Available for Lease

1144 - 1150 - 1170 - 57582

N. Main Street | Three Rivers, MI

CLARK LOGIC

+/- 57,475 AVAILABLE SQUARE FEET

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PROPERTY OVERVIEW

Total SF Available for Lease	+/- 57,475 SF
• 1170 N. Main Street	+/- 40,000 SF
• 1150 N. Main Street	+/- 9,500 SF
• 1144 N. Main Street	+/- 4,000 SF
• 57582 N. Main Street	+/- 3,975 SF

This property offers four available units that can be leased individually or collectively, totaling +/- 57,475 SF of industrial/commercial space within the newly redeveloped Maple Lane Plaza in Three Rivers, Michigan.

Located just minutes from US-131, these properties provide excellent accessibility and convenient connections to major transportation routes.

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.

1170 N. Main Street:

- 40,000 SF newly constructed warehouse (completed early 2026)
- Four dock-high doors
- Two overhead doors
- 20' ceiling height
- Thermo-Cycler HVAC system
- Ideal for manufacturing, distribution, or warehousing

1150 & 1144 N. Main Street:

- Flexible space, can be utilized for storage or built-to-suit office use
- Updated storefront entrances and glass
- New awnings and sidewalks
- 1150 & 1144 can be leased as one unit, or separate units
- 1150 is directly connected to warehouse space at 1170

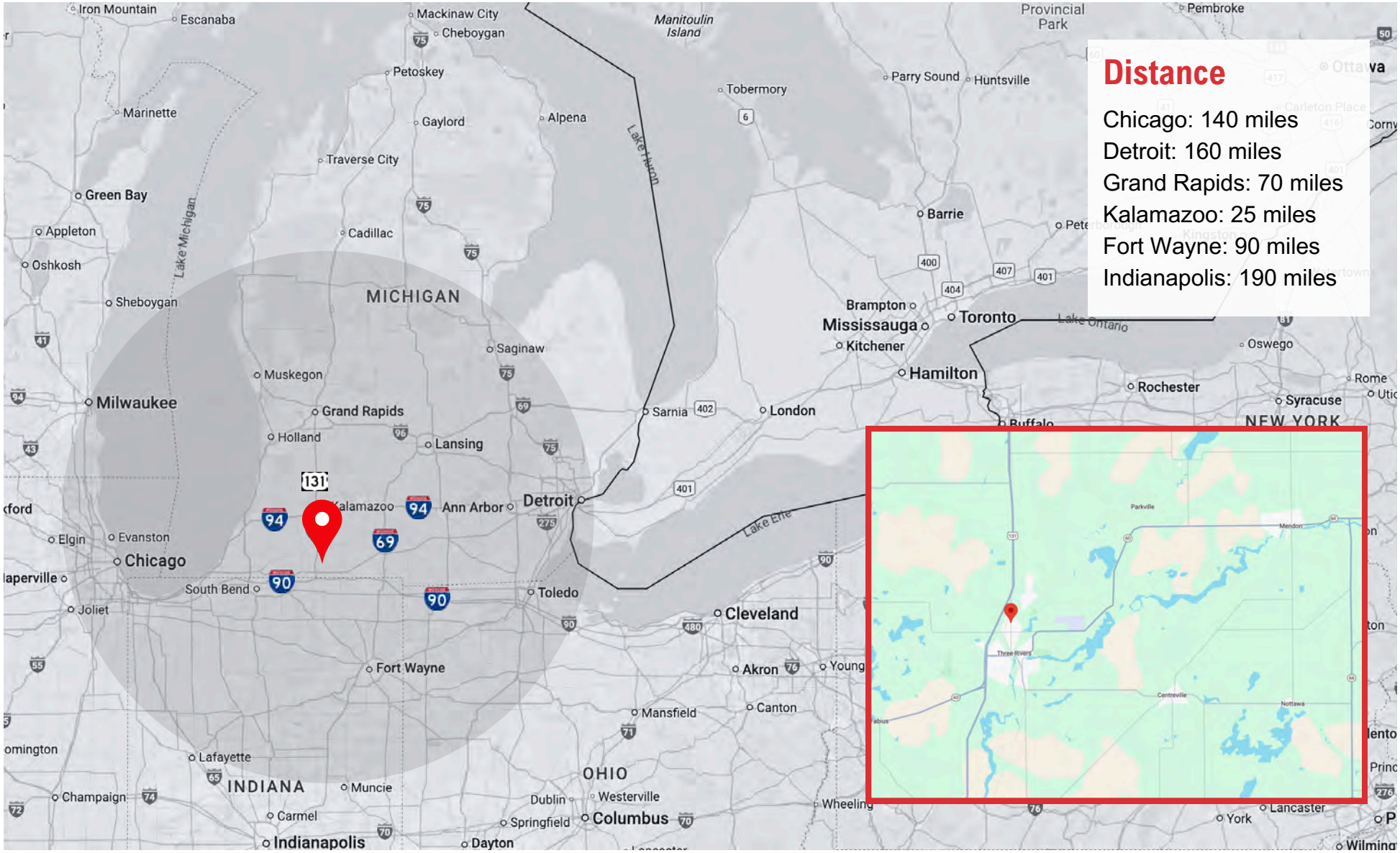
57582 N. Main Street:

- Flexible space, can be utilized for storage or built-to-suit office use

Recent site improvements include:

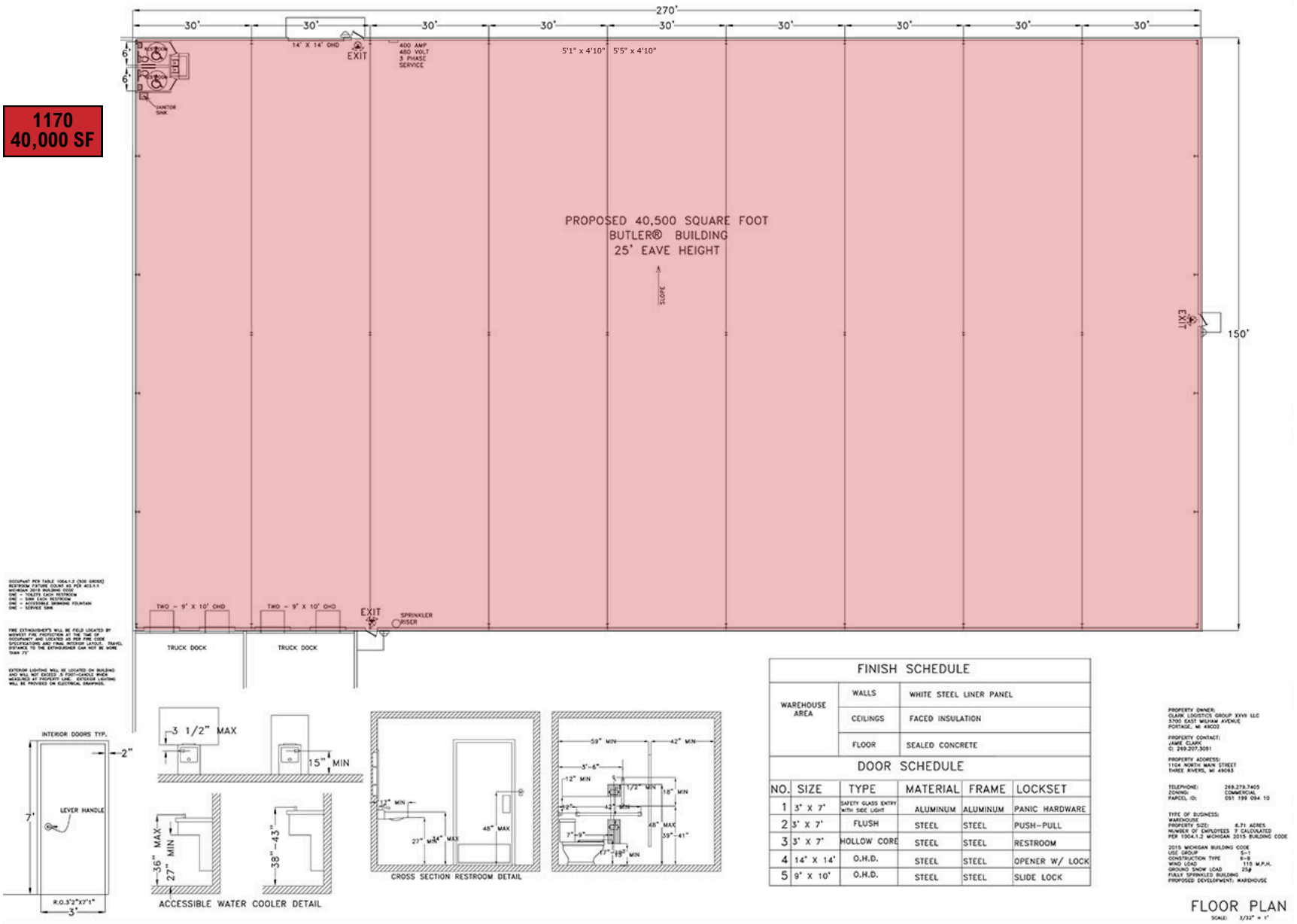
- New concrete parking lot (2025)

MAP VIEW


Distance
Chicago: 140 miles
Detroit: 160 miles
Grand Rapids: 70 miles
Kalamazoo: 25 miles
Fort Wayne: 90 miles
Indianapolis: 190 miles
MICHIGAN
OHIO
INDIANA
Milwaukee
Grand Rapids
Kalamazoo
Ann Arbor
Detroit
Chicago
Fort Wayne
Toledo
Cleveland
Akron
Canton
Mansfield
Columbus
Indianapolis
Lansing
Saginaw
Toronto
Hamilton
Mississauga
Brampton
Kitchener
London
Sarnia
Rochester
Syracuse
Buffalo
Lake Michigan
Lake Huron
Lake Erie
Lake Ontario

1170 FLOOR PLAN

1170
40,000 SF

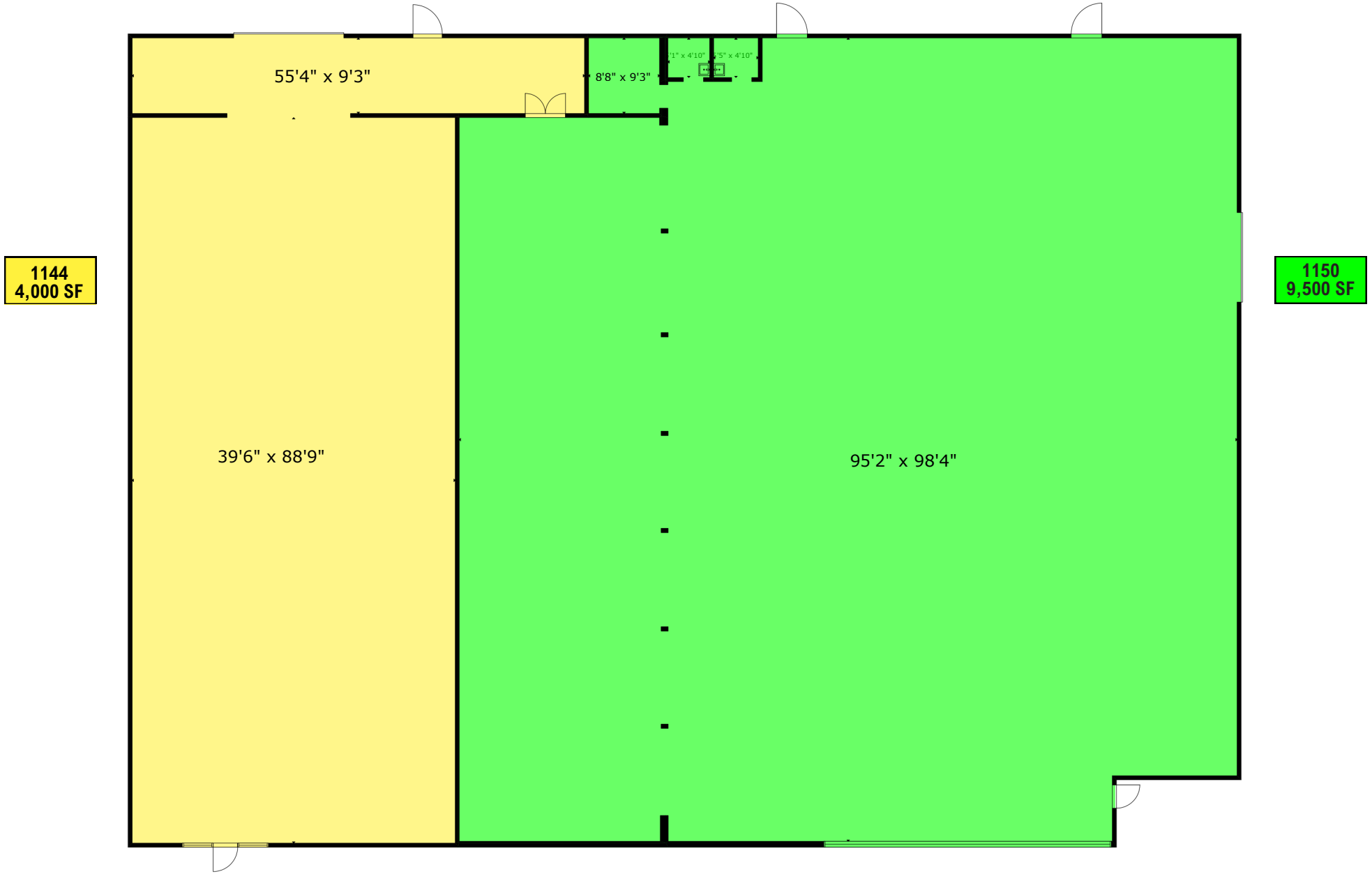


FINISH SCHEDULE		
WAREHOUSE AREA	WALLS	WHITE STEEL LINER PANEL
	CEILINGS	FACED INSULATION
	FLOOR	SEALED CONCRETE

DOOR SCHEDULE					
NO.	SIZE	TYPE	MATERIAL	FRAME	LOCKSET
1	3' X 7'	SAFETY GLASS ENTRY WITH SIDE LIGHT	ALUMINUM	ALUMINUM	PANIC HARDWARE
2	3' X 7'	FLUSH	STEEL	STEEL	PUSH-PULL
3	3' X 7'	HOLLOW CORE	STEEL	STEEL	RESTROOM
4	14' X 14'	O.H.D.	STEEL	STEEL	OPENER W/ LOCK
5	9' X 10'	O.H.D.	STEEL	STEEL	SLIDE LOCK

FLOOR PLAN

1144 & 1150 FLOOR PLAN

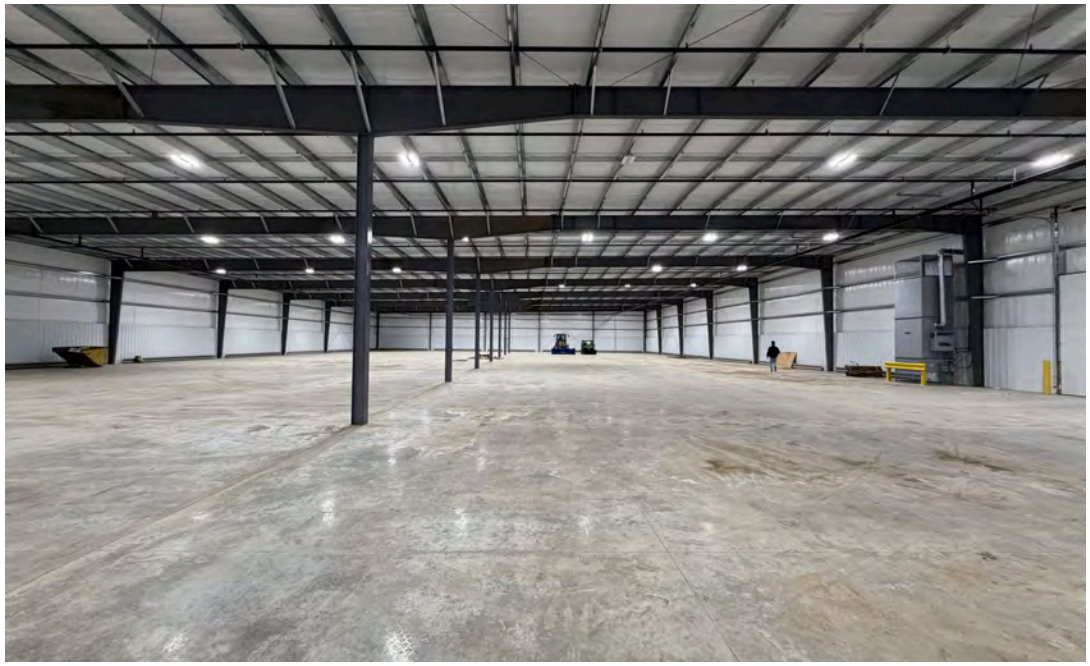


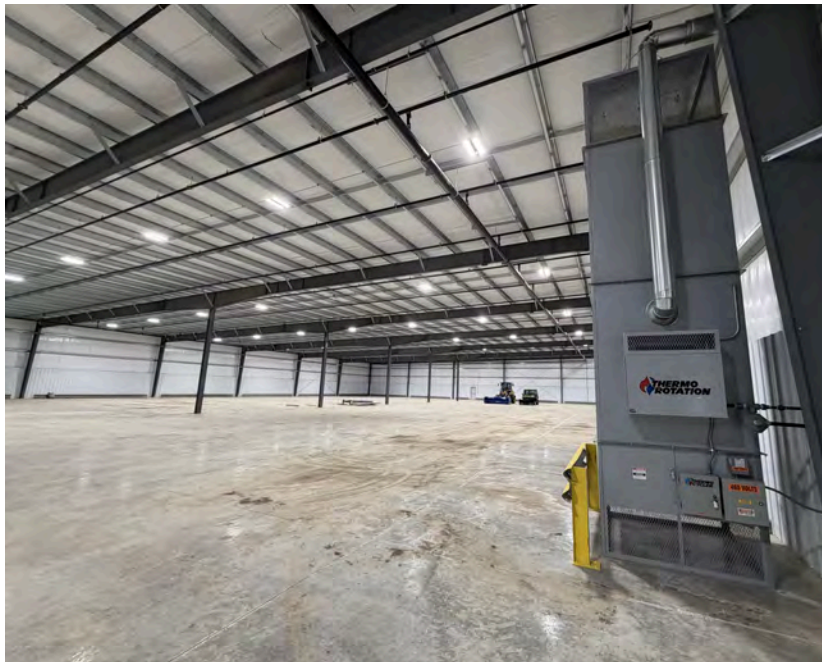
57582 FLOOR PLAN

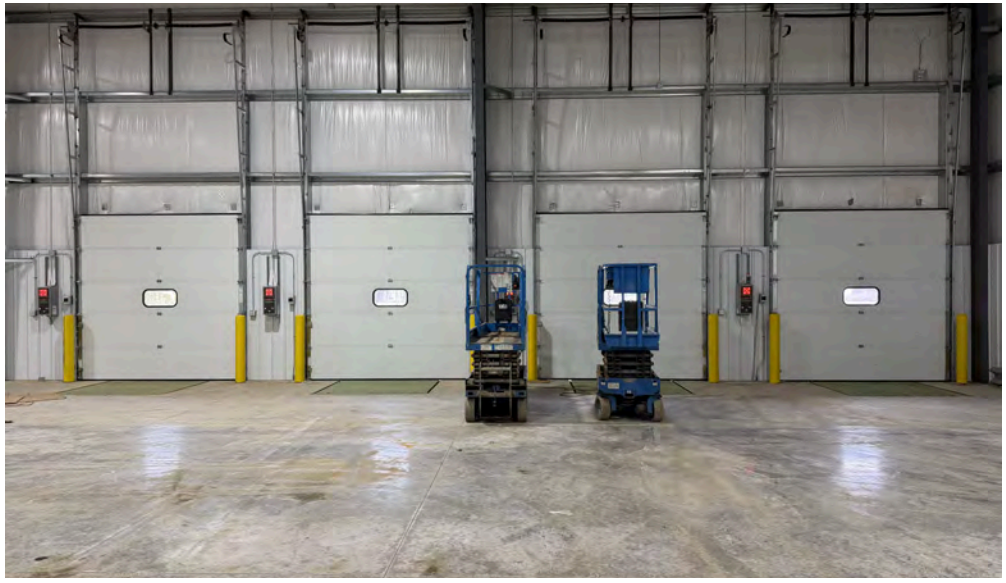
57582
3,975 SF

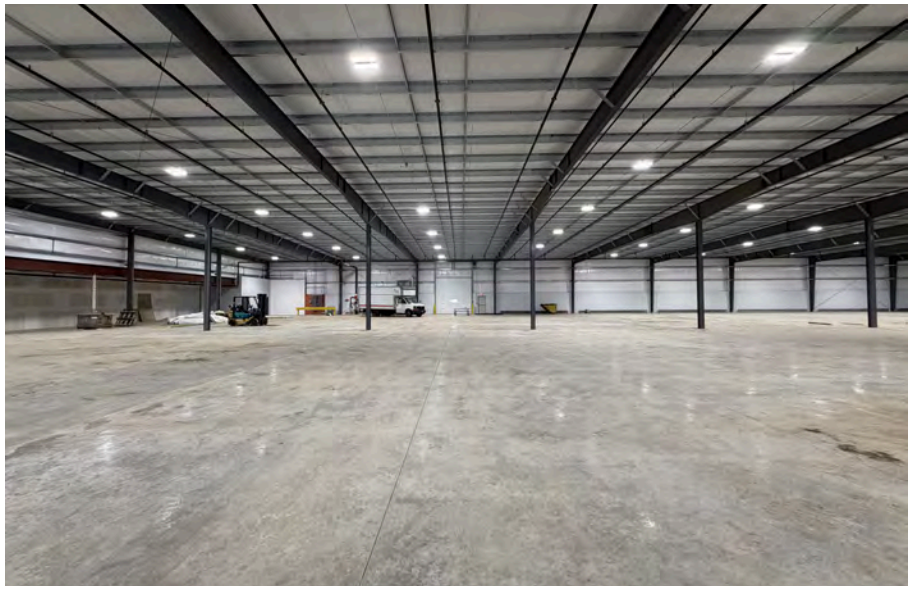
1170 IMAGES

1170 IMAGES









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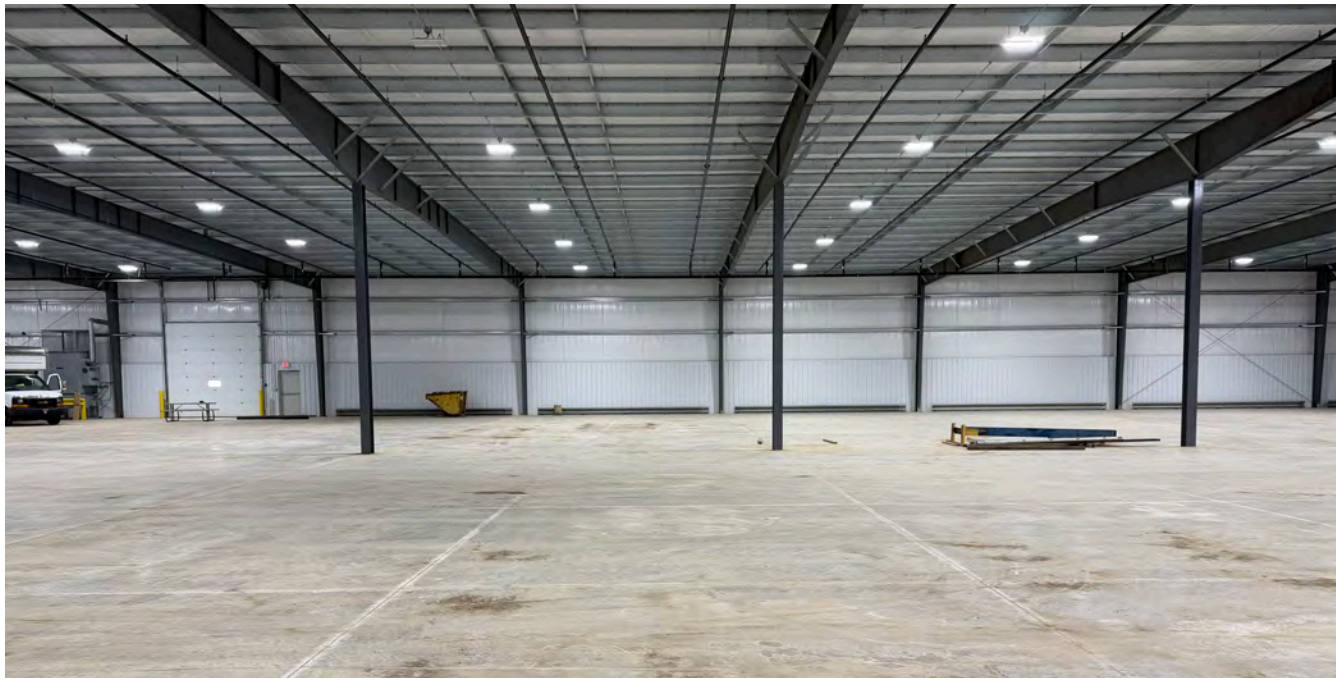
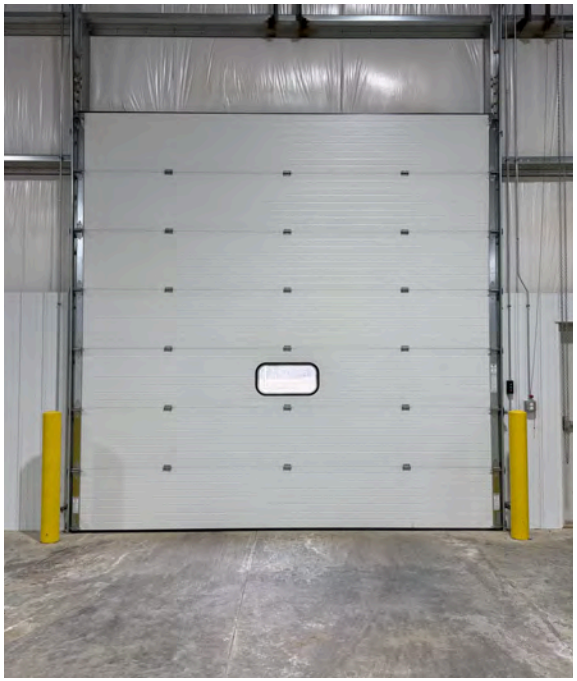
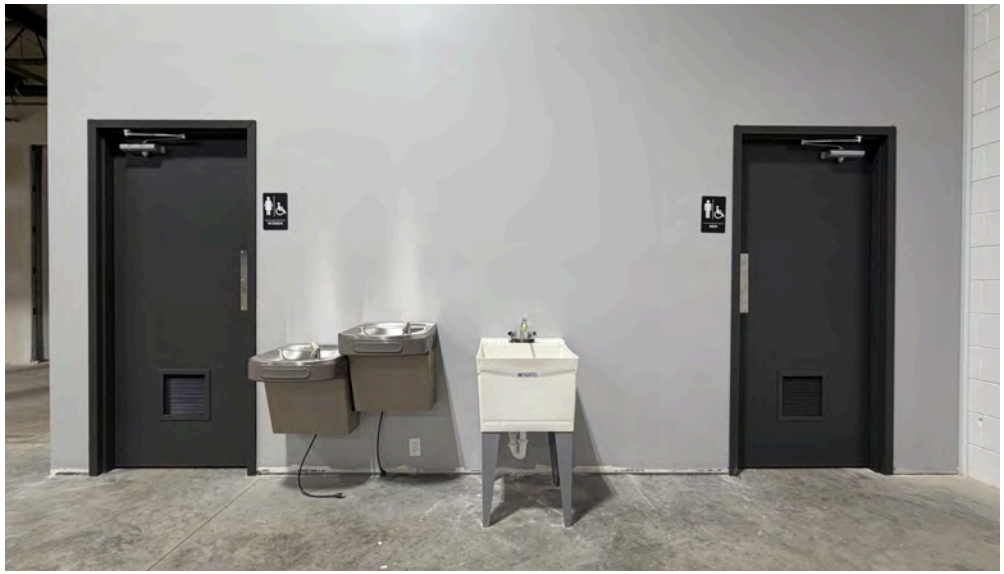
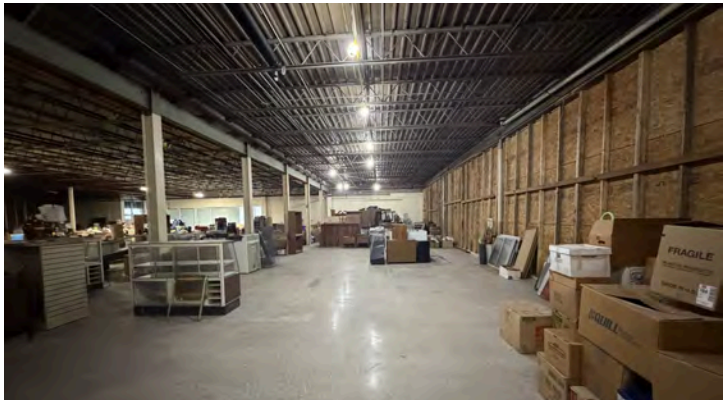






1150 IMAGES

the metro maplelane
A CLARKLOGIC DEVELOPMENT
CLARKLOGIC.COM



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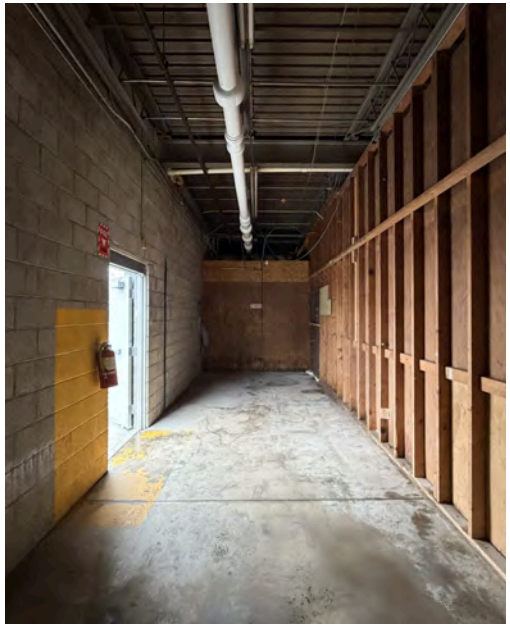
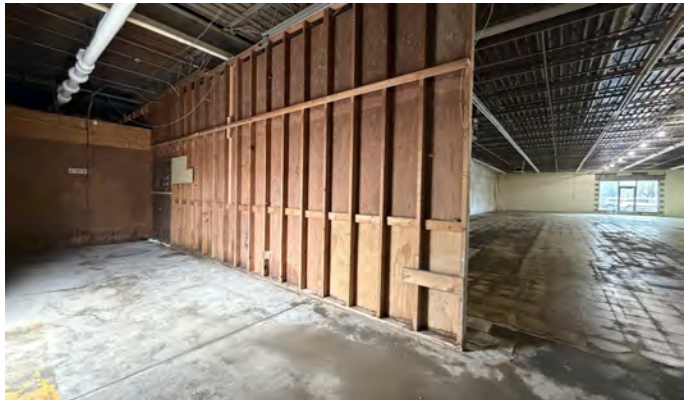




57582 IMAGES

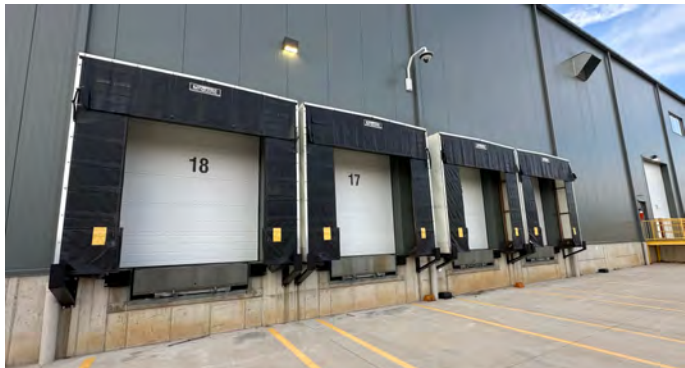
OUR FULL RANGE
OF SERVICES

- 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
- Industrial Equipment Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing

CIMC VANGUARD

AUTHORIZED DEALER

New Trailers, Parts & Service



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KILGORE HEADQUARTERS
3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405