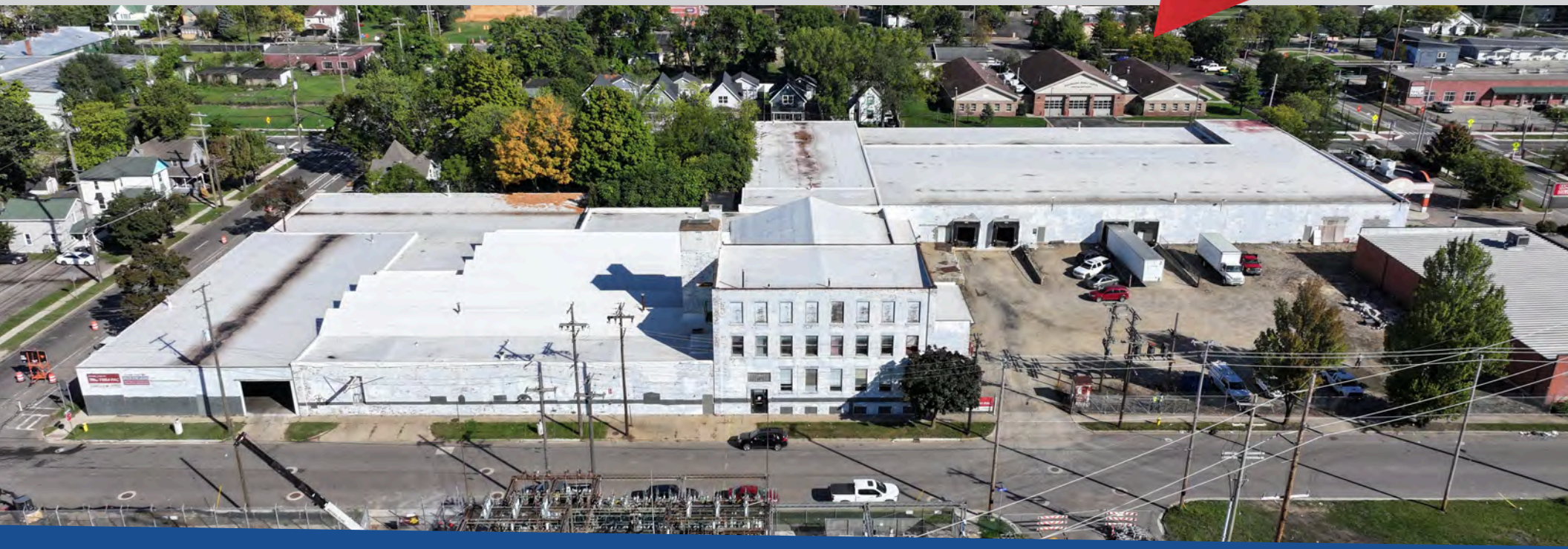
Available for Lease

436 W. Willard Street | Kalamazoo, MI



CLARK LOGIC

+/- 22,400 AVAILABLE SQUARE FEET

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Property Snapshot

Available for Lease	+/- 22,400 SF
Warehouse Space Available	+/- 20,000 SF
Office Space Available	+/- 2,400 SF
Total Building Size	+/- 98,939 SF
Ceiling Height	Ceiling height varies
Loading Docks	Four (4)
Overhead Doors	Three (3)
Property Type	Industrial
Zoning	M-1

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

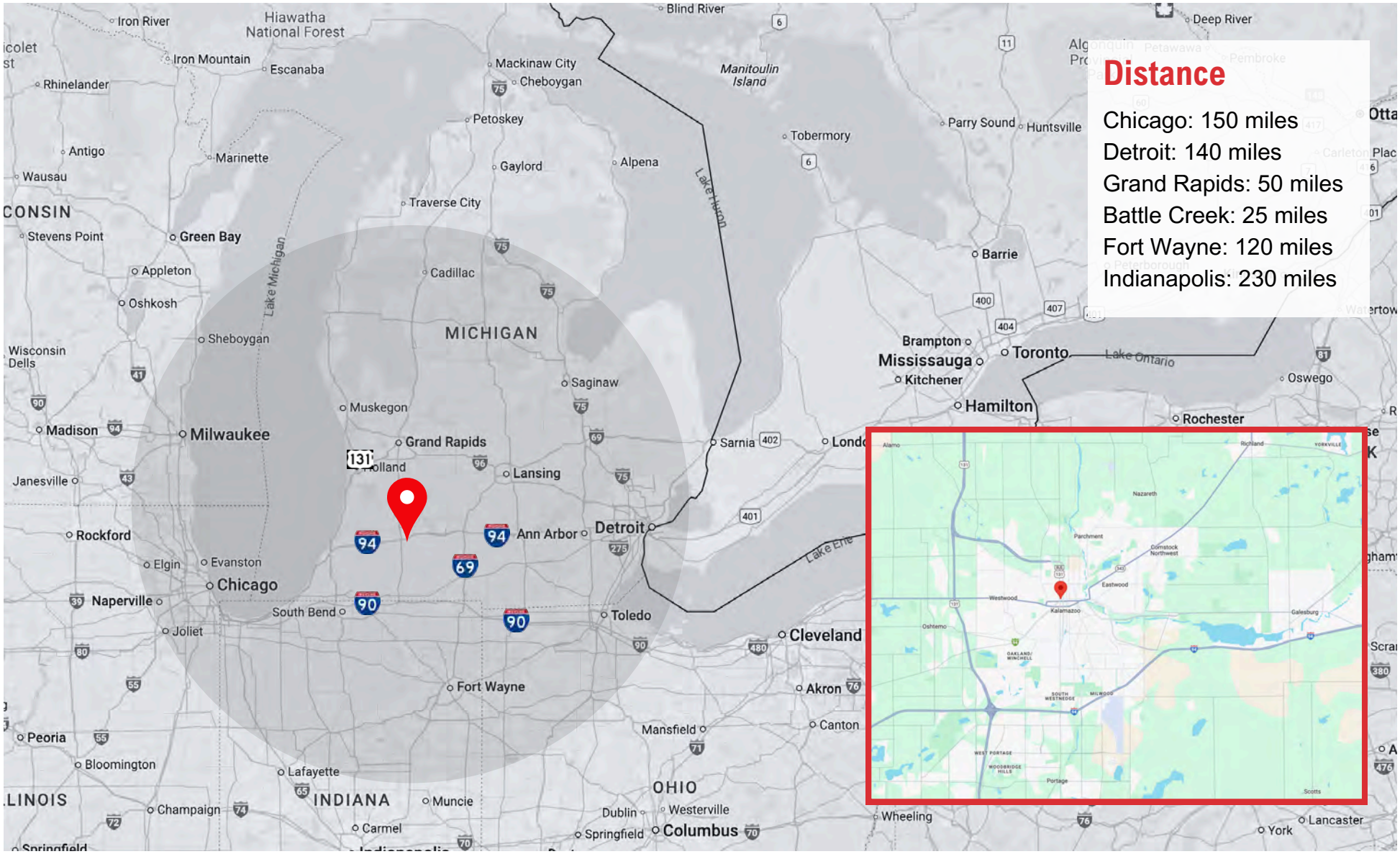
Located in the heart of Kalamazoo, Michigan, 436 W. Willard Street offers a prime industrial/commercial space that is perfect for businesses seeking a central location with easy access to downtown and major transportation routes. This site is just two blocks south of the new Kalamazoo Event Center.

The building is zoned M-1 and offers space suitable for a variety of industrial and warehouse uses. Strategically located near essential highways; US 131 Business borders both the east and west sides of the property and Interstate 94 Business just one block to the south.

Several building upgrades/improvements were made in 2024, including four new docks, new roofing, high efficiency lighting, interior paint, and the installation of Thermo-Cycler heaters.

The property's strategic location makes it ideal for businesses in similar industries or those looking to expand operations in a vibrant and growing community.

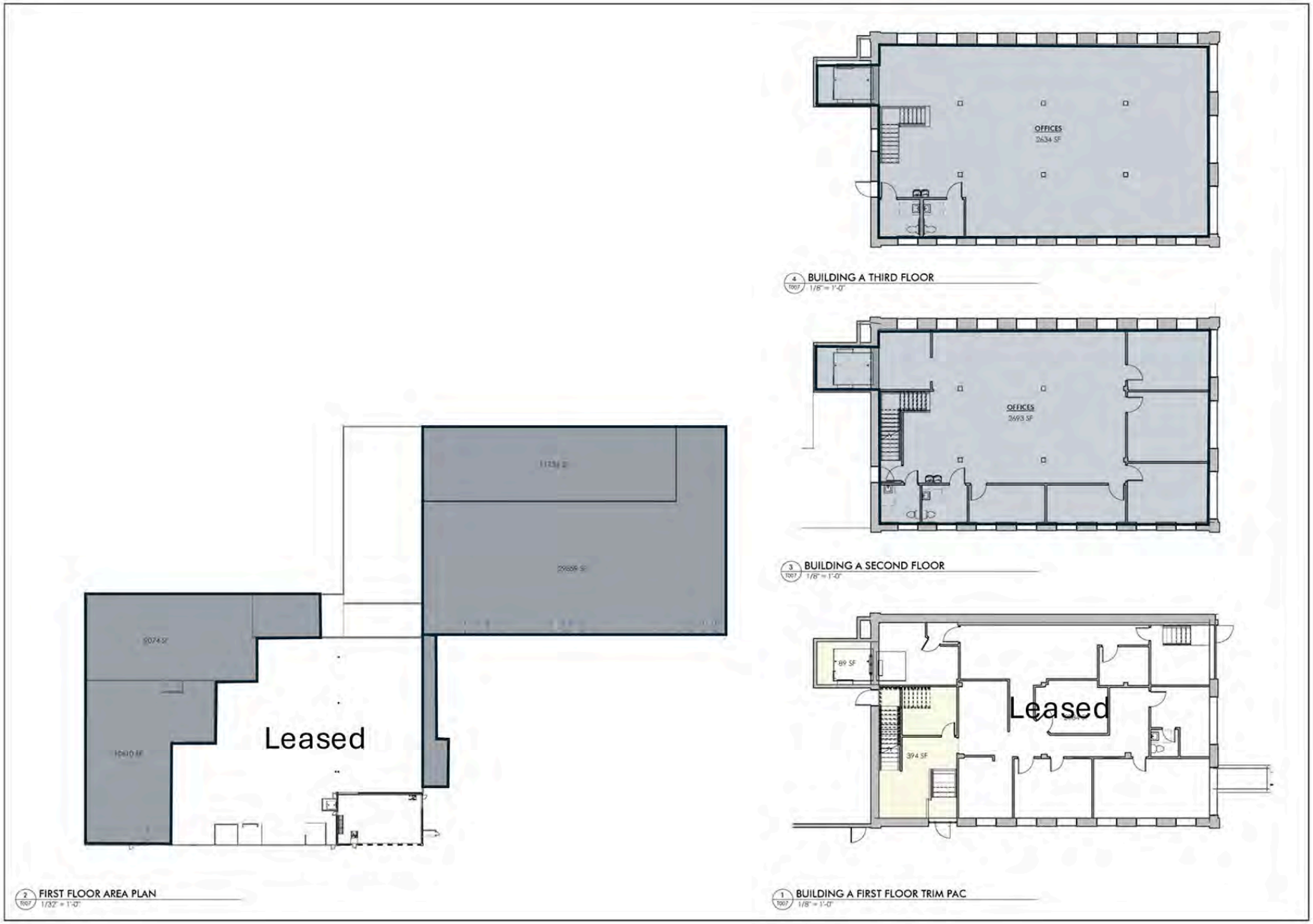
MAP VIEW


Distance
Chicago: 150 miles
Detroit: 140 miles
Grand Rapids: 50 miles
Battle Creek: 25 miles
Fort Wayne: 120 miles
Indianapolis: 230 miles
Iron River
Hiawatha National Forest
Blind River
Deep River
Iron Mountain
Escanaba
Mackinaw City
Cheboygan
Manitoulin Island
Rhinelander
Petoskey
Parry Sound
Huntsville
Tobermory
Antigo
Marinette
Gaylord
Alpena
Wausau
Traverse City
Lake Huron
Green Bay
Barrie
Stevens Point
Appleton
Cadillac
Lake Michigan
Oshkosh
MICHIGAN
Brampton
Mississauga
Toronto
Lake Ontario
Sheboygan
Kitchener
Oswego
Saginaw
Hamilton
Madison
Milwaukee
Muskegon
Rochester
Grand Rapids
Sarnia
Janesville
Lansing
Rockford
Ann Arbor
Detroit
Elgin
Evanston
Chicago
Naperville
South Bend
Toledo
Joliet
Cleveland
Fort Wayne
Akron
Peoria
Mansfield
Canton
Bloomington
Lafayette
OHIO
INDIANA
Champaign
Muncie
Dublin
Westerville
Carmel
Springfield
Columbus
Wheeling
Lancaster
York

SITE AERIAL

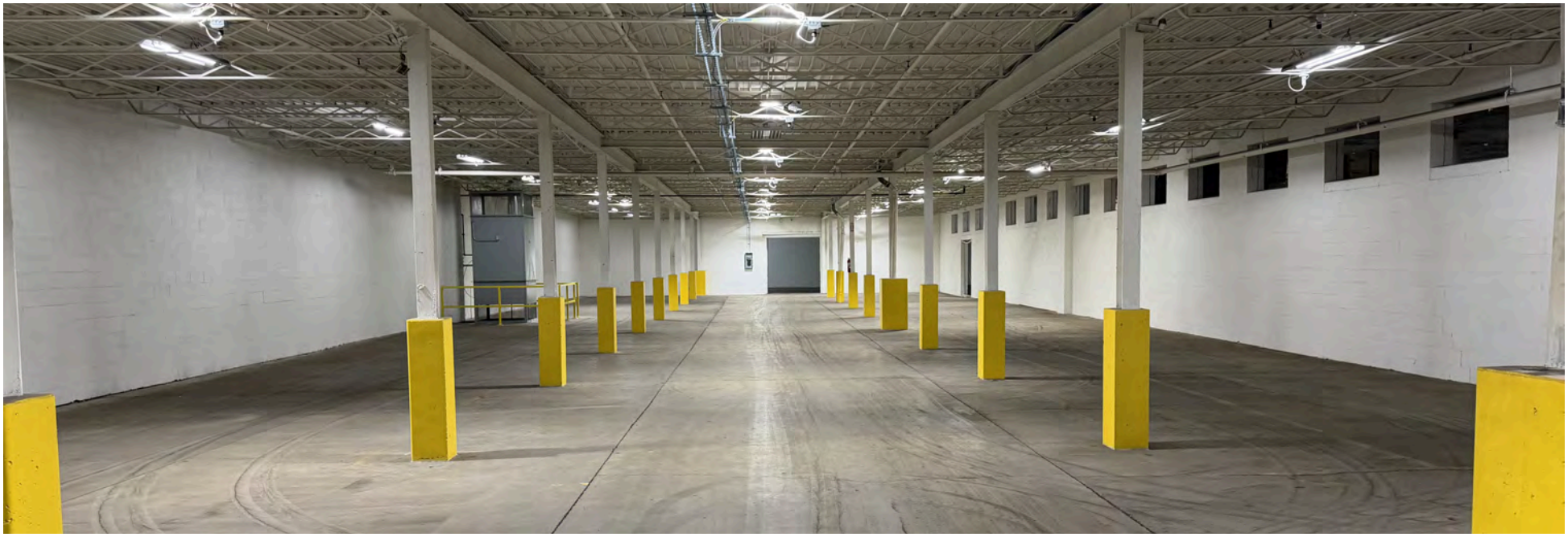
N
N. Park Street
Willard Street
S. Westnedge Avenue
436 W. Willard Street

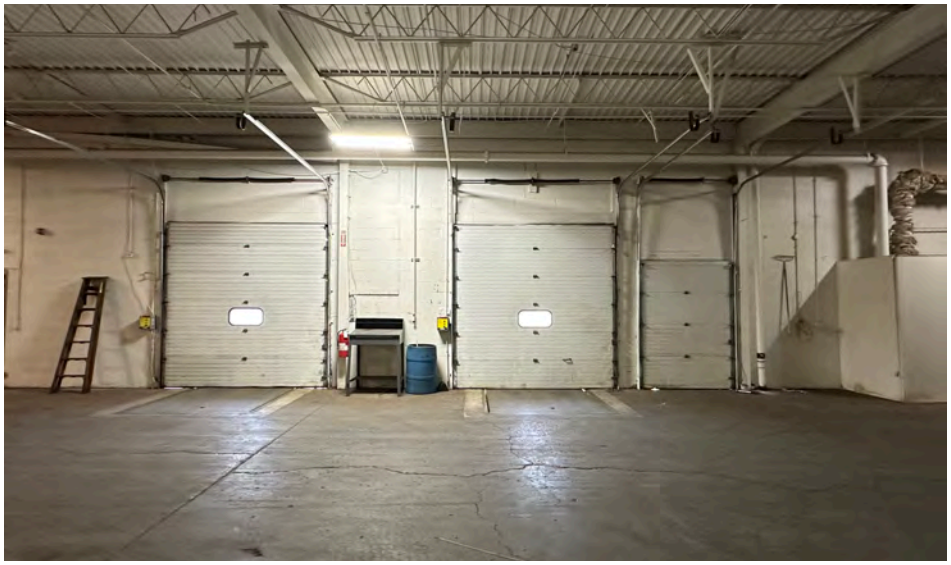
FLOOR PLAN


OFFICES
2634 SF
4 T007 BUILDING A THIRD FLOOR
1/8" = 1'-0"
OFFICES
2693 SF
3 T007 BUILDING A SECOND FLOOR
1/8" = 1'-0"
Leased
89 SF
394 SF
1 T007 BUILDING A FIRST FLOOR TRIM PAC
1/8" = 1'-0"
Leased
2 T007 FIRST FLOOR AREA PLAN
1/32" = 1'-0"

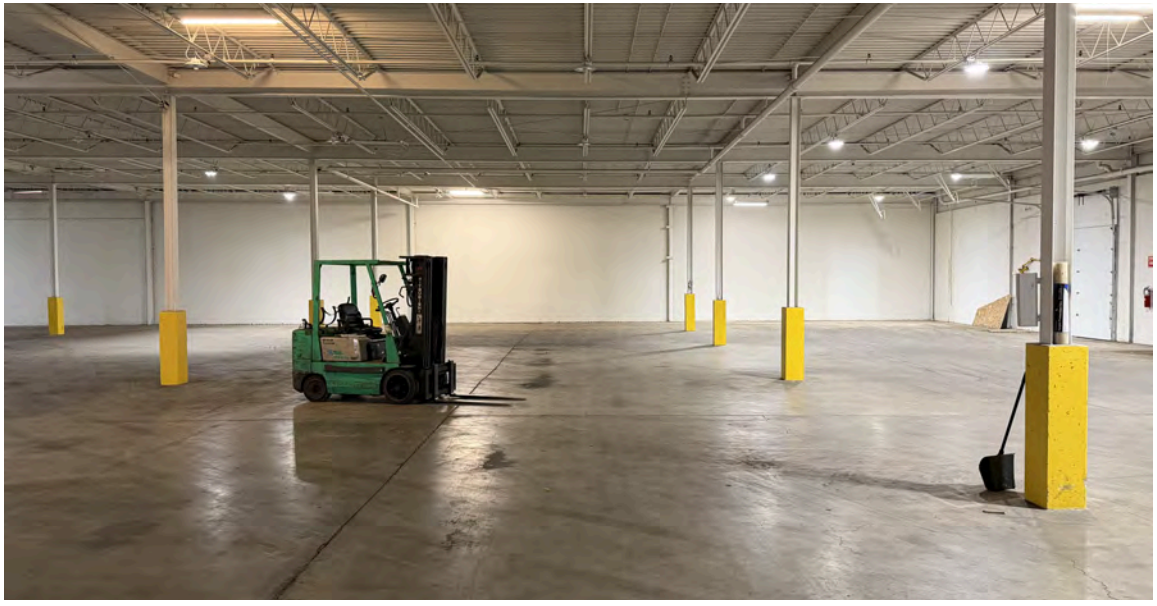
EXTERIOR

WAREHOUSE

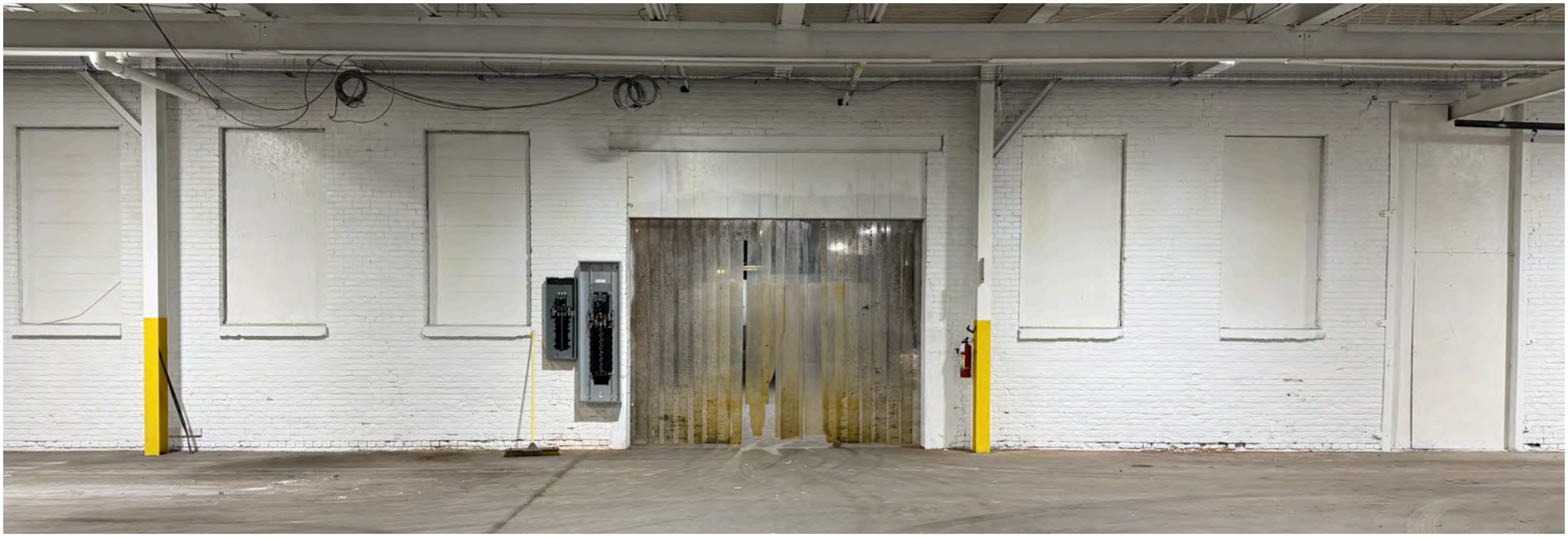




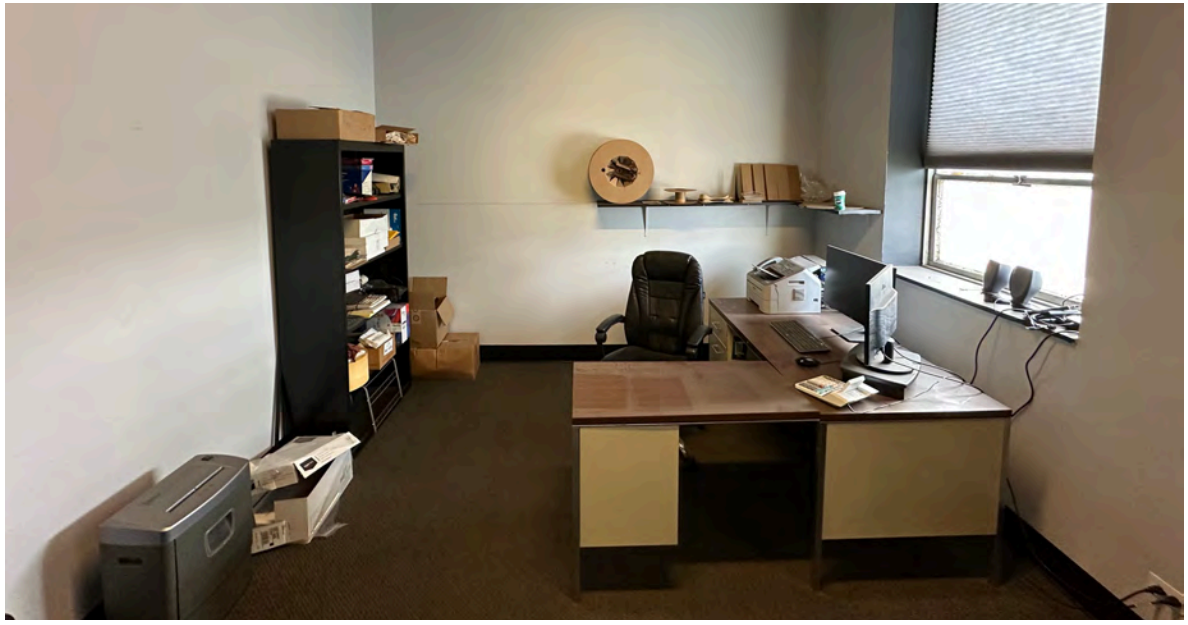
WAREHOUSE



WAREHOUSE



OFFICE



BUILD-TO-SUIT OFFICE SPACE

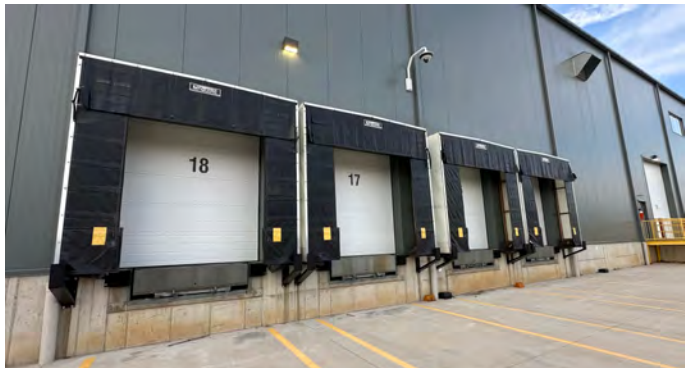
OUR FULL RANGE
OF SERVICES

- 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
- Concrete Services
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing

CIMC VANGUARD

AUTHORIZED DEALER

New Trailers, Parts & Service



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