam, CCIM<br>Phone: (269) 323-0717<br>Mobile: (269) 207-5430<br>Email: Rick@midwestrealty.com   |



General Aerial View





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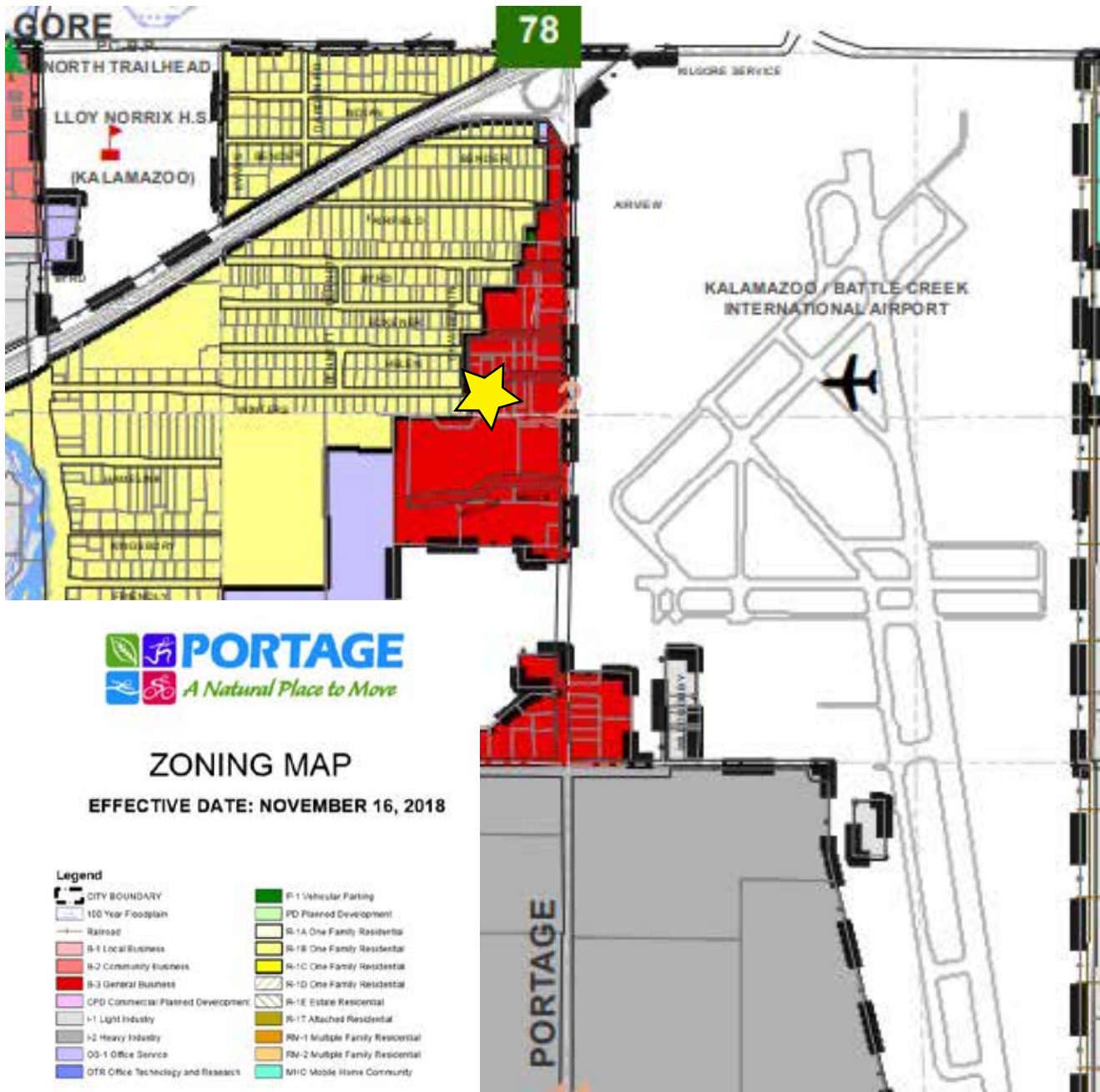
Close-Up Aerial View



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## Zoning Map



*NOTE: The intent of B-3 General Business zoning is for more diversified businesses, typically located in dense traffic areas. For specific permitted uses, conditions and prohibited uses, see the City of Portage Zoning Ordinance*



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FRONT



WEST ELEVATION



KITCHEN



TYPICAL OFFICE



WAREHOUSE



TRAINING/CLASSROOM



Property Site Schematic

