Available for Lease

112 W. Prutzman Street | Three Rivers, MI

CLARK LOGIC

+/- 2,893 AVAILABLE SQUARE FEET

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Property Snapshot

Available for Lease	+/- 2,893 SF
Suite B SF	+/- 1,654
Suite C SF	+/- 1,239
Total Building Size	+/- 5,472 SF
Dock Clearance	Overhead Door 13'-3"
Floor Levels	One (1)
Restrooms	One (1)
Parking	On-site, street; asphalt
Year Built	1930
Major Renovations	2023
Property Type	Commercial
Zoning	B-3 Central Business
Flooring	Wood
HVAC	Gas Forced Air

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

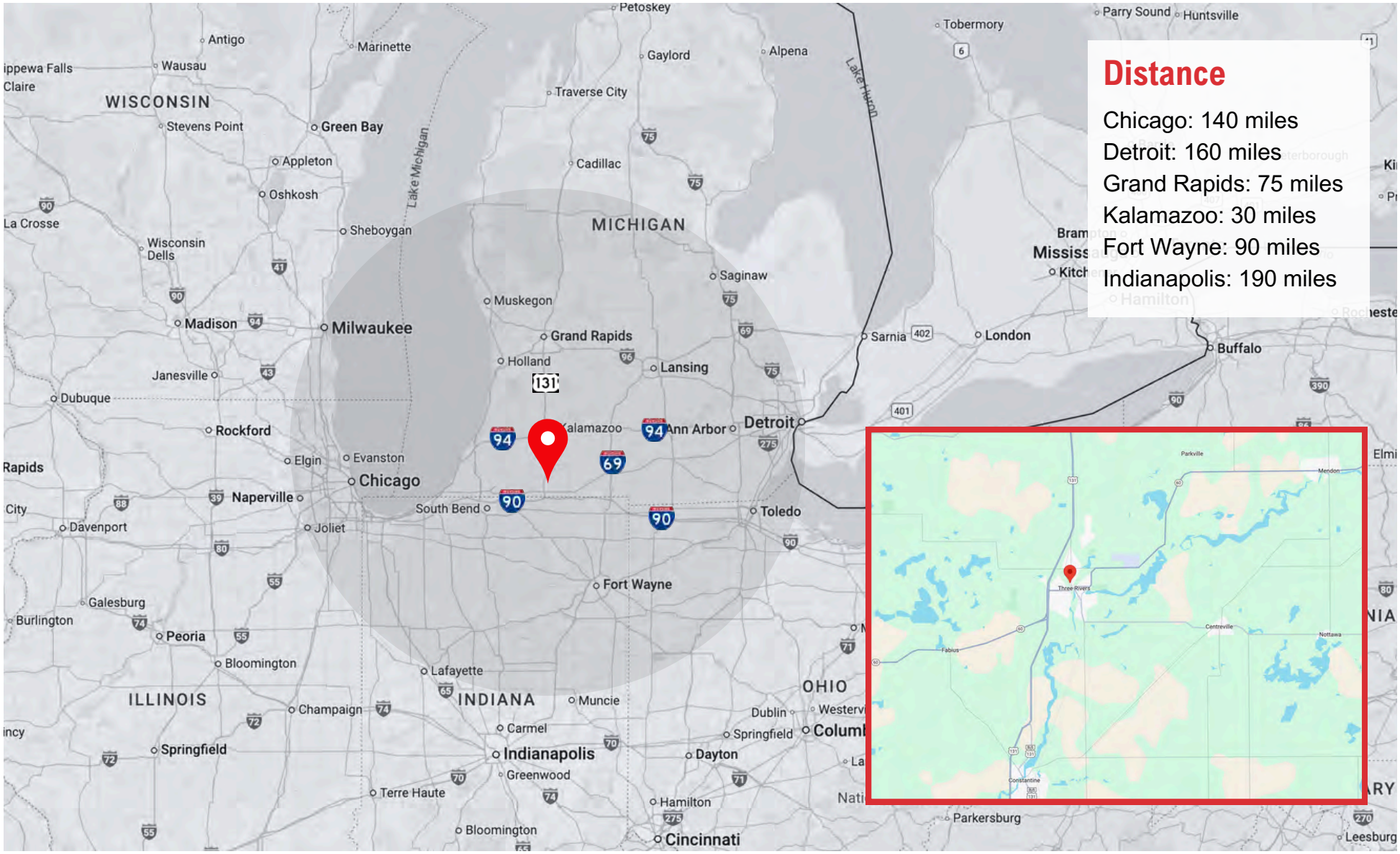
Located just one block off Main Street in downtown Three Rivers, 112 W. Prutzman Street offers approximately 2,893 SF of versatile commercial space for lease across two available suites, with a third suite fully occupied.

Originally built in 1930 and fully renovated in 2023, the property blends historic character with modern upgrades. Suite B, 1,654 SF on the east side, features abundant natural light and dual entrances from both Prutzman Street and the rear parking lot.

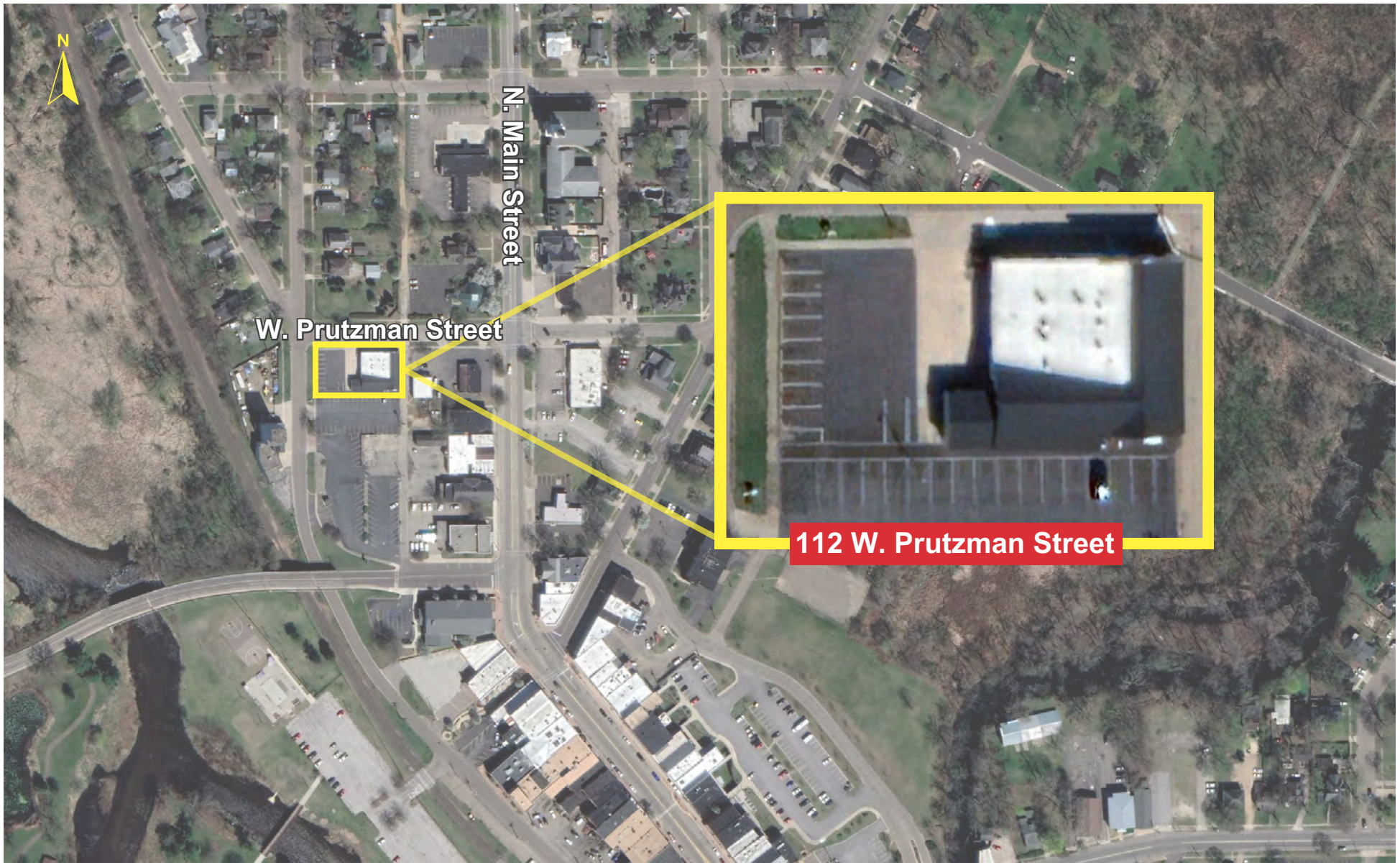
Suite C, 1,239 SF on the south side, includes 876 SF of commercial space and a 363 SF drive-in dock area with a 13’-3” overhead door.

Zoned B-3 Central Business, the property offers flexible floor plans, office space, private restrooms, and both on-site and street parking. With wood flooring, gas-forced air heating, and convenient highway access, this location is ideal for businesses seeking a professional presence in a growing downtown market.

MAP VIEW


Distance
Chicago: 140 miles
Detroit: 160 miles
Grand Rapids: 75 miles
Kalamazoo: 30 miles
Fort Wayne: 90 miles
Indianapolis: 190 miles
WISCONSIN
MICHIGAN
ILLINOIS
INDIANA
OHIO
Petoskey
Antigo
Marinette
Wausau
Gaylord
Alpena
Tobermory
Parry Sound
Huntsville
Traverse City
Stevens Point
Green Bay
Cadillac
Appleton
Oshkosh
Sheboygan
Wisconsin Dells
La Crosse
Saginaw
Muskegon
Madison
Milwaukee
Grand Rapids
Holland
Lansing
Janesville
Dubuque
Rockford
Kalamazoo
Ann Arbor
Detroit
Sarnia
London
Buffalo
Elgin
Evanston
Chicago
Naperville
South Bend
Toledo
Davenport
Joliet
Fort Wayne
Galesburg
Burlington
Peoria
Bloomington
Lafayette
Champaign
Muncie
Springfield
Carmel
Indianapolis
Greenwood
Terre Haute
Dayton
Springfield
Hamilton
Cincinnati
Bloomington
Parkersburg
Lake Michigan
Lake Huron

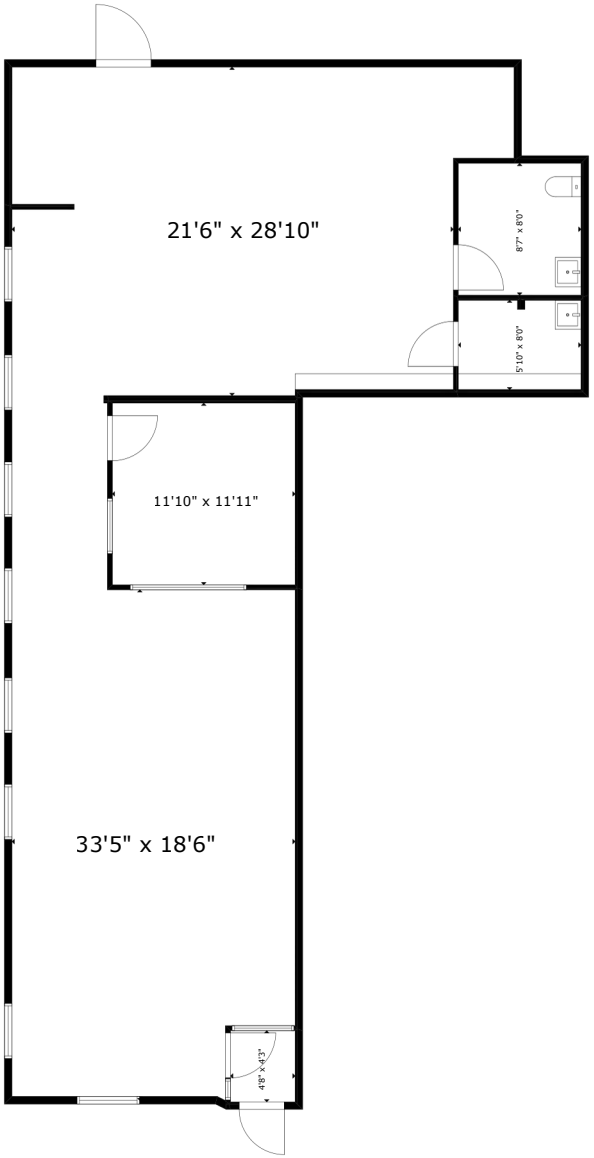
SITE AERIAL



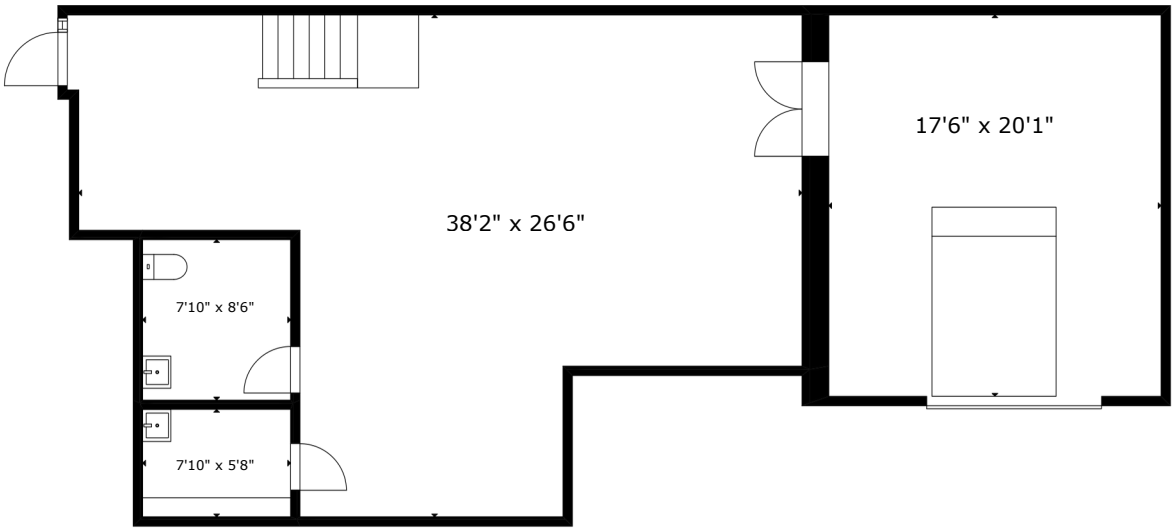
BUILDING FLOOR PLAN

SUITE FLOOR PLANS

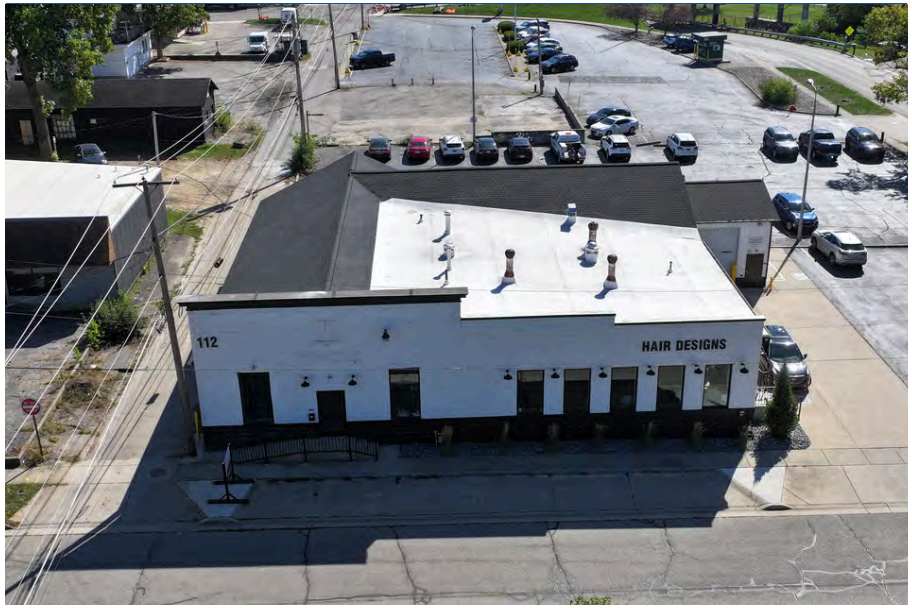
SUITE B



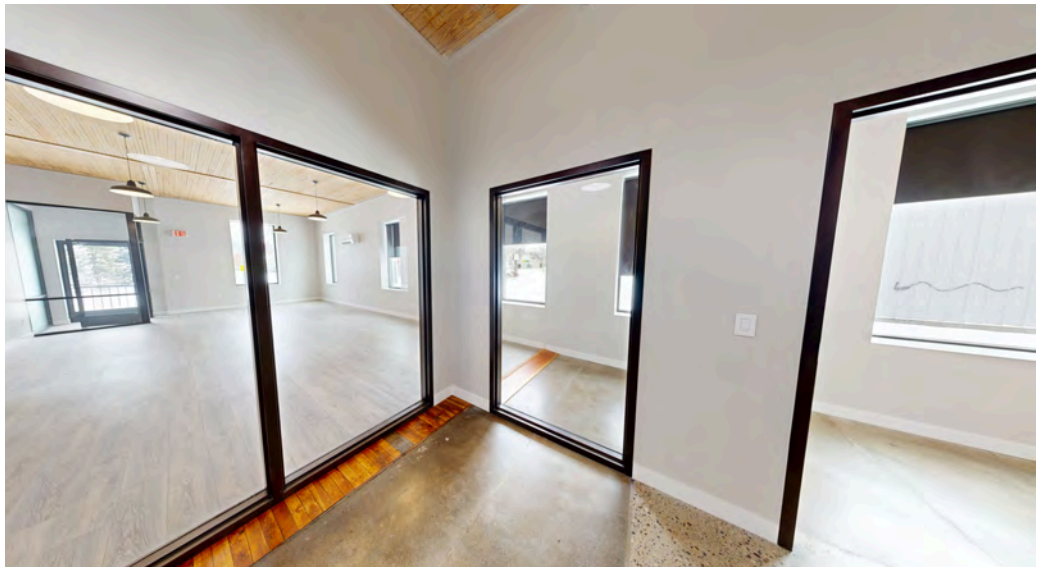
SUITE C



EXTERIOR



SUITE B



SUITE C

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

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CORPORATE LOCATIONS

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KILGORE HEADQUARTERS
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