Available for Lease

1170 N. Main Street | Three Rivers, MI

CLARK LOGIC

+/- 40,000 AVAILABLE SQUARE FEET

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Property Snapshot

Available for Lease	+/- 40,000 SF
Total Building Size	+/- 40,000 SF
Construction	Butler Steel, 2024 New Construction
Docks	Four (4)
Grade Level Doors	Two (2)
Floors	Concrete
Heat	Thermo-Cycler

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.

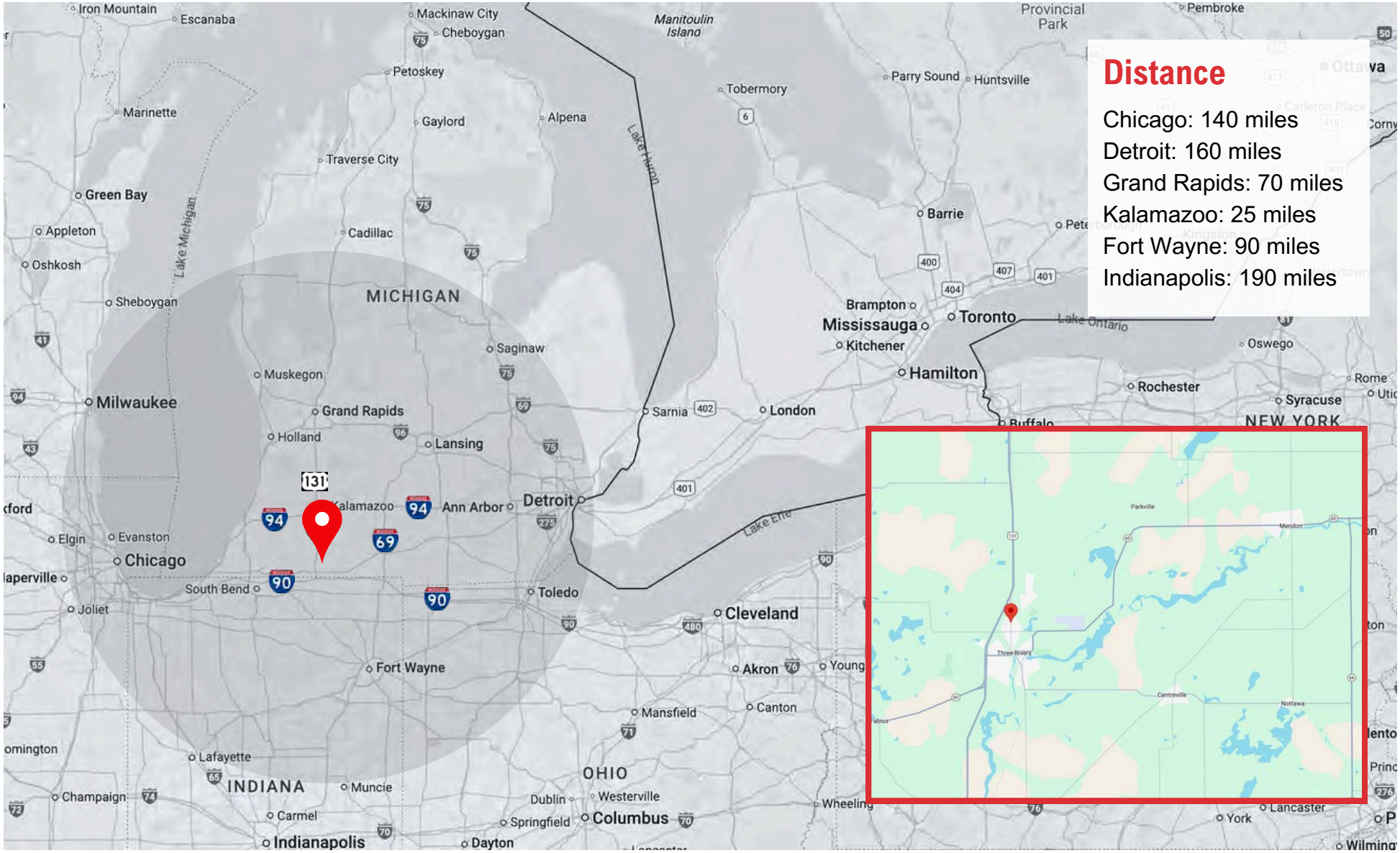
Property Description

Brand-new +/- 40,000 SF Butler steel building located at 1170 North Main Street in the Maple Lane Plaza, Three Rivers, MI.

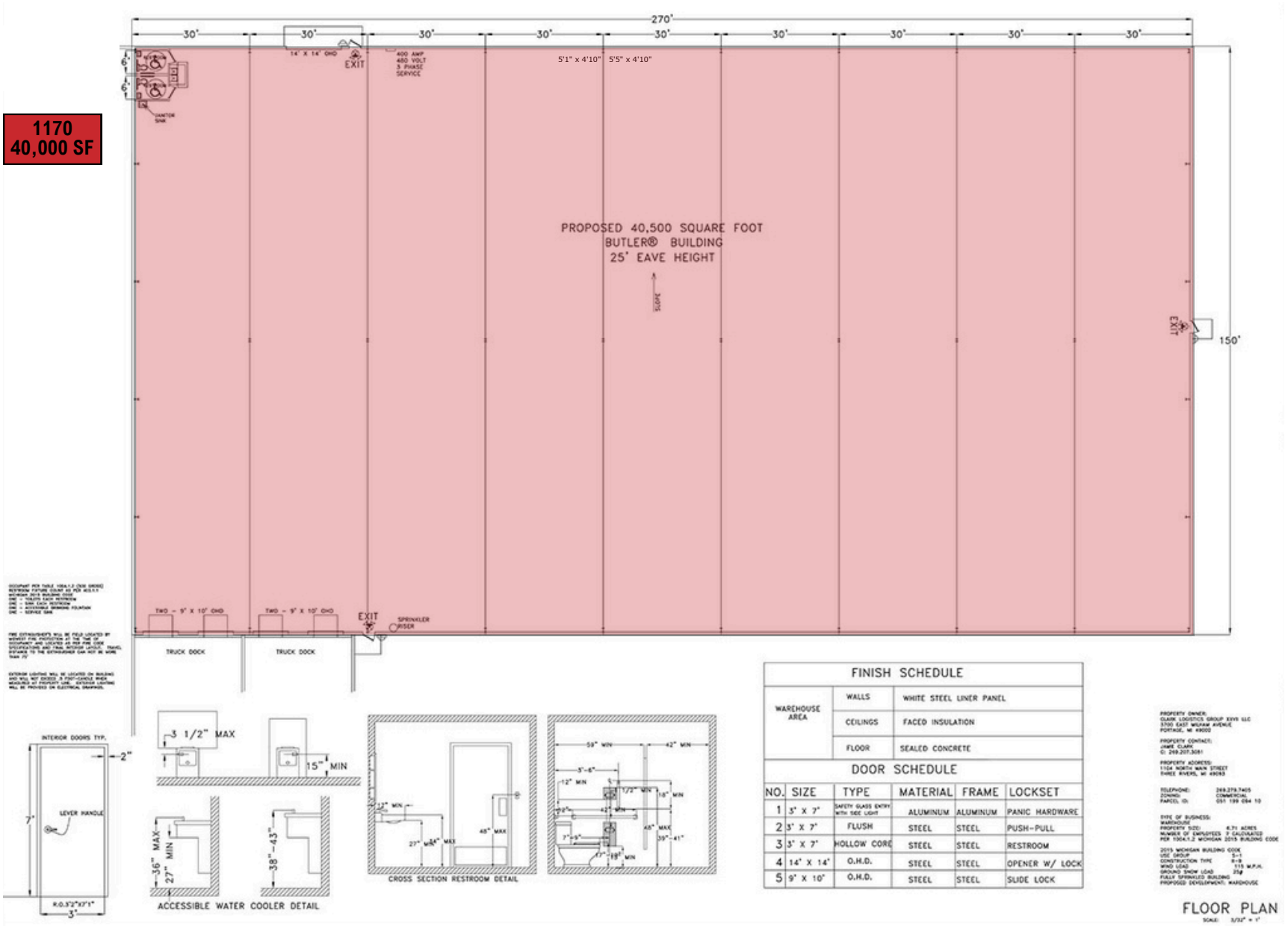
Constructed in 2024 with durable concrete and steel, this facility features four (4) docks, two (2) overhead doors, and a high-efficiency Thermo-Cycler HVAC system.

Strategically positioned just minutes from US 131, the property offers excellent accessibility and is ideal for manufacturing, warehousing, or distribution operations.

MAP VIEW


Distance
Chicago: 140 miles
Detroit: 160 miles
Grand Rapids: 70 miles
Kalamazoo: 25 miles
Fort Wayne: 90 miles
Indianapolis: 190 miles
MICHIGAN
INDIANA
OHIO
NEW YORK
Lake Michigan
Lake Huron
Lake Erie
Lake Ontario
Manitoulin Island
Milwaukee
Chicago
Detroit
Toronto
Cleveland
Indianapolis
Fort Wayne
Grand Rapids
Kalamazoo
Ann Arbor
Lansing
Saginaw
Muskegon
Traverse City
Cadillac
Gaylord
Alpena
Petoskey
Mackinaw City
Cheboygan
Escanaba
Iron Mountain
Marinette
Green Bay
Appleton
Oshkosh
Sheboygan
Toledo
Akron
Canton
Mansfield
Columbus
Dayton
Springfield
Dublin
Westerville
Lafayette
Muncie
Champaign
Carmel
South Bend
Joliet
Elgin
Evanston
Waukegan
Sarnia
London
Hamilton
Kitchener
Mississauga
Brampton
Barrie
Tobermory
Parry Sound
Huntsville
Provincial Park
Pembroke
Ottawa
Rochester
Syracuse
Oswego
Rome
Buffalo
Wheeling
Young
York
Lancaster
Wilming
Parkville
Mendon
Three Rivers
Centreville
Nottawa

1170 FLOOR PLAN

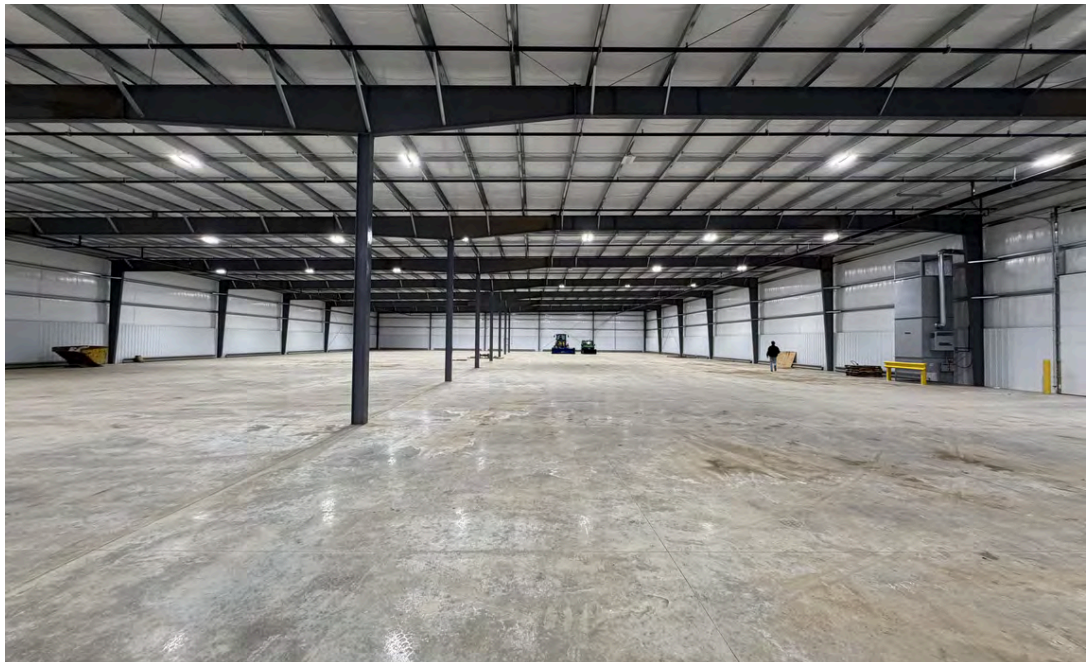


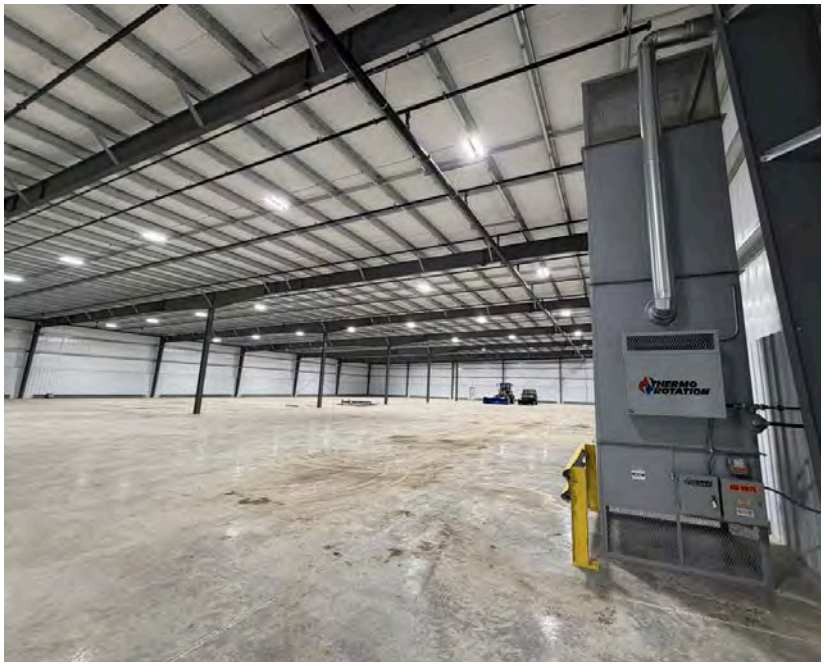
LOCATION

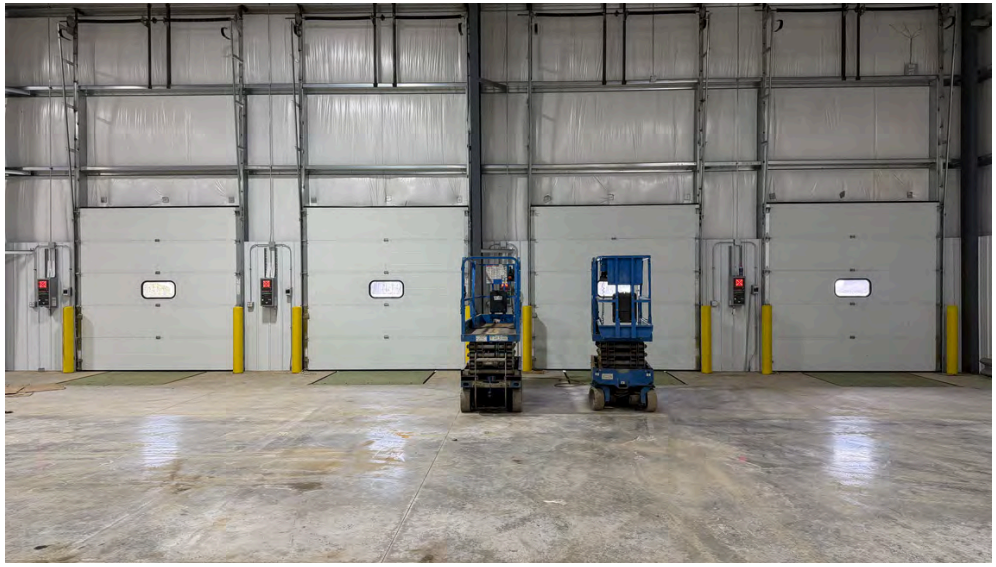
AMERICAN AXLE & MANUFACTURING
131
N Main Street
N Main Street

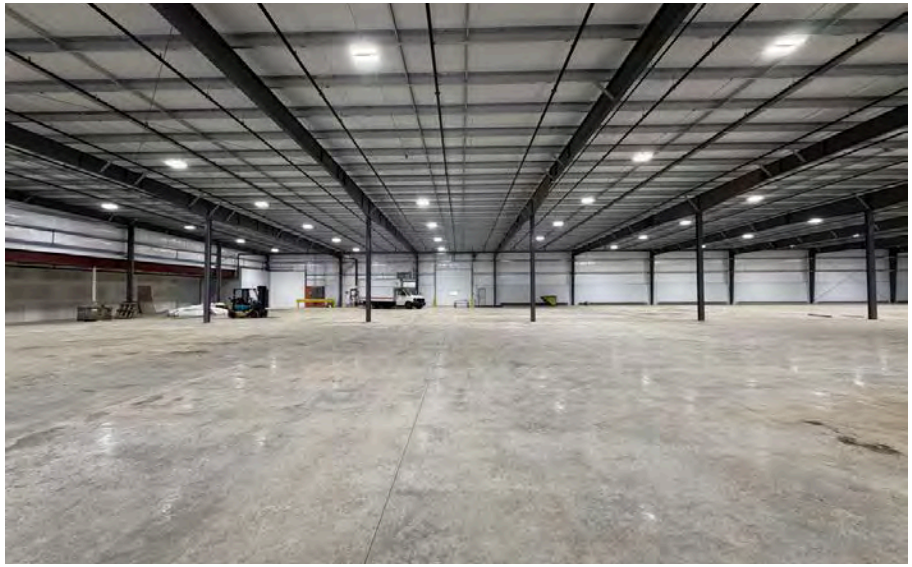
EXTERIOR

INTERIOR

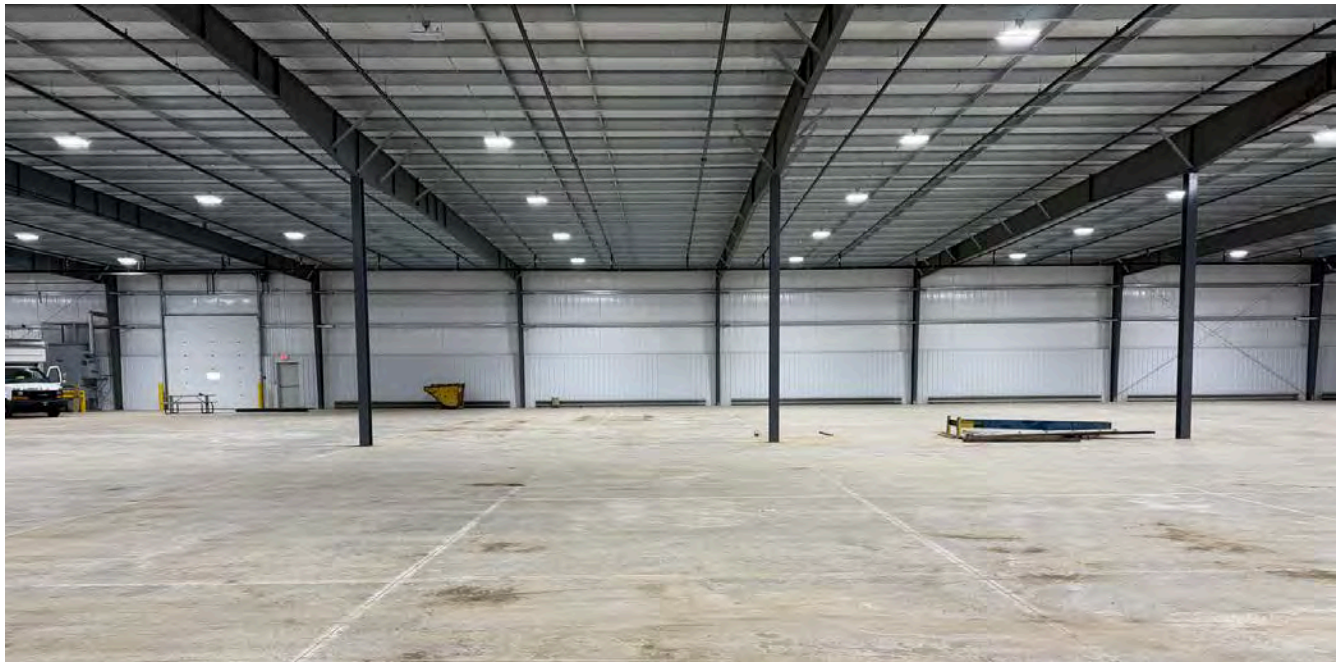


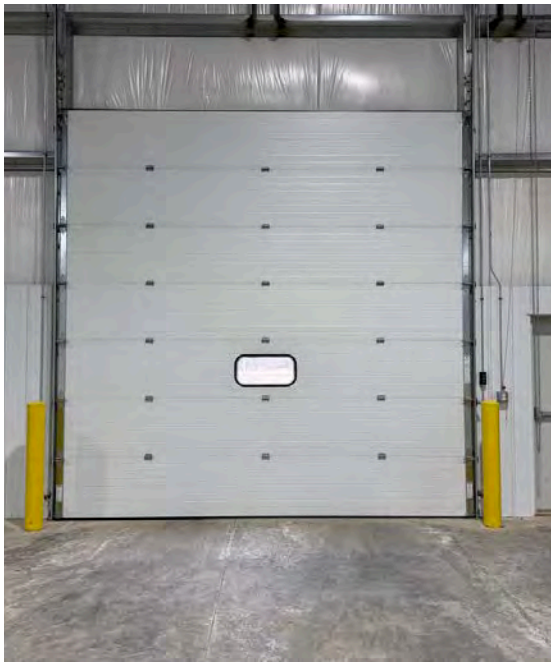


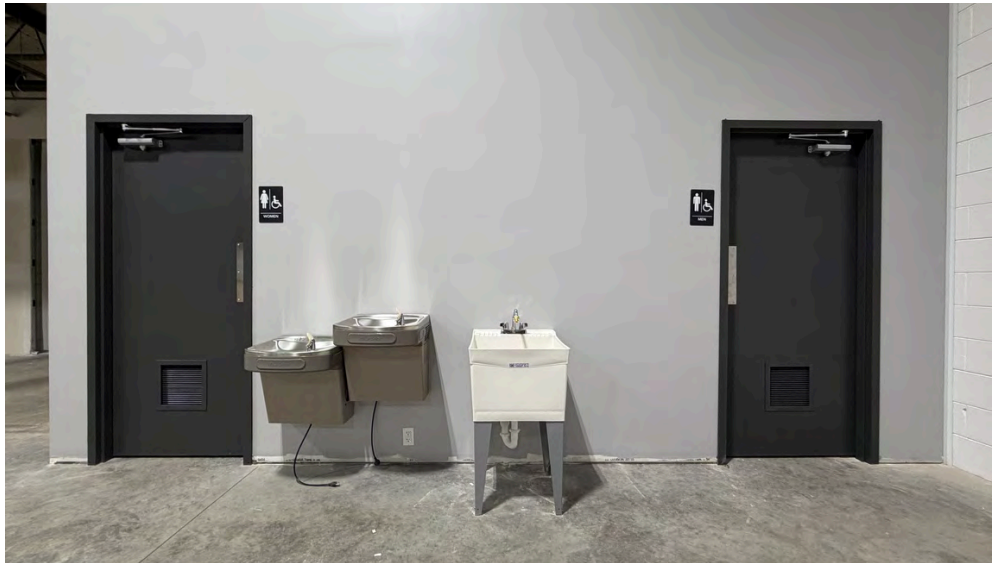




INTERIOR

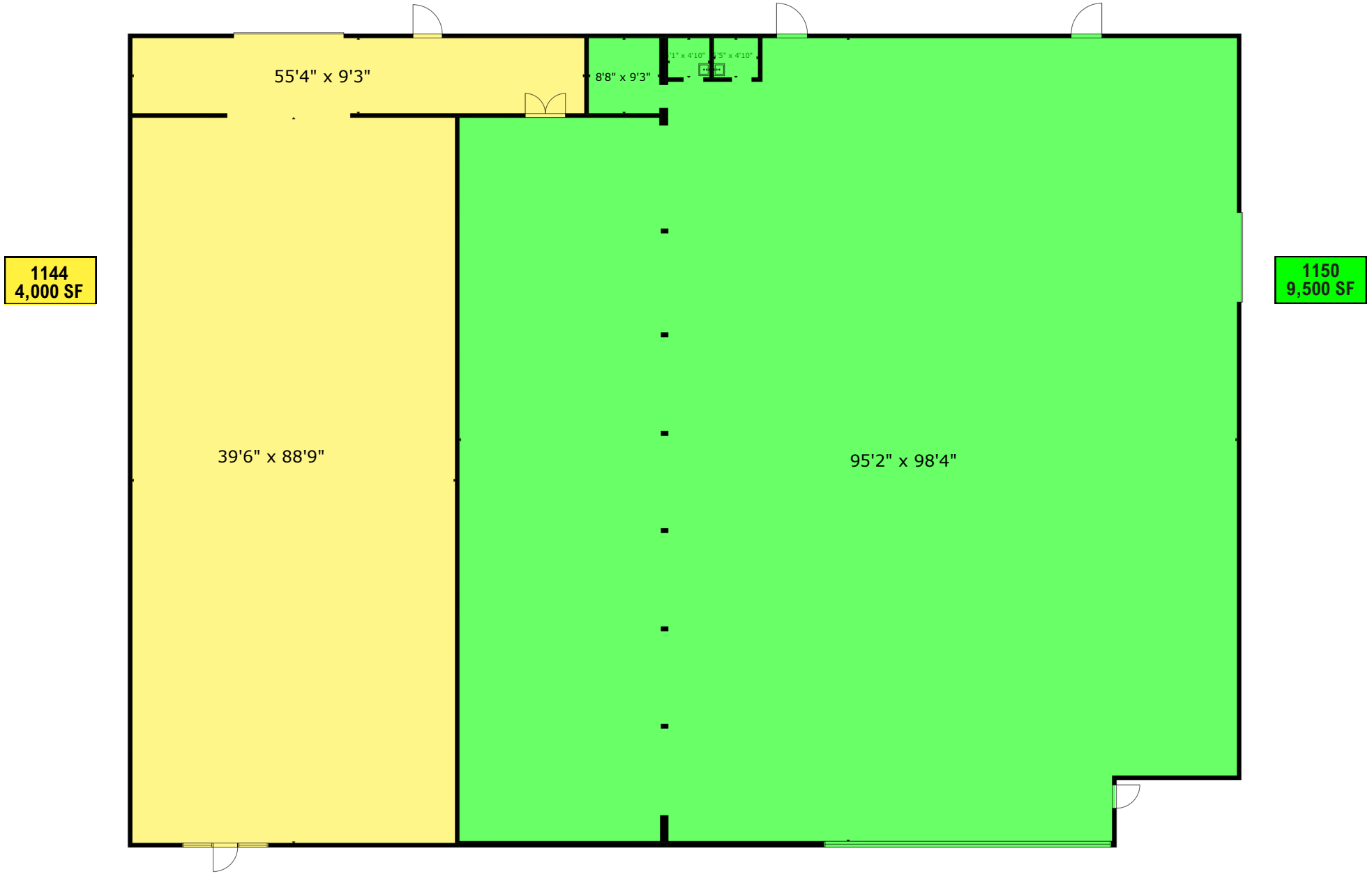






FULL SITE OVERVIEW

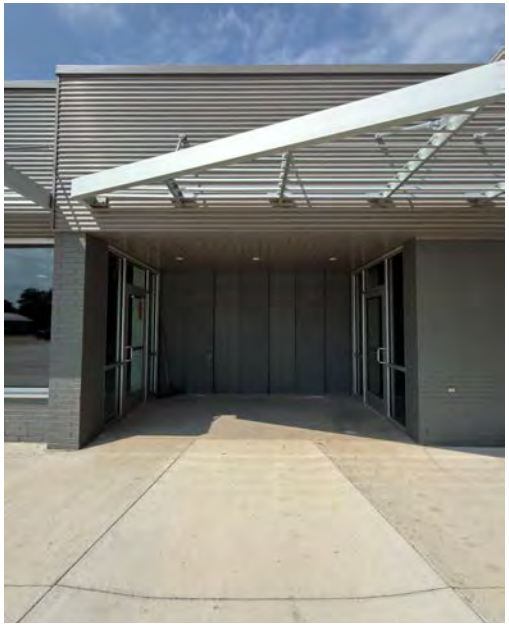
1144 & 1150 FLOOR PLAN

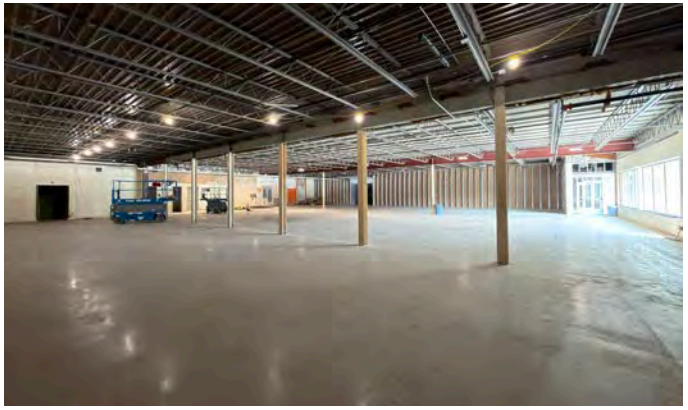


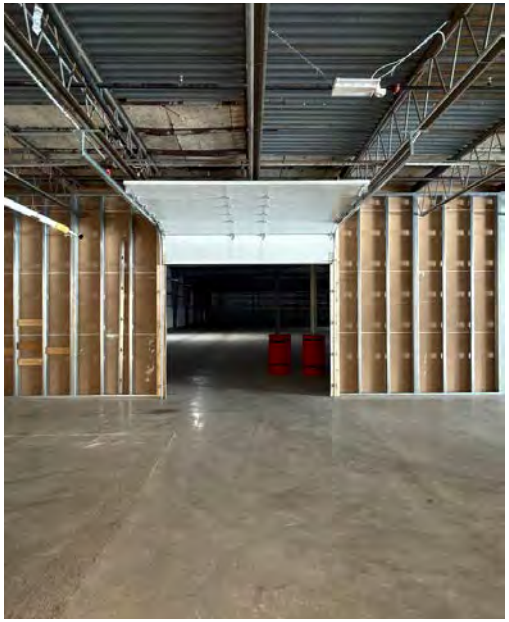
57582 FLOOR PLAN

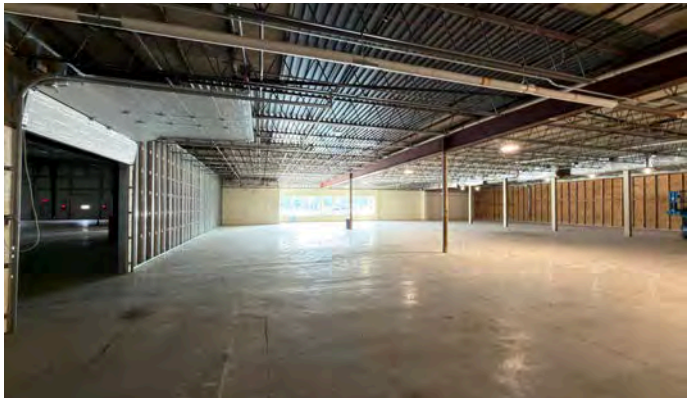
57582
3,975 SF

1150 IMAGES

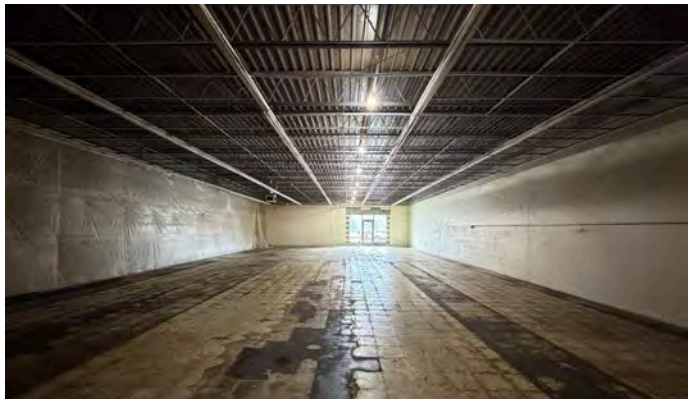


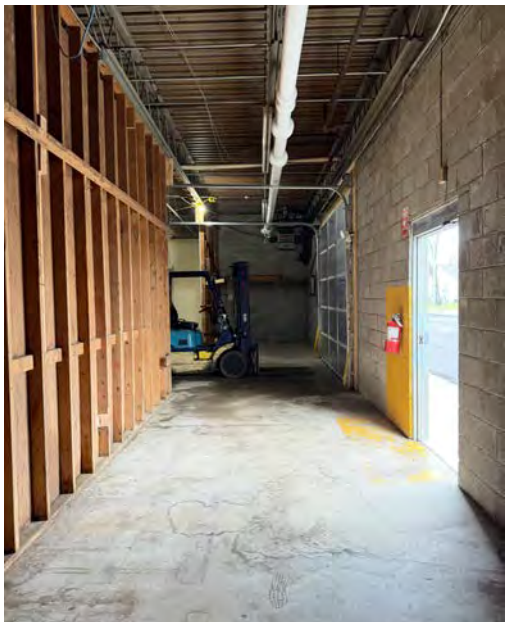


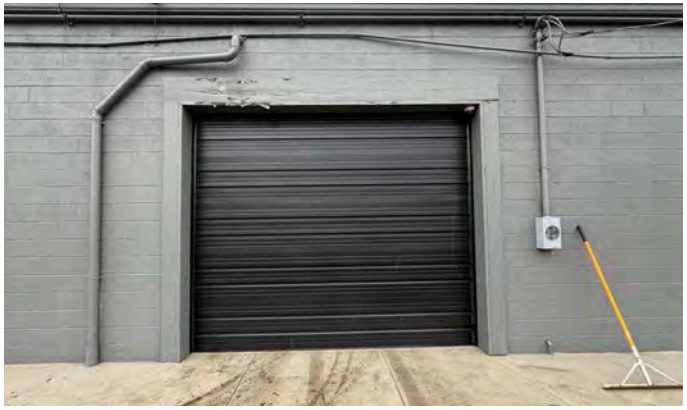


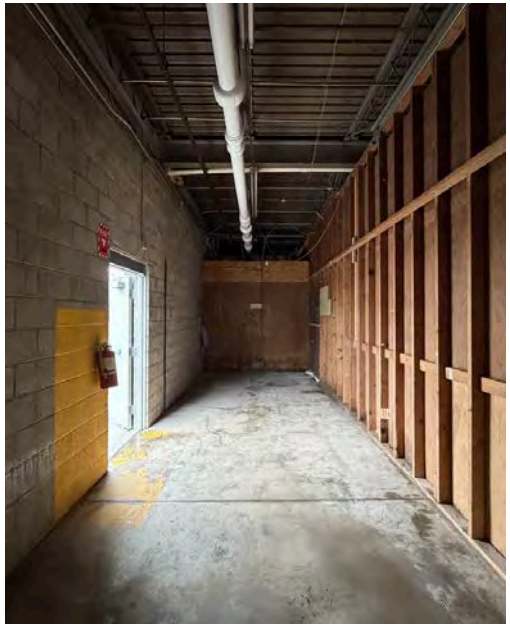


1144 IMAGES









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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269.323.0717

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KILGORE HEADQUARTERS
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Kalamazoo, MI 49001
269.279.7405