

**2500 Logistics Drive
Battle Creek, Michigan**

SIZE: 308,730 sq. ft.

GROUND: 24.19 acres

NUMBER OF BUILDINGS: One

NUMBER OF FLOORS: One

FLOOR AREAS: Main Warehouse: 299,280 sq.ft.
Office: 7,650 sq. ft.
Storage: 1,800 sq. ft.

DIMENSIONS: Main Warehouse: Approx. 302' x 991'

CONSTRUCTION: Floor: Reinforced concrete
Walls: Insulated metal
Columns: Steel

CONDITION OF PROPERTY: Excellent

CEILING HEIGHTS: 22'-26'

COLUMN SPACING: 60' x 30'

TOILET FACILITIES: Office:
Men: 1 stool 1 sink
Women: 1 stool 1 sink
Warehouse:
Men: 2 urinals 2 stools 2 sinks
Women: 2 stools 2 sinks
Warehouse Office 1: Unisex 1 stool 1 sink
Warehouse Office 2: Unisex 1 stool 1 sink

LIGHTING: Halide

ROOF: Metal Deck

POWER:	1200 amps, 480-277 Volts, 3-Phase Consumers Energy
HEAT:	Forced air units
GAS:	Natural Gas: Forced air units Provider: Semco Energy
WATER:	Municipal Provider: City of Battle Creek Main: 2''
SEWER:	Municipal Provider: City of Battle Creek Main: 8'' There is also a 30" at the bottom of the slope along the Drive. There are three storm sewer sections that drain into the swamp - they are all 12".
SPRINKLER:	Wet System
OFFICE FACILITIES:	Main Office: Approx. 7,650 sq.ft. includes open work areas, (5) private offices, lunchroom and computer room. (2) Plant offices: 30' x 30' and 30' x 40' located on east (dockside) wall with exterior stairs.
TRUCK LOADING FACILITIES:	(33) Truck docks with 30,000 # levelers, locks and canopies. (1) drive-in dock with interior well. (1) Overhead grade doors (14' x 16' – with concrete ramp). 1 compactor dock door.
RAIL:	None
PARKING:	Paved lot, striped for 145 autos and 25 trailers.
AIR CONDITIONING:	Office Only
ZONING:	I-2 Industrial
TAXES:	\$130,665.55 (2010)
LOCATION DESCRIPTION:	Fort Custer Industrial Park; within ½ mile to W K Kellogg Airport and 2 miles from I-94 interchange. Battle Creek is midway between Chicago and Detroit via I-94.

INSPECTIONS:

Phase I on file.

PREVIOUS USE:

Distribution

MISCELLANEOUS:

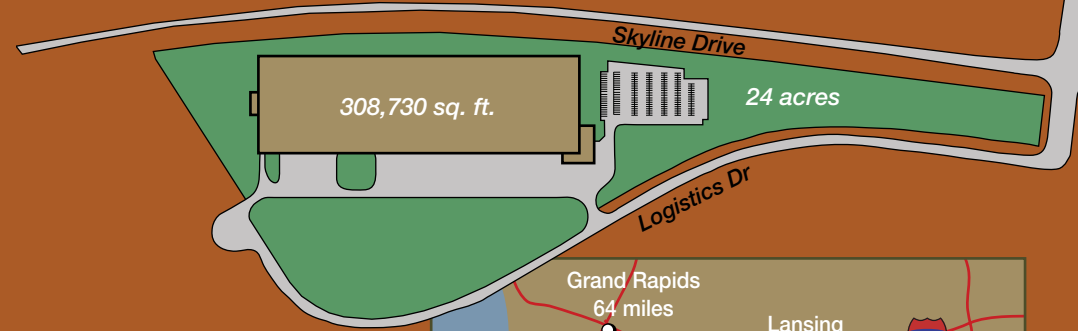
Additional parking available.
13 parking lot electrical outlets for APU's

Incredible Opportunity in Battle Creek, Michigan



Fantastic single-story, 308,730 sq. ft. distribution building on 24 acres in

BATTLE CREEK, MICHIGAN



CONSTRUCTION

6" reinforced concrete floors; insulated metal walls with block base; clear ceiling height 22' – 26'; steel columns spaced 60' x 30'

UTILITIES

Power supplied by Consumers Energy; gas supplied by Semco Energy; municipal water and sewer

LIGHTING

Metal halide

SPRINKLER

100% wet system

OFFICE SPACE

Approximately 7,650 sq. ft. of air-conditioned office space

TRUCK LOADING

Thirty-Three (33) truck docks with locks, seals and levelers: one drive-in dock with interior well, one overhead grade door

LOCATION

Conveniently located just off I-94 in Fort Custer Industrial Park and adjacent to the WK Kellogg Airport; 18 miles to the Kalamazoo/Battle Creek International Airport. Close proximity to I-69 and US-131. Located mid-way between Chicago and Detroit.

For complete details contact:



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