Available for Lease

111 Day Drive & 205 S. US 131 Highway | Three Rivers, MI

CLARK LOGIC

+/- 148,847 AVAILABLE SQUARE FEET

Matt Conlee | Director of Real Estate
574.333.5344 matt@clarklogic.com

Tim Monahan | Director of Development
269.861.9487 tim@clarklogic.com

111 DAY DRIVE OVERVIEW

Property Snapshot

Available for Lease	+/- 71,121 SF
Total Building Size	+/- 71,121 SF
Site Size	+/- 7.63 Acres
Construction	Concrete block & metal frame
Loading Docks	Three (3)
GL Overhead Doors	One (1)
Clear Span Height	14’ to 20’
Zoning	I-2

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

Clark Logic plans to redevelop the former printing chemical manufacturer located at 111 Day Drive, Three Rivers, Michigan into a warehouse and logistics center. The 111 Day Drive acquisition creates full site stabilization, as the building is attached to 205 S. 131, a +/- 77,000+ SF facility owned by Clark Logic. By renovating both vacant facilities and restoring the property as a continuous building, Clark Logic will be able to provide nearly 150,000 SF of industrial space. Three Rivers is close to major highways including US-131, M-60, and the Indiana Toll Road I-80/90.

Planned Improvements: New roof, demo of interior block wall, concrete site work, general cleanup (whitebox), interior & exterior paint, docks, doors, HVAC, facade & office improvements.

205 S. US 131 HIGHWAY OVERVIEW

Property Snapshot

Available for Lease	+/- 77,726 SF
Total Building Size	+/- 77,726 SF
Site Size	+/- 3.48 Acres
Construction	Block
Floor Type	Concrete
Ceiling Height	16'
Loading Docks	Two (2)
Grade Level Doors	Two (2)
Zoning	I-1

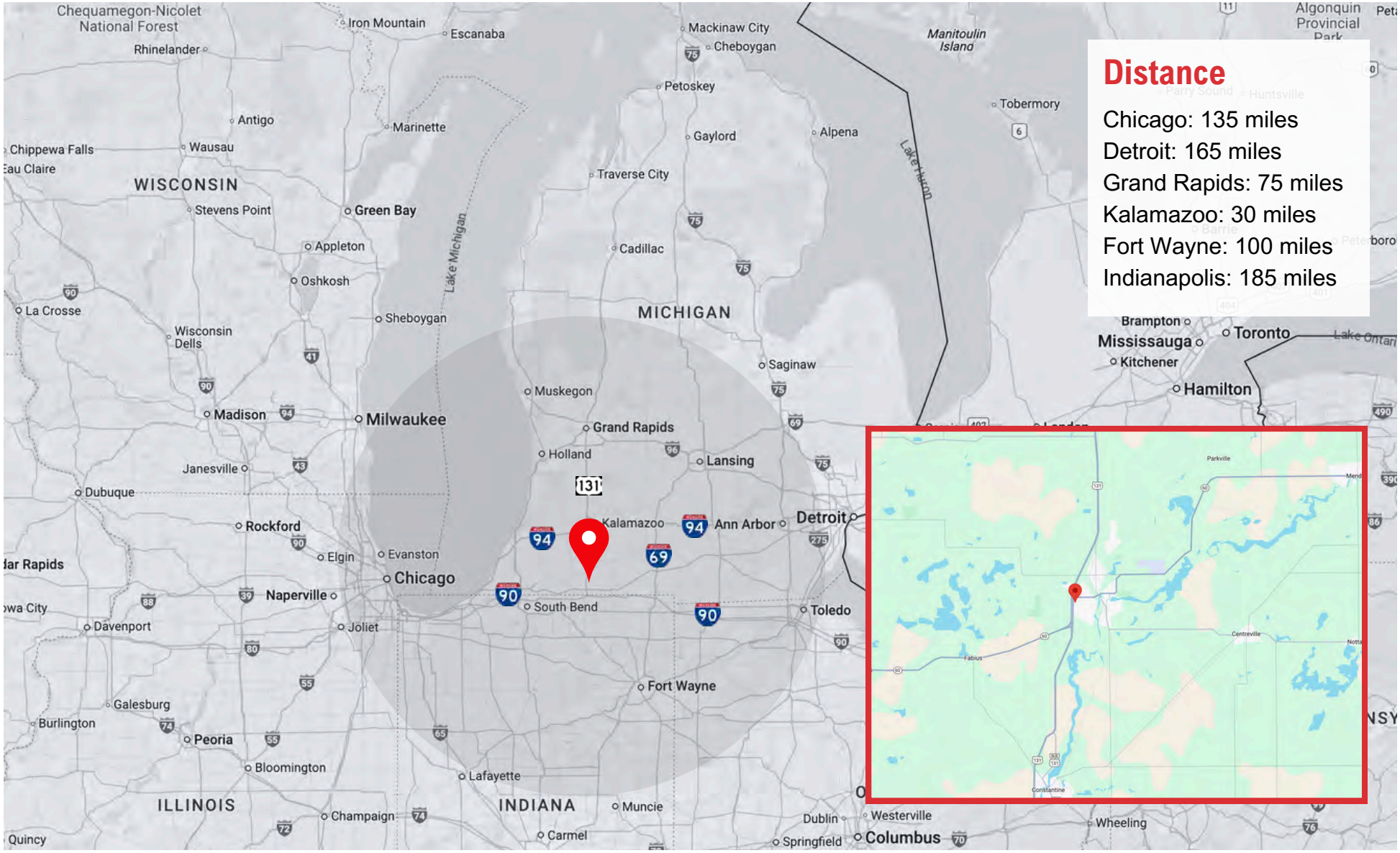
All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.

Property Description

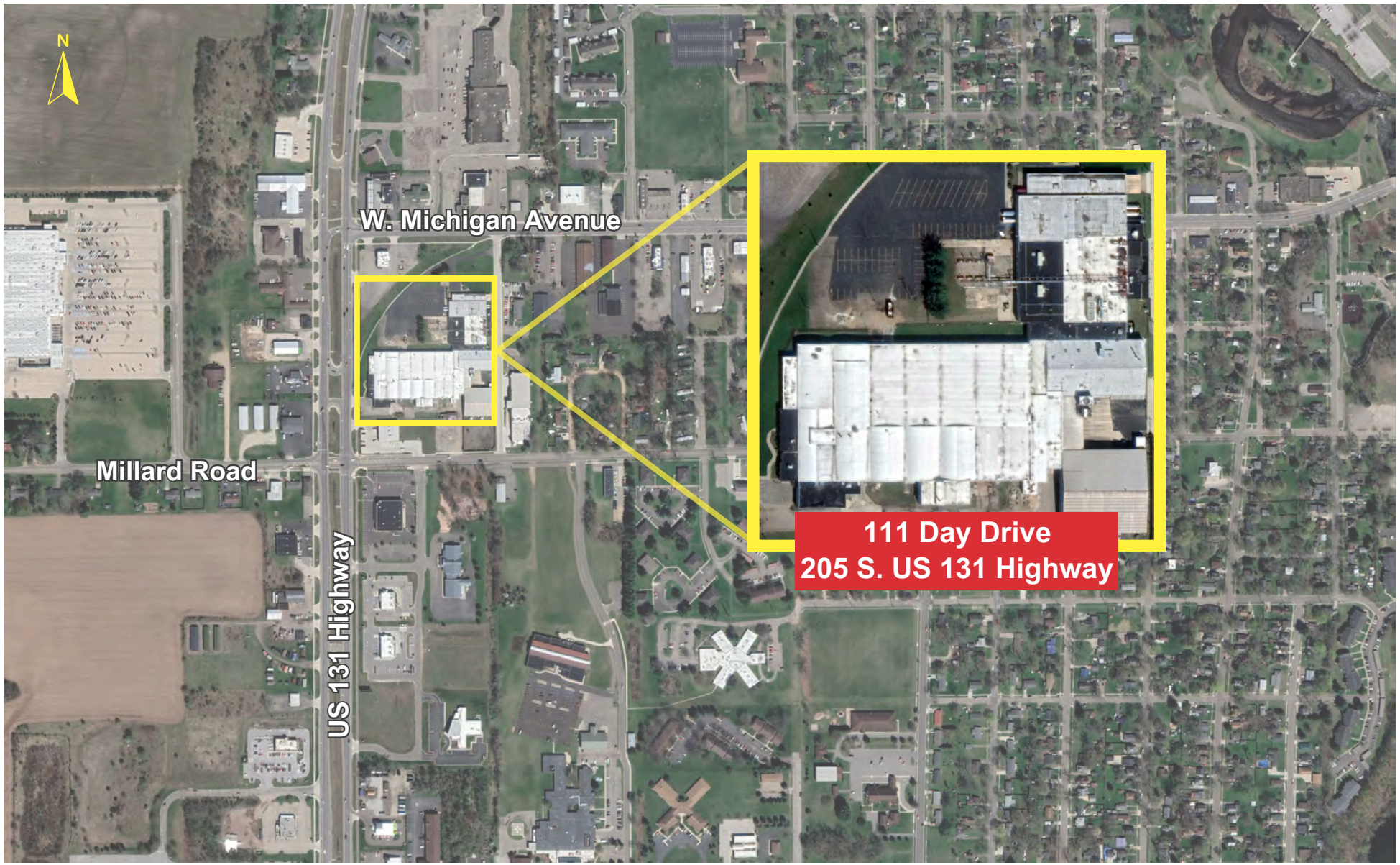
Recently renovated warehouse building with prominent frontage on US-131 in heart of Three Rivers, Michigan. New lighting and paint throughout the building. Two dock doors; Two overhead doors, 16' ceiling heights. Heavy power & three cranes. The office is ready to be designed for a new occupant. Three Rivers is close to major highways including US-131, M-60, and the Indiana Toll Road I-80/90.

Planned Improvements: Roof renovations, concrete site work, general cleanup (whitebox), interior & exterior paint, docks, doors, HVAC, facade & office improvements

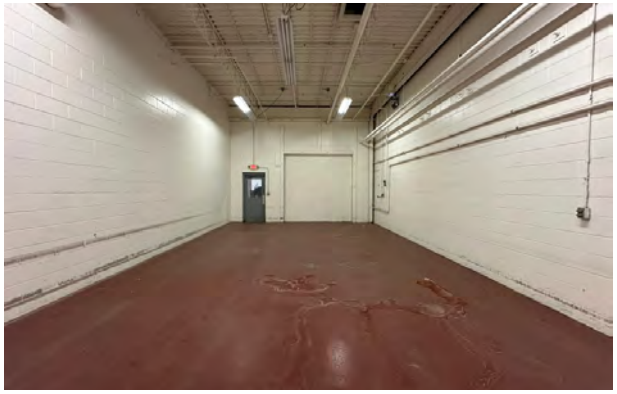
MAP VIEW


Distance
Chicago: 135 miles
Detroit: 165 miles
Grand Rapids: 75 miles
Kalamazoo: 30 miles
Fort Wayne: 100 miles
Indianapolis: 185 miles
Chequamegon-Nicolet National Forest
Iron Mountain
Escanaba
Mackinaw City
Cheboygan
Manitoulin Island
Algonquin Provincial Park
Rhinelander
Petoskey
Tobermory
Antigo
Marinette
Gaylord
Alpena
Chippewa Falls
Wausau
Lake Huron
WISCONSIN
Traverse City
Stevens Point
Green Bay
Lake Michigan
Appleton
Cadillac
Oshkosh
La Crosse
Sheboygan
MICHIGAN
Brampton
Mississauga
Toronto
Wisconsin Dells
Saginaw
Kitchener
Muskegon
Hamilton
Madison
Milwaukee
Grand Rapids
Holland
Lansing
Janesville
Dubuque
Kalamazoo
Ann Arbor
Detroit
Rockford
Elgin
Evanston
Chicago
Naperville
South Bend
Toledo
Davenport
Joliet
Fort Wayne
Galesburg
Burlington
Peoria
Bloomington
Lafayette
ILLINOIS
INDIANA
Champaign
Muncie
Quincy
Carmel
Dublin
Westerville
Wheeling
Springfield
Columbus

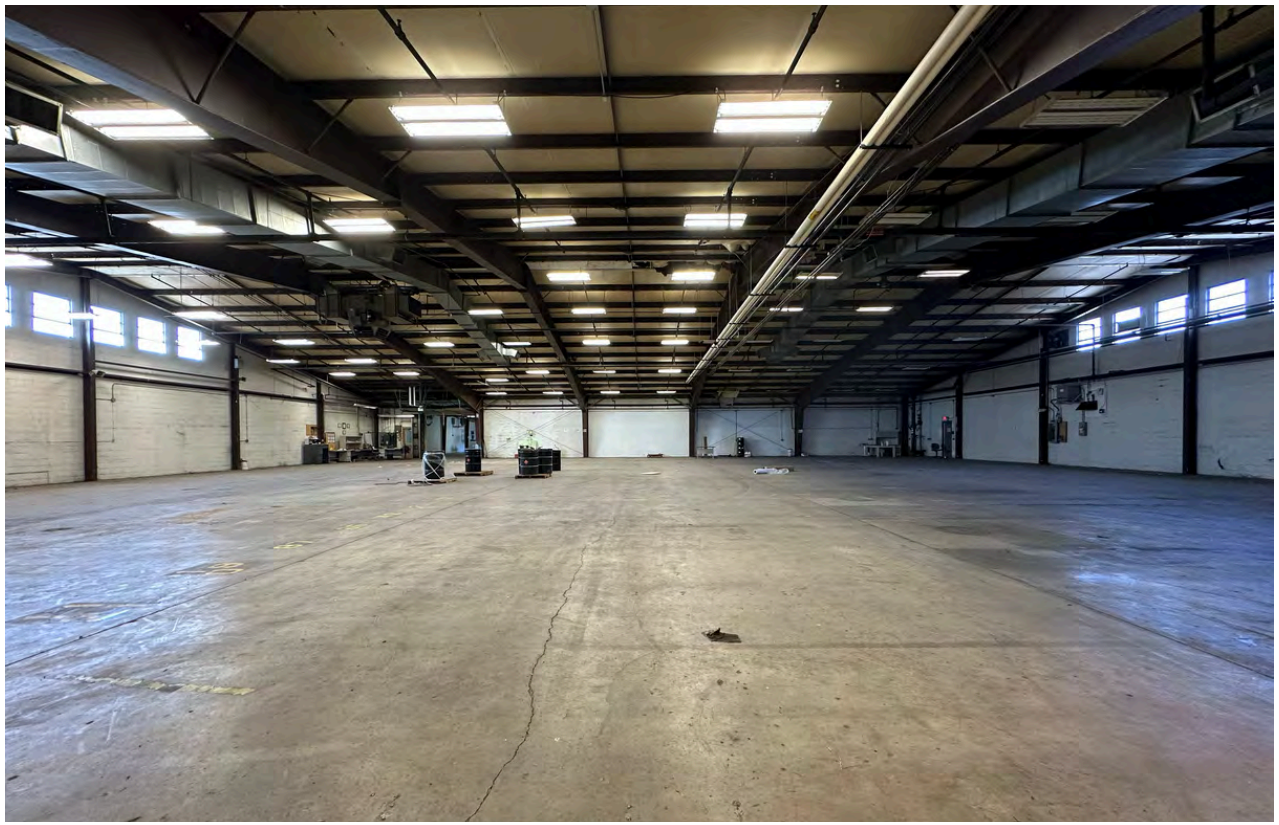
SITE AERIAL

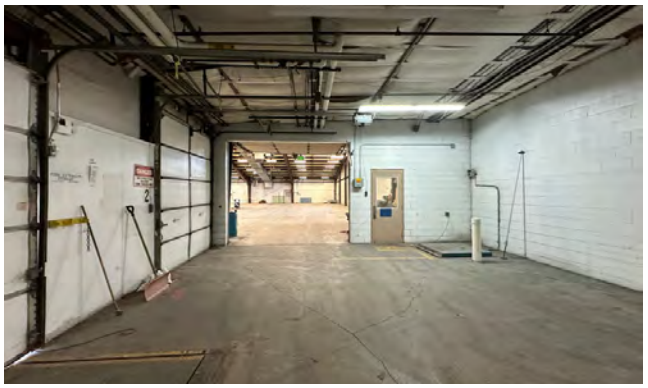

N
W. Michigan Avenue
Millard Road
US 131 Highway
111 Day Drive
205 S. US 131 Highway

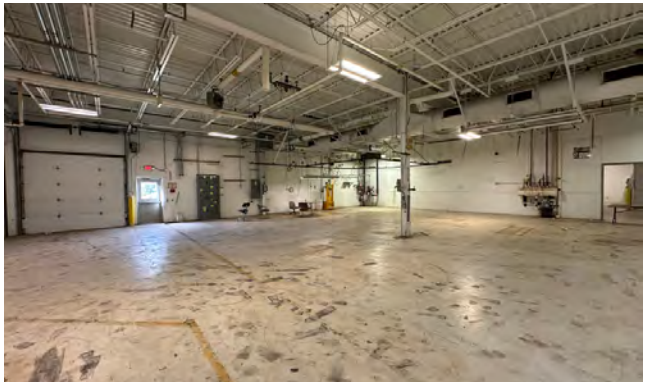
111 DAY DRIVE

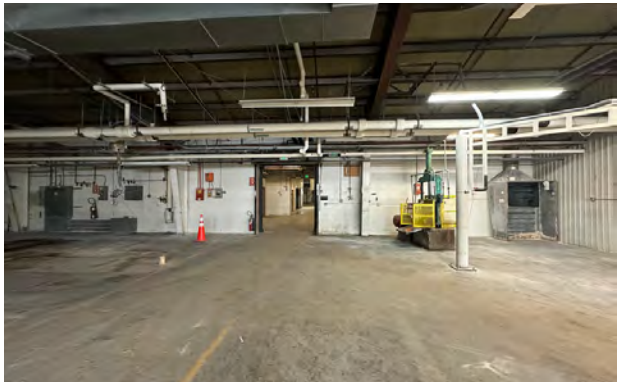


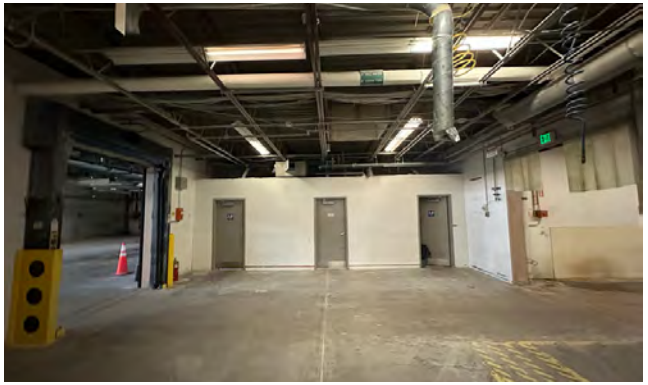
111 DAY DRIVE





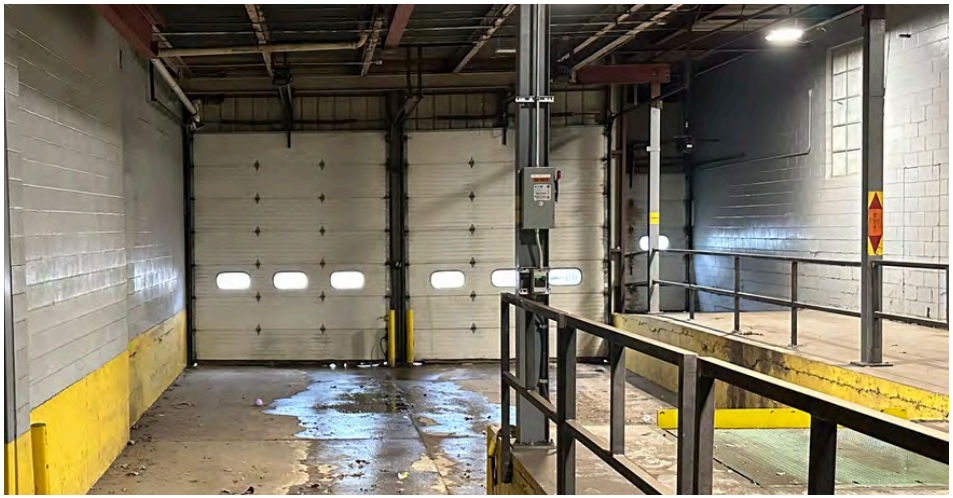




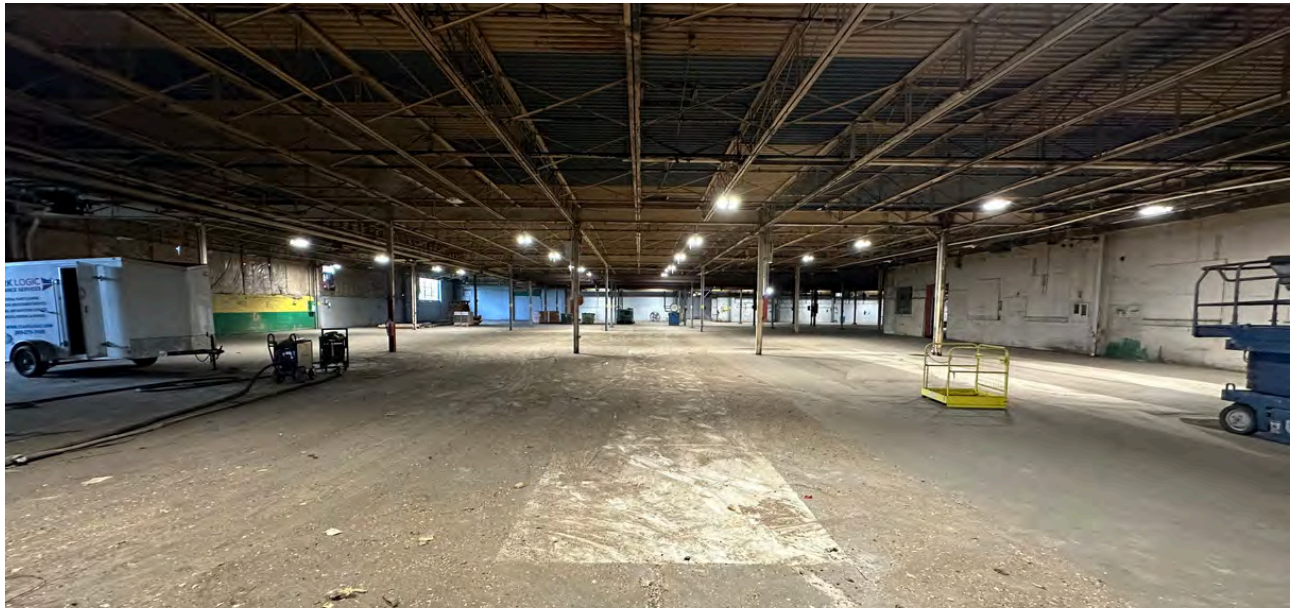


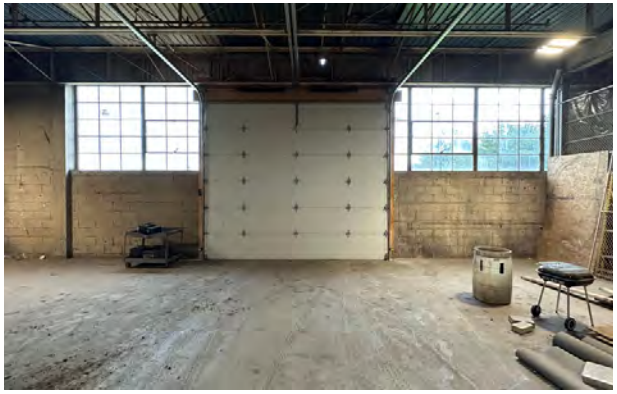
205 S. US 131 HIGHWAY

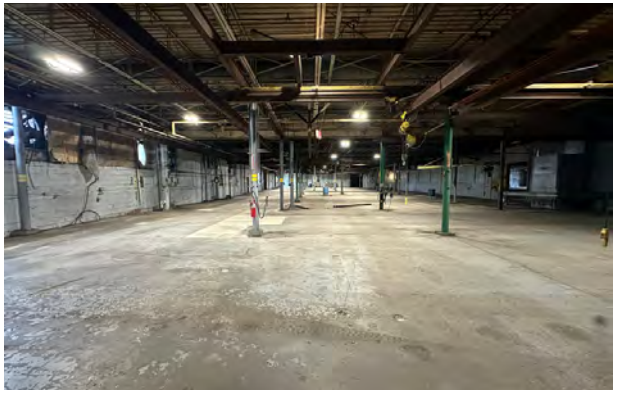
205 S. US 131 = Former Republic Roller Building
111 Day Dr. = Former Flint Group Building



205 S. US 131 HIGHWAY







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

JAMIE CLARK
President
269.207.3081
jamie@clarklogic.com

MATT CONLEE
Director of Real Estate
574.333.5344
matt@clarklogic.com

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