Available for Lease

26767 U.S. 12 Highway | Sturgis, MI

CLARK LOGIC

+/- 26,245 AVAILABLE SQUARE FEET

Matt Conlee | Director of Real Estate
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Property Snapshot

Available for Lease	+/- 26,245 SF
Total Building Size	+/- 46,552 SF
Zoned	C-2
Roof	Metal
Exterior	Siding / Brick
Substructure	Frame
Heat	Gas / Forced Air
AC Type	Central Air
Utilities Attached	Gas and Electric
Water / Sewer	Public
Power (Volts)	480 V / 3-Phase
Loading Docks	Two (2)
GL Doors	Four (4)
Ceiling Ht	16'-12'
Fire Suppression	Sprinklered

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

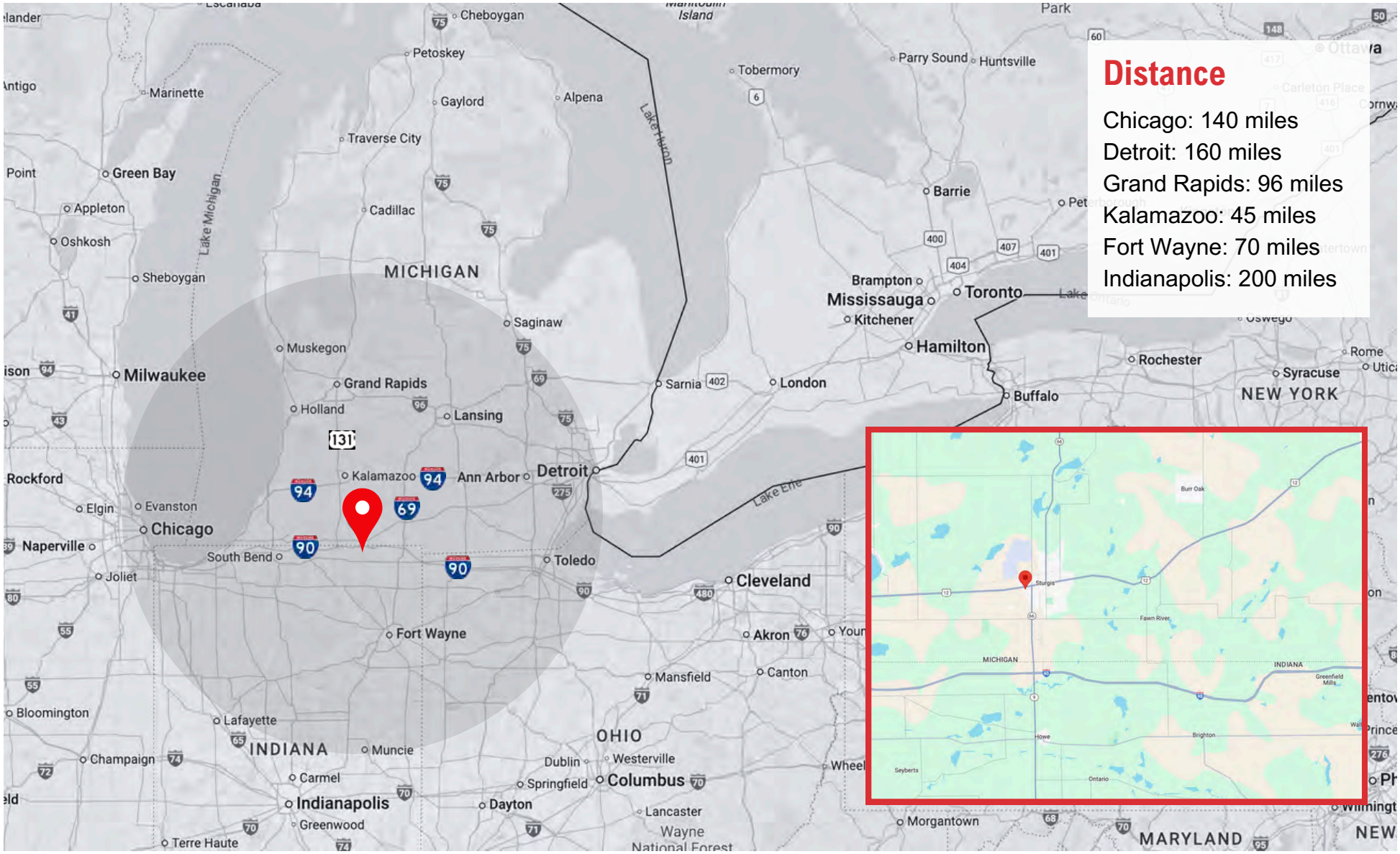
Located along U.S. 12 Highway in Sturgis, Michigan, this property offers high visibility and excellent accessibility, just minutes from major regional routes and industrial hubs. Positioned approximately three miles from the Indiana Toll Road (I-80/I-90) via State Route 9, it provides convenient connectivity for manufacturing, warehousing, and distribution operations.

A hard-to-find manufacturing/warehouse suite, this +/- 26,245 SF space offers excellent functionality with four overhead doors (12'–14' high), two internal loading docks, and two additional exterior docks for efficient logistics.

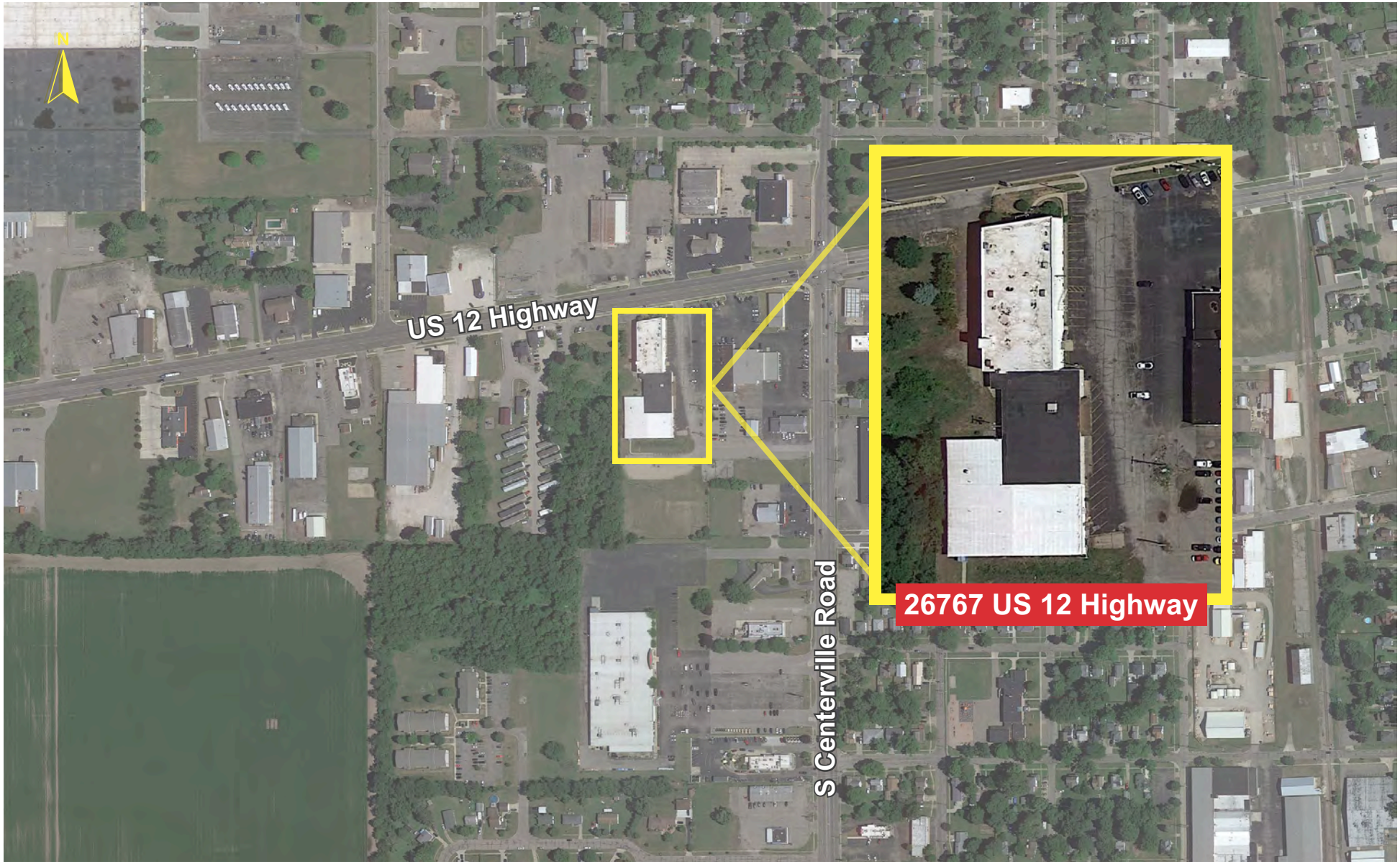
The building features 480V three-phase power, ceiling heights ranging from 12' to 16', a 1-ton crane, and a new thermo-cycler heating system.

Additional amenities include sprinkler coverage, small office spaces, and a kitchenette. Ideal for a range of industrial uses—tenant to verify zoning for specific needs.

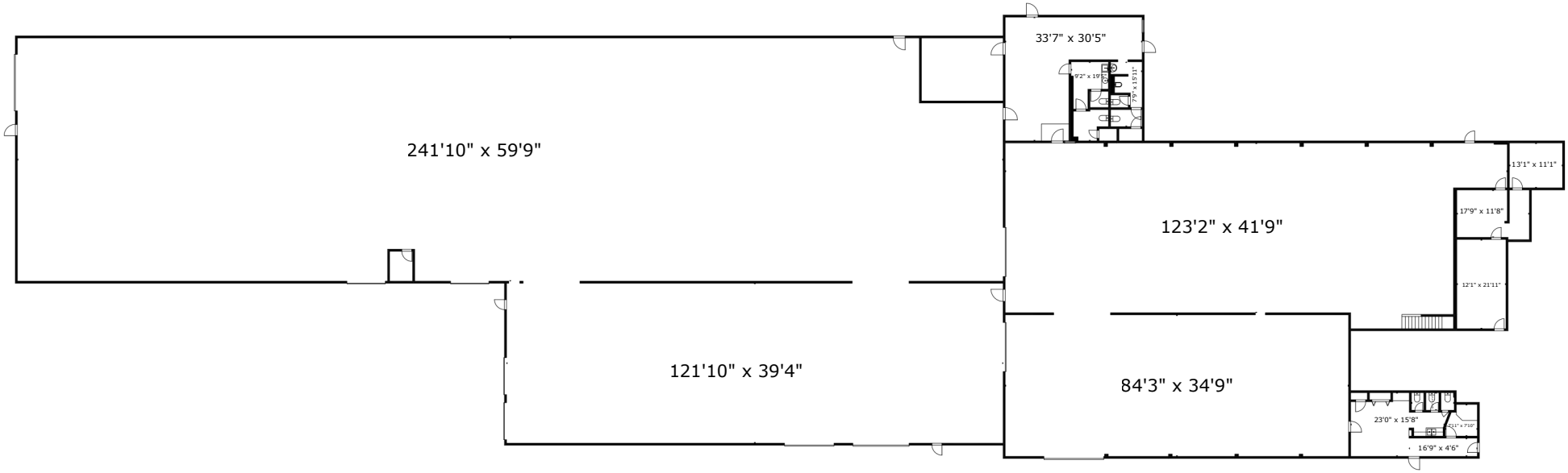
MAP VIEW


Distance
Chicago: 140 miles
Detroit: 160 miles
Grand Rapids: 96 miles
Kalamazoo: 45 miles
Fort Wayne: 70 miles
Indianapolis: 200 miles
Cheboygan
Petoskey
Tobermory
Parry Sound
Huntsville
Marinette
Gaylord
Alpena
Traverse City
Green Bay
Appleton
Oshkosh
Sheboygan
Cadillac
Barrie
MICHIGAN
Brampton
Mississauga
Toronto
Kitchener
Hamilton
Saginaw
Muskegon
Milwaukee
Grand Rapids
Holland
Lansing
Sarnia
London
Buffalo
Rochester
Syracuse
NEW YORK
Rockford
Kalamazoo
Ann Arbor
Detroit
Elgin
Evanston
Chicago
Naperville
South Bend
Toledo
Joliet
Cleveland
Akron
Fort Wayne
Mansfield
Canton
Bloomington
Lafayette
INDIANA
Muncie
Champaign
Carmel
Indianapolis
Greenwood
Terre Haute
Dublin
Westerville
Springfield
Columbus
Dayton
OHIO
Lancaster
Morgantown
MARYLAND
Lake Michigan
Lake Huron
Lake Erie
Sturgis
Fawn River
Burr Oak
Howe
Brighton
Seyberts
Ontario
Greenfield Mills

SITE AERIAL



FLOOR PLAN


241'10" x 59'9"
33'7" x 30'5"
123'2" x 41'9"
121'10" x 39'4"
84'3" x 34'9"
13'1" x 11'1"
17'9" x 11'8"
12'1" x 21'11"
23'0" x 15'8"
16'9" x 4'6"

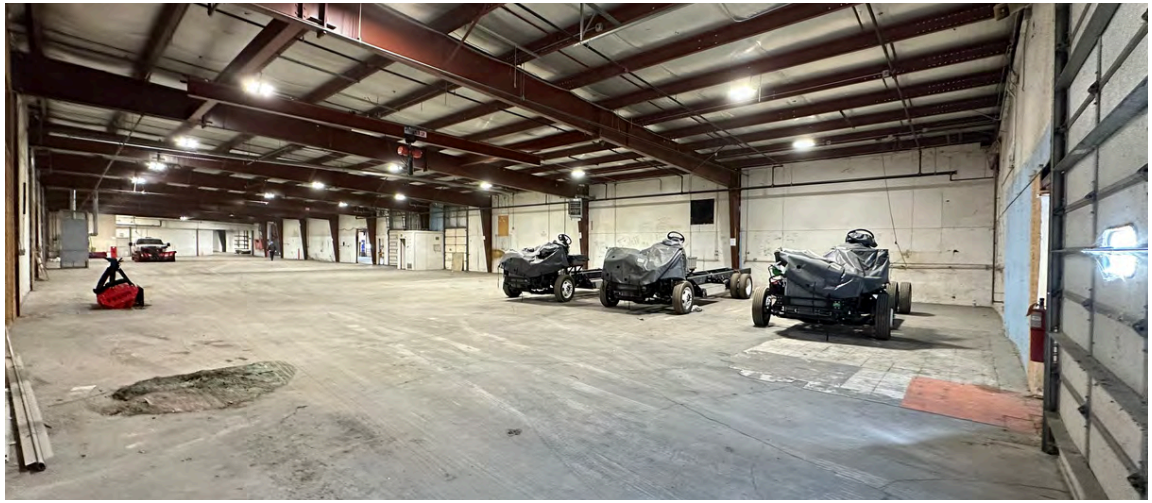
EXTERIOR

EXTERIOR

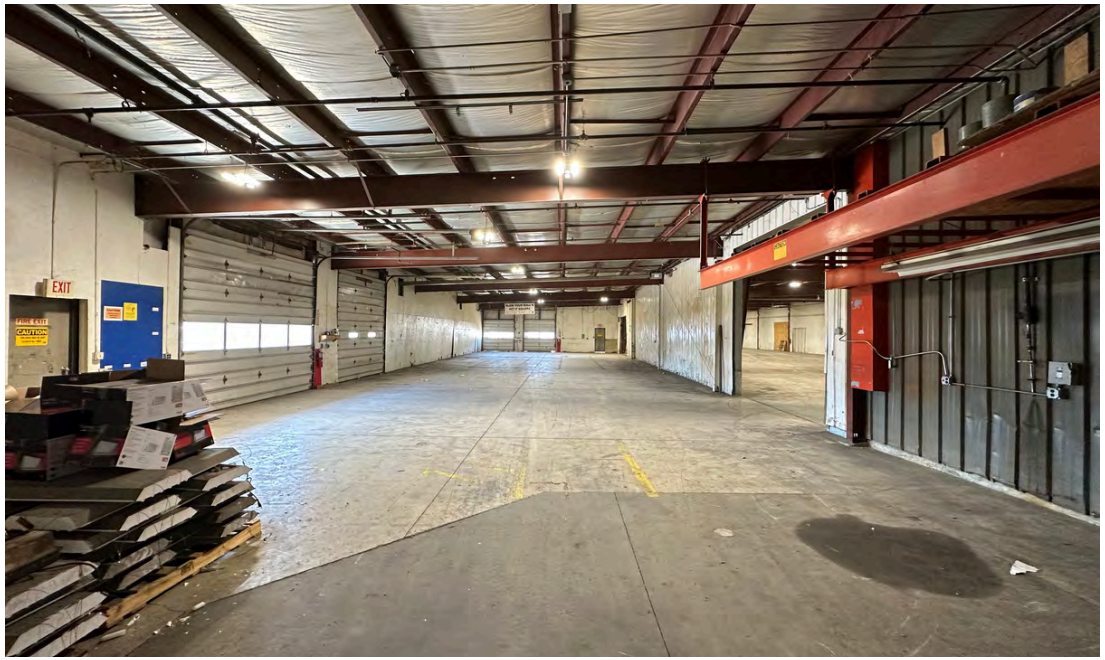
EXTERIOR

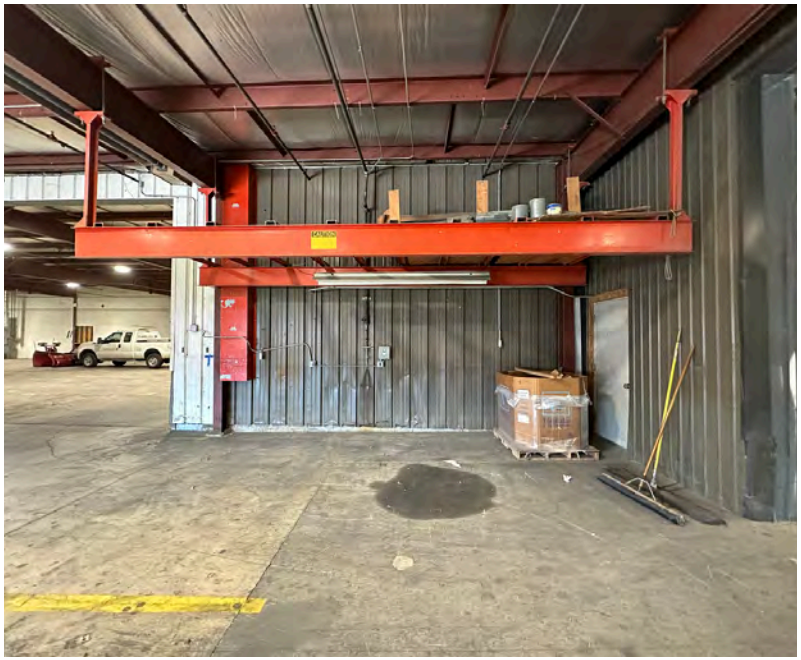
Carter Associates, inc.
26767 Chicago Rd.
269-651-3933 269-489-5021
PLANT 3
Suite A

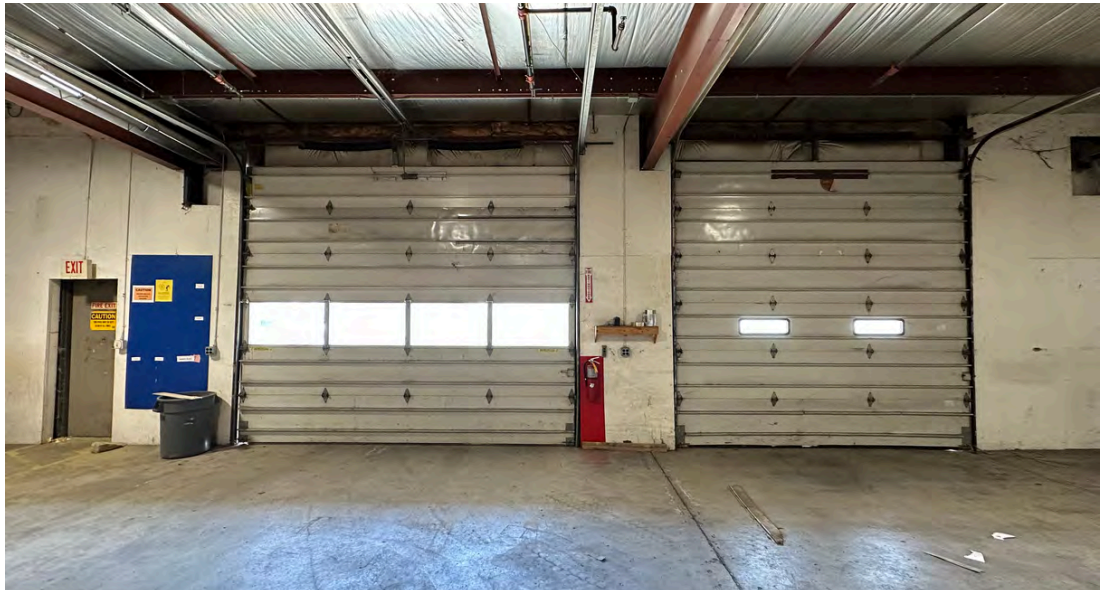
WAREHOUSE

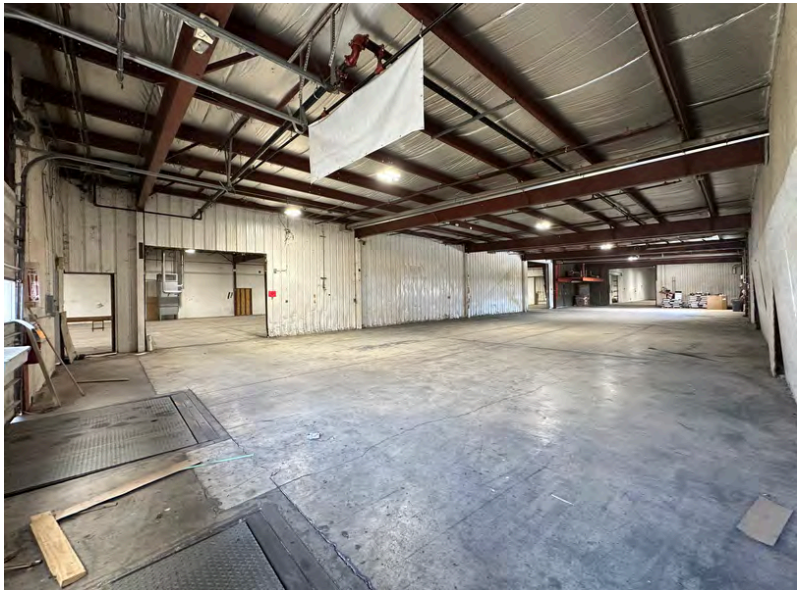


WAREHOUSE

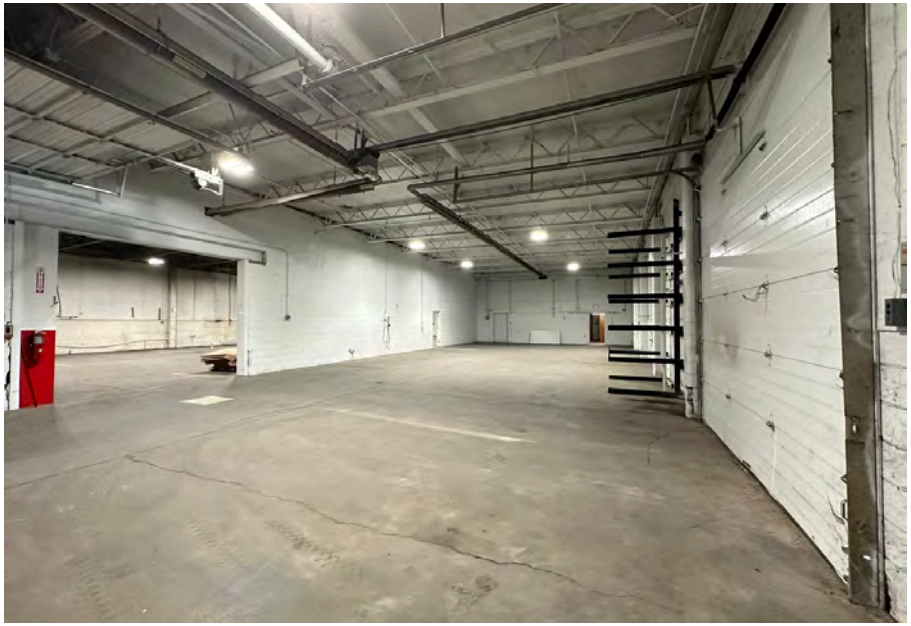


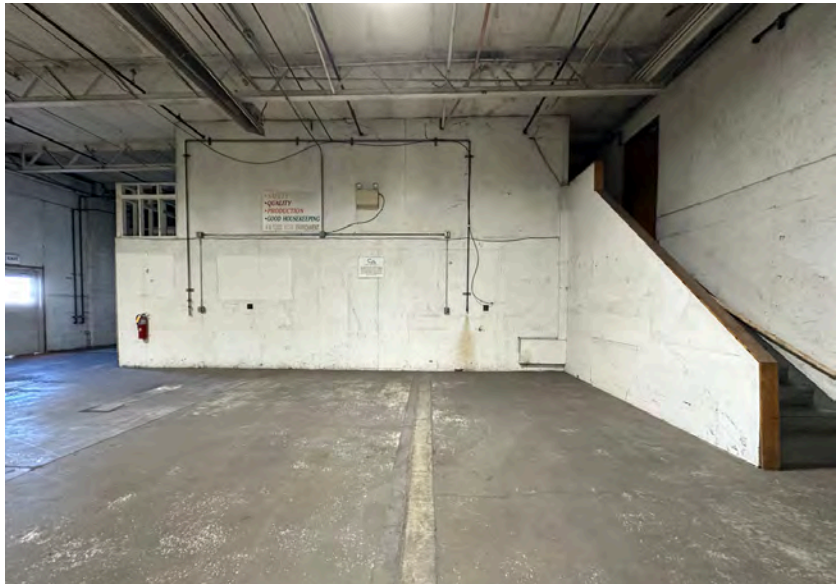


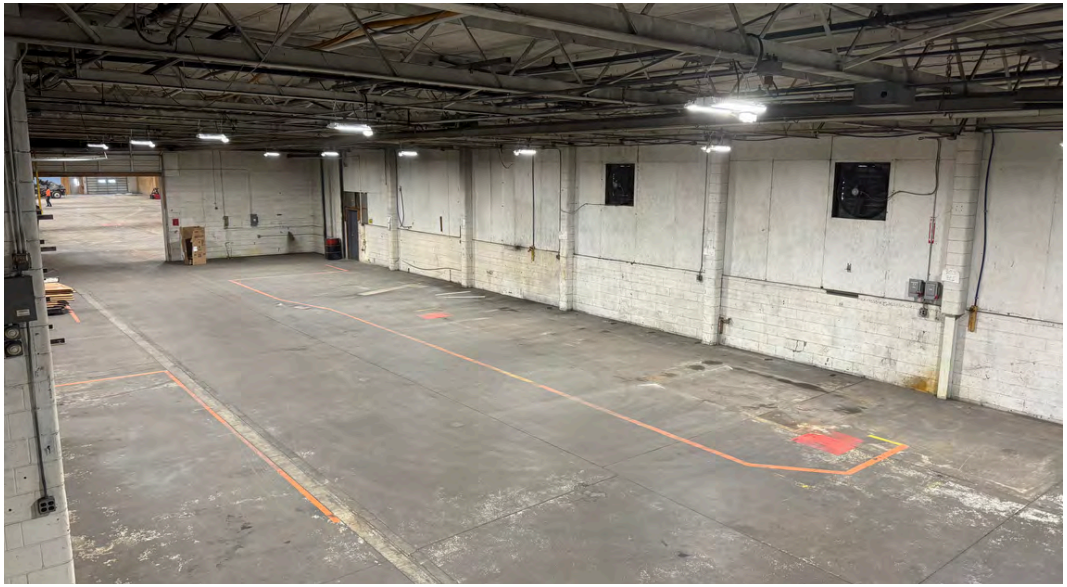




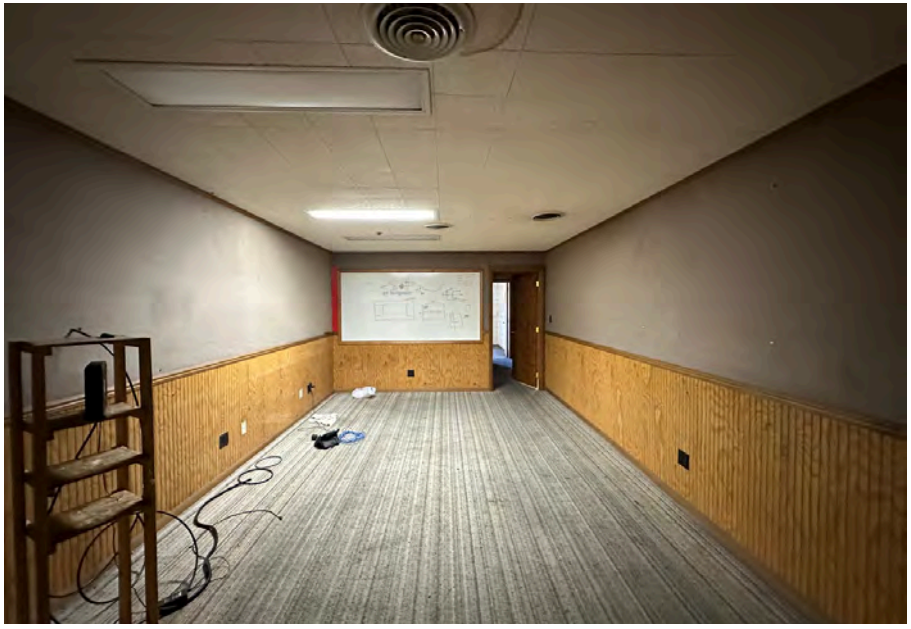
WAREHOUSE







INTERIOR



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

CIMC VANGUARD

AUTHORIZED DEALER

New Trailers, Parts & Service

CLARK LOGIC

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269.207.3081
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MATT CONLEE
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574.333.5344
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TIM MONAHAN
Director of Development
269.861.9487
tim@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