Available for Lease

3700 E. Milham Avenue | Portage, MI

CLARK LOGIC

+/- 32,000 AVAILABLE SQUARE FEET

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Property Snapshot

Available for Lease	+/- 32,000 SF
Total Building Size (Two Buildings)	+/- 61,463 SF
Zoned	I - 1
Zone Description	Light Industrial
Roof	Built Up
Exterior	Metal
Substructure	Concrete
Heat Source	Gas
Heat Type	Forced Air
AC Type	Central Air
AC Description	Office Area Only
Bathroom Quantity	Six (6)
Parking Spaces	Forty (40)
Utilities Attached	Gas and Electric
Utilities Available	All Public Utilities
Water Source	Public
Sewers	Public
Power (Volts)	460
Power (Phase)	Three (3)
Number of Buildings	Two (2)
Number of Units	One (1)
Number of Levels	One (1)
Overhead Crane	Yes
Loading Docks	Three (3)
GL Doors / Height	Two (2)
Ceiling Height Max	24'
Barrier Free Access	Modified

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

This +/- 61,463 SF property offers +/- 32,000 SF of light industrial space available for lease. The main building features approximately 18,000 SF of warehouse space and 4,000 SF of office space. There is an additional 10,000 SF of warehouse in the auxiliary building.

Zoned I-1 Light Industrial and equipped with three overhead cranes and three loading docks, facilitating efficient material handling and logistics. Suitable for a wide range of industries, including manufacturing, logistics, distribution, e-commerce, and more.

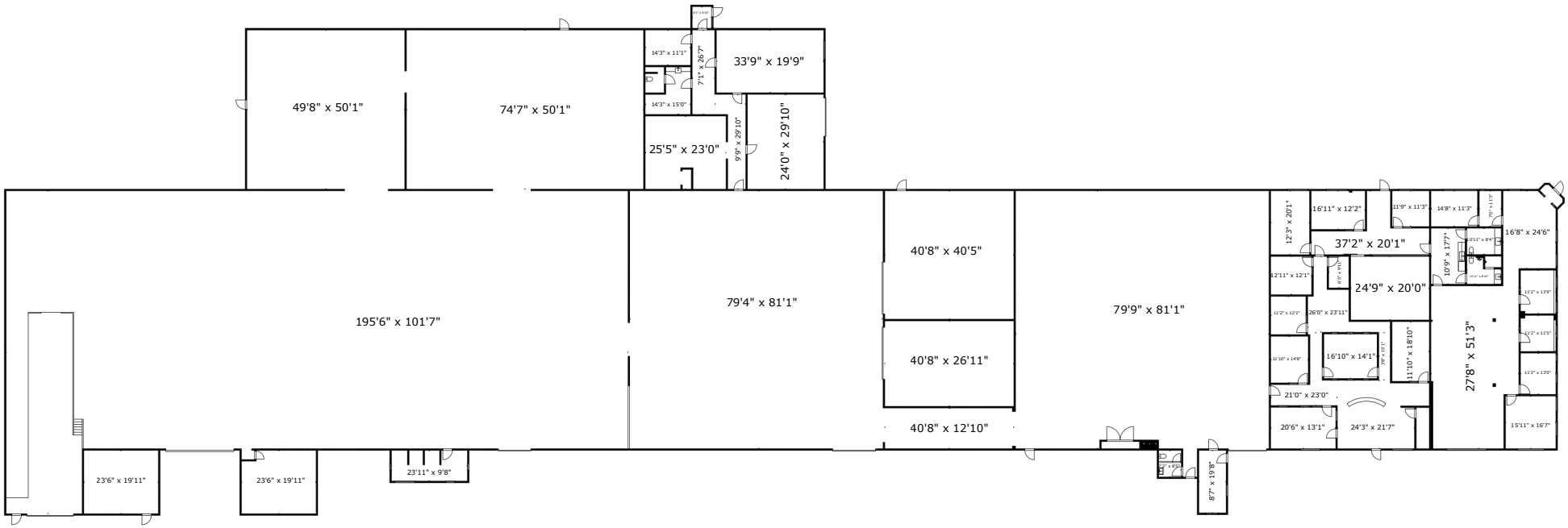
Located off of Sprinkle Road, on the East border of Kalamazoo Airport, the property provides excellent access to I-94 and regional markets including Grand Rapids, Detroit, and Chicago.

MAP VIEW

Distance
Chicago: 150 miles
Detroit: 140 miles
Grand Rapids: 60 miles
Battle Creek: 25 miles
Fort Wayne: 120 miles
Indianapolis: 245 miles
MICHIGAN
INDIANA
OHIO
ILLINOIS
Chicago
Detroit
Milwaukee
Grand Rapids
Fort Wayne
Toledo
Ann Arbor
Lansing
Saginaw
Muskegon
Kalamazoo
Battle Creek
Toronto
Hamilton
Mississauga
Brampton
Kitchener
London
Sarnia
Rochester
Oswego
Barrie
Parry Sound
Tobermory
Petoskey
Gaylord
Alpena
Traverse City
Cadillac
Green Bay
Appleton
Oshkosh
Sheboygan
Madison
Janesville
Rockford
Elgin
Evanston
Naperville
Joliet
South Bend
Peoria
Bloomington
Champaign
Springfield
Lafayette
Muncie
Carmel
Indianapolis
Dublin
Westerville
Columbus
Springfield
Mansfield
Wheeling
York
Lake Michigan
Lake Huron
Lake Ontario
Manitoulin Island
Algonquin Provincial Park
Petawawa
Pembroke
Iron Mountain
Escanaba
Mackinaw City
Cheboygan
Rhinelander
Antigo
Marinette
Wausau
Stevens Point
Wisconsin Dells
Westwood
Eastwood
Galesburg
Portage
Scotts
Climax
Pavilion
Adams Park

SITE AERIAL

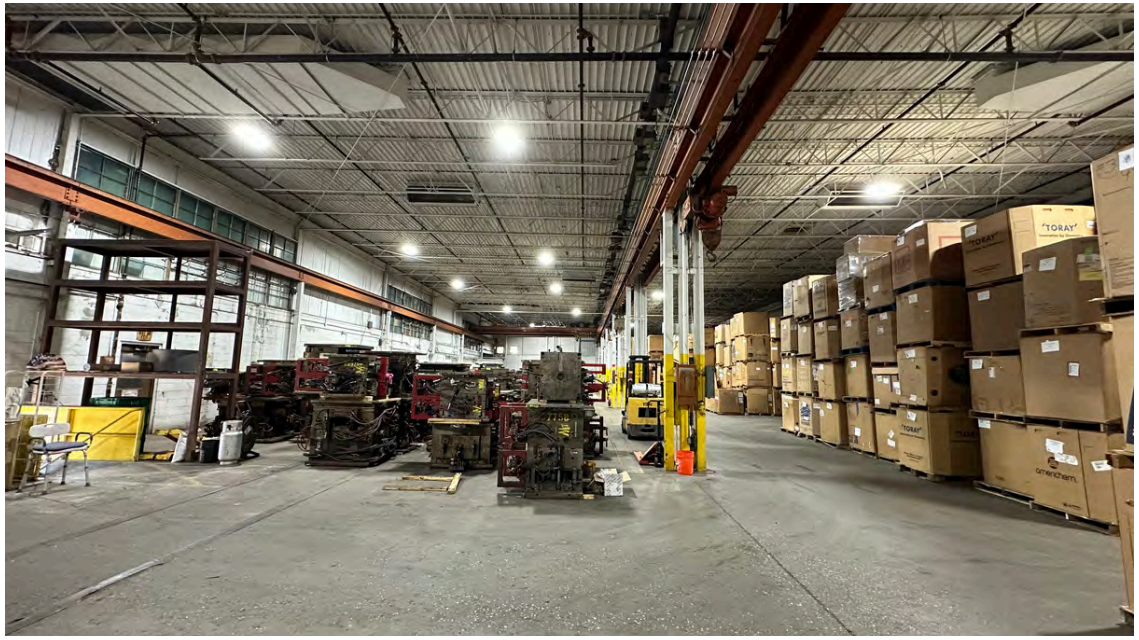
FLOOR PLAN — MAIN BUILDING

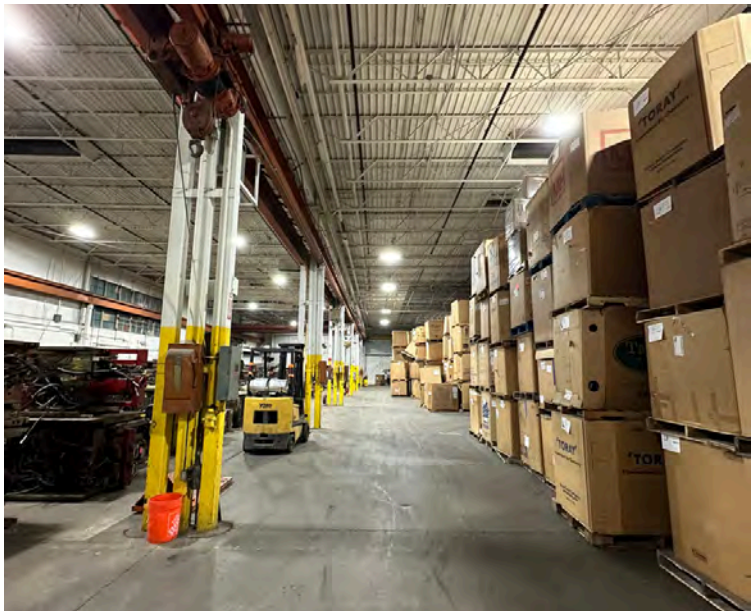


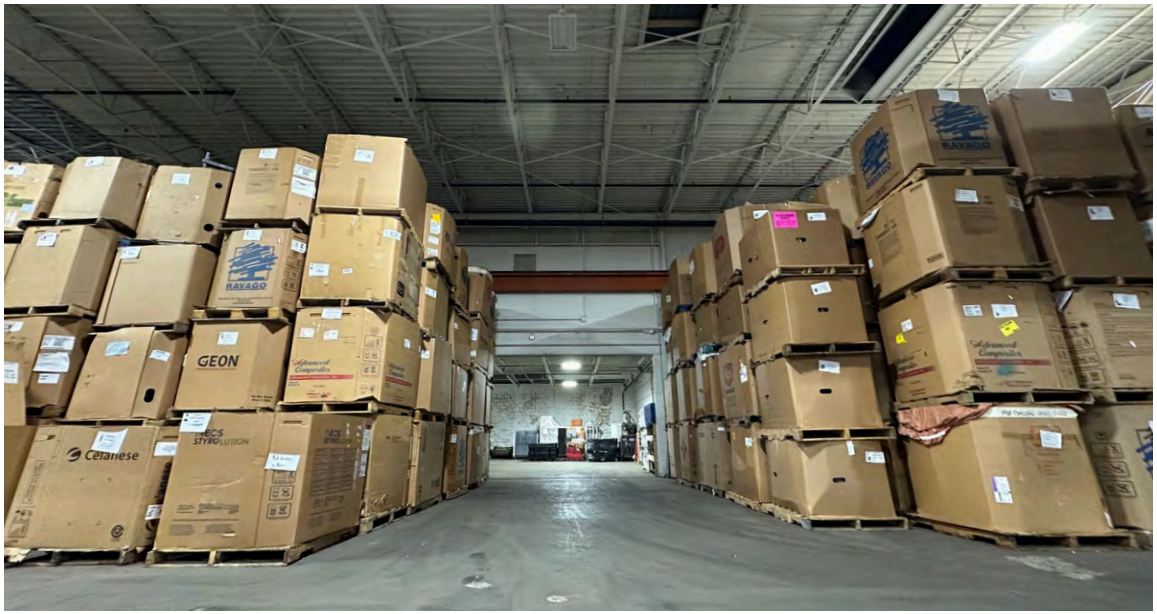
EXTERIOR

EXTERIOR

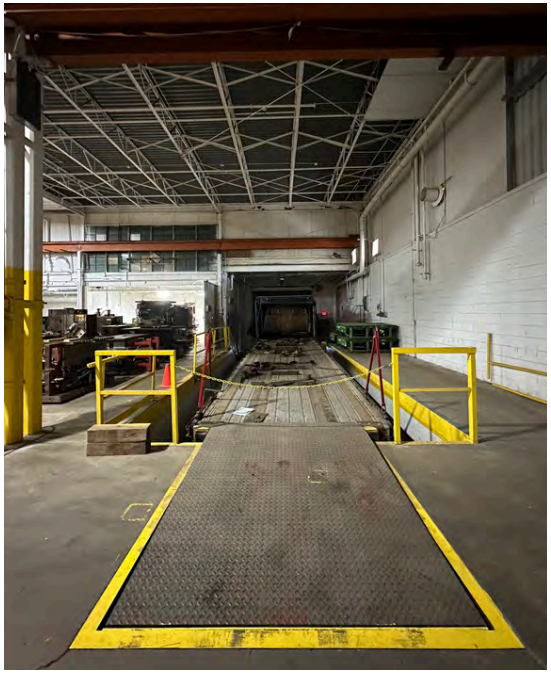
WAREHOUSE

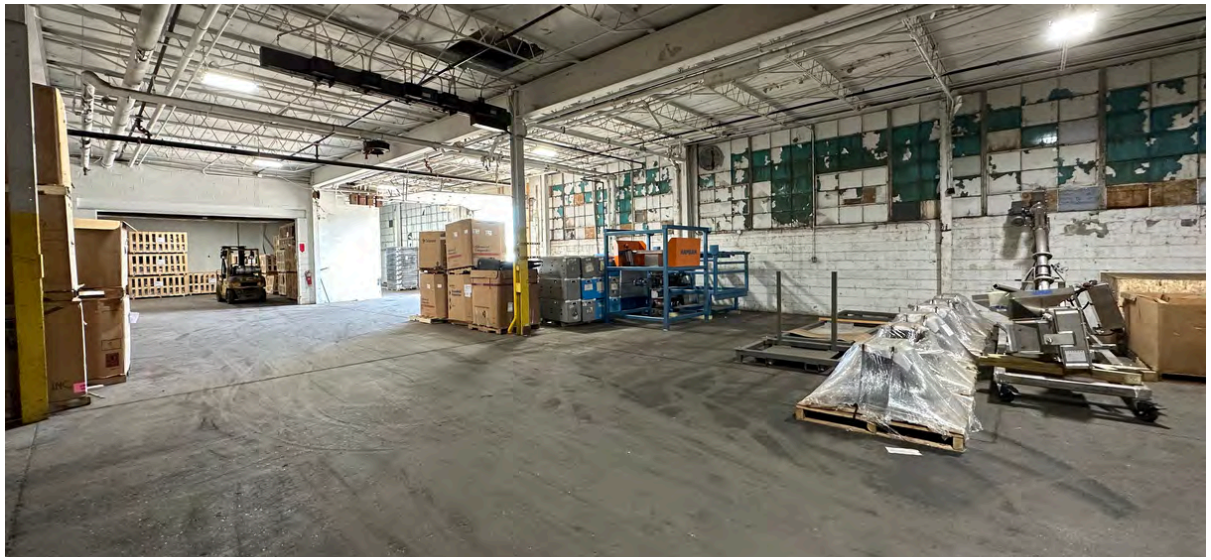




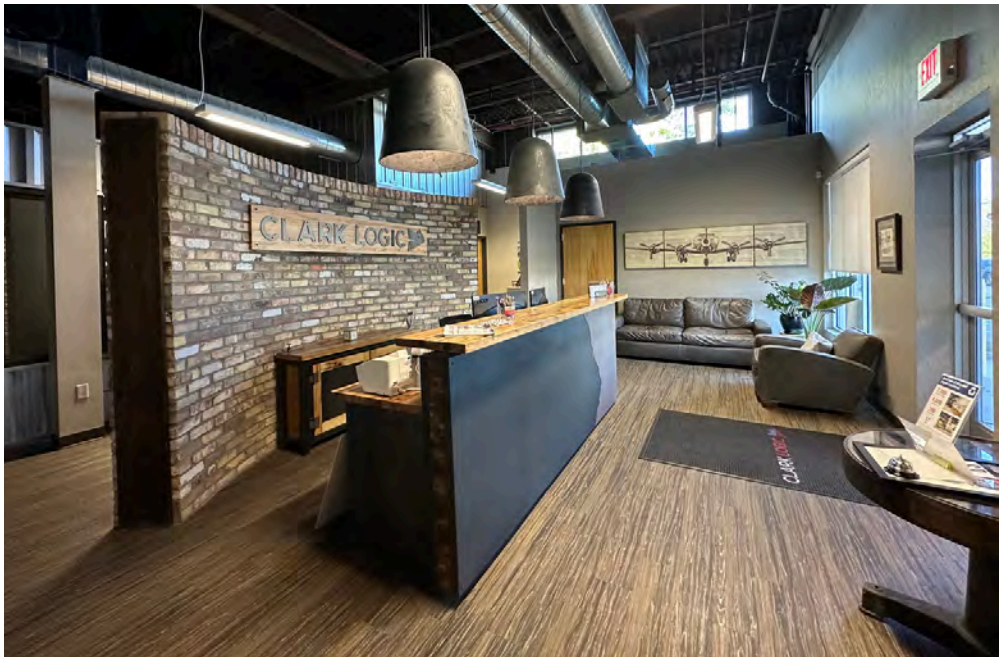


WAREHOUSE





OFFICE



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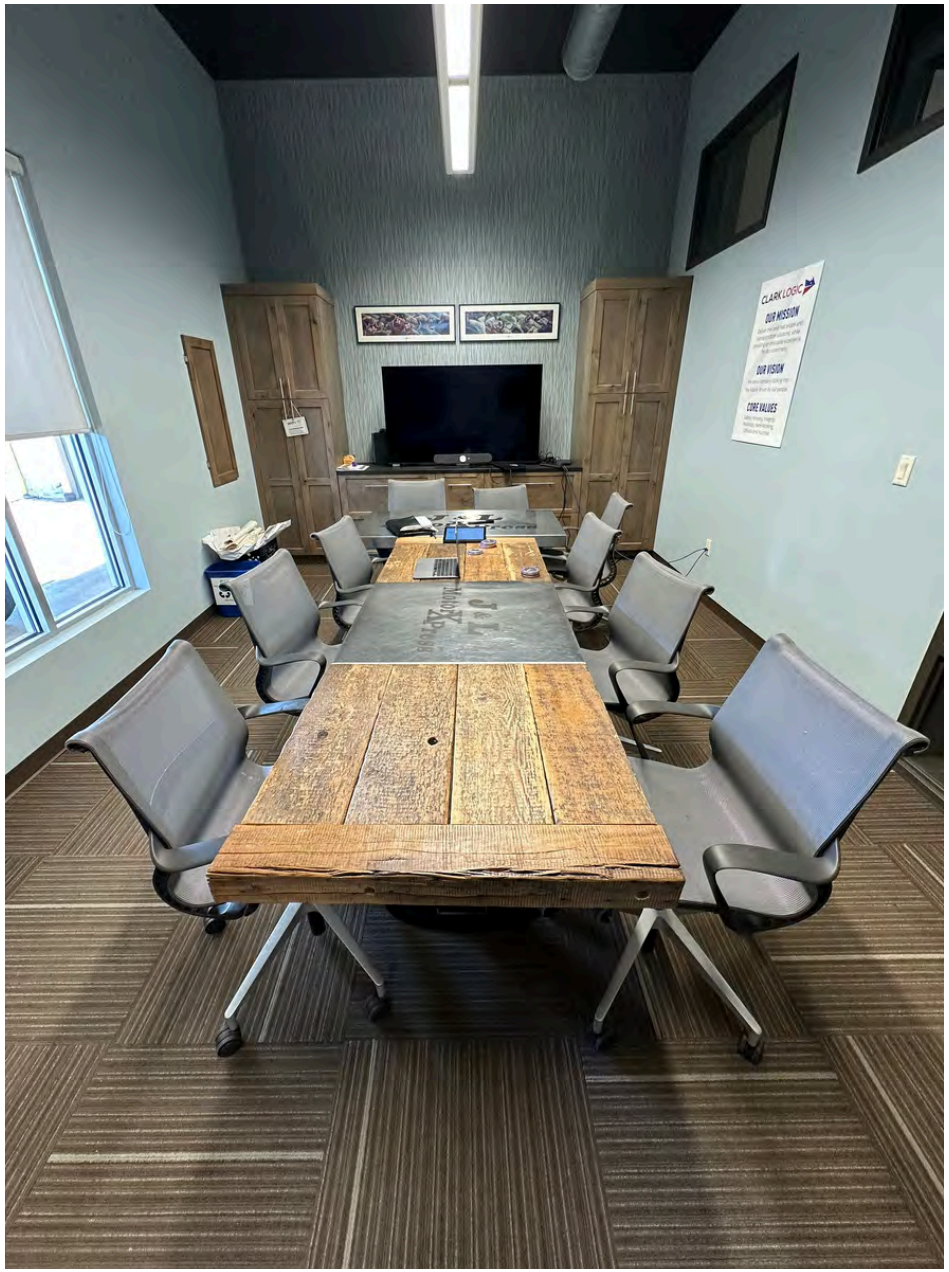

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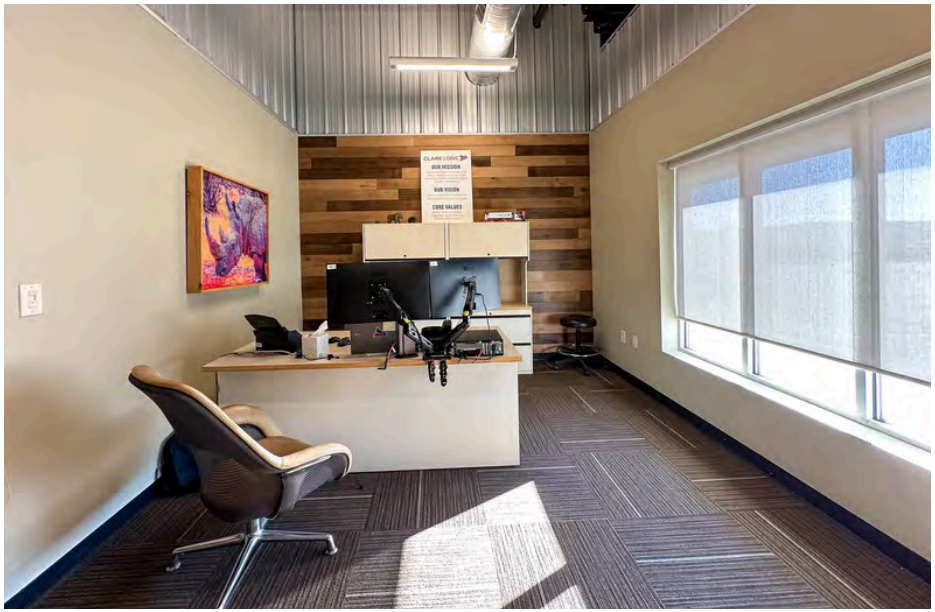
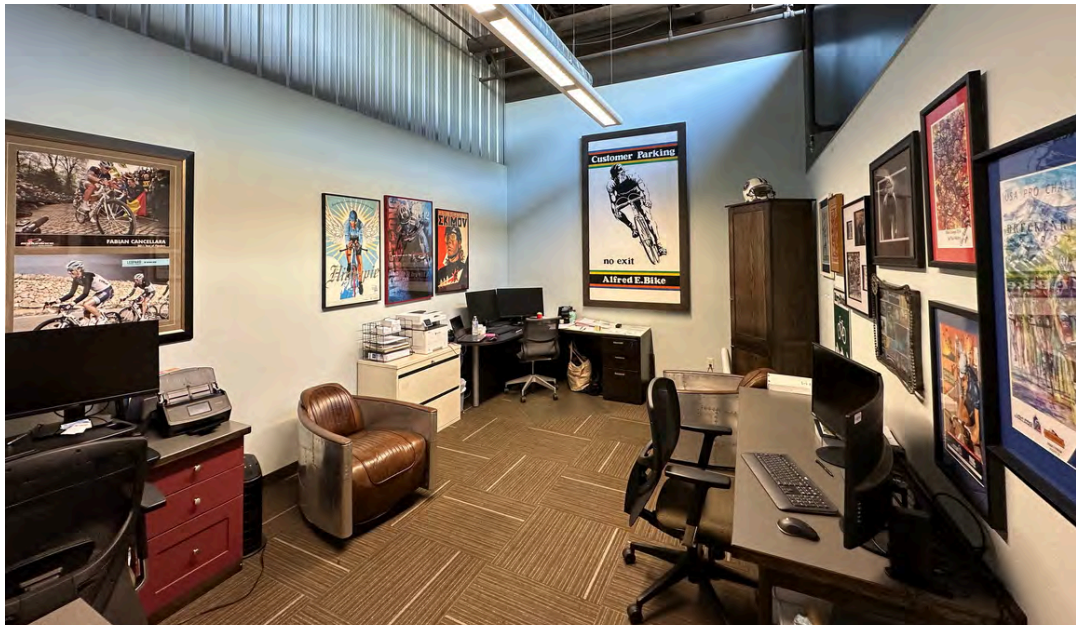
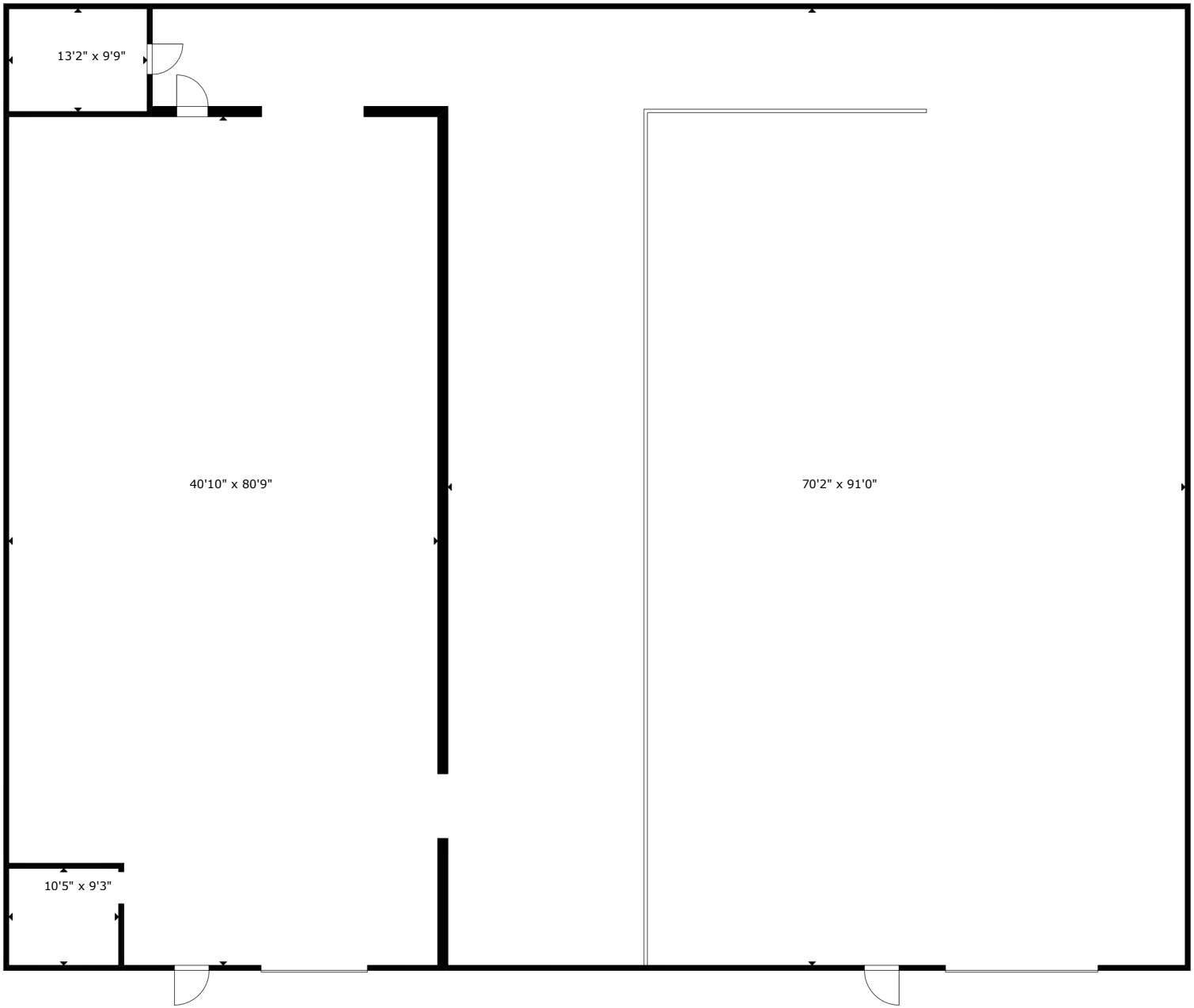
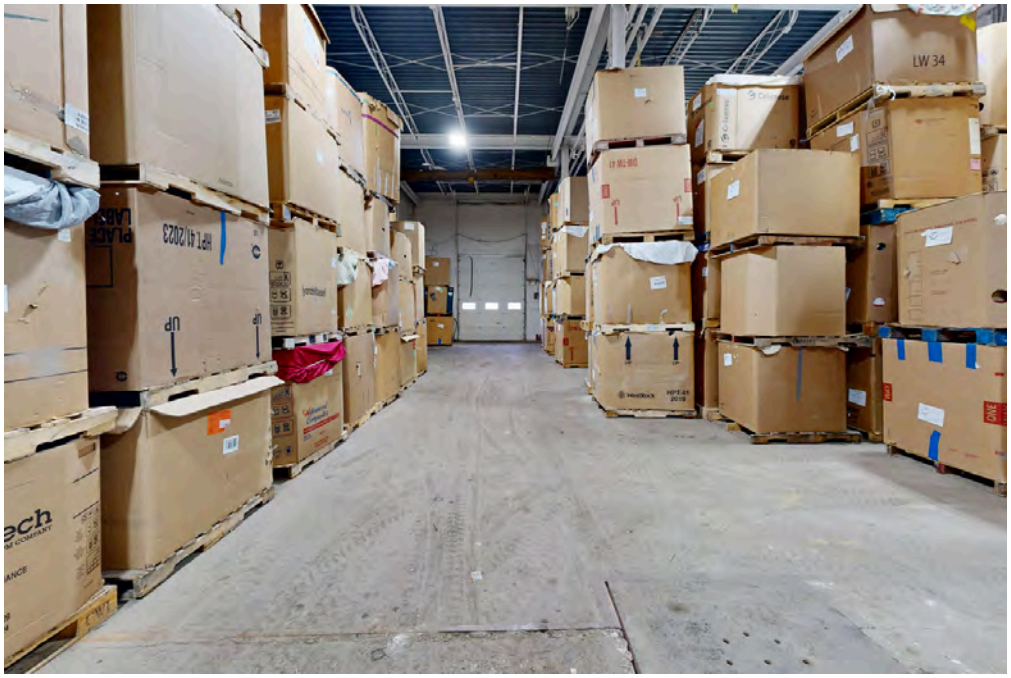




FLOOR PLAN — AUXILIARY BUILDING



AUXILIARY BUILDING



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

REAL ESTATE HEADQUARTERS
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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