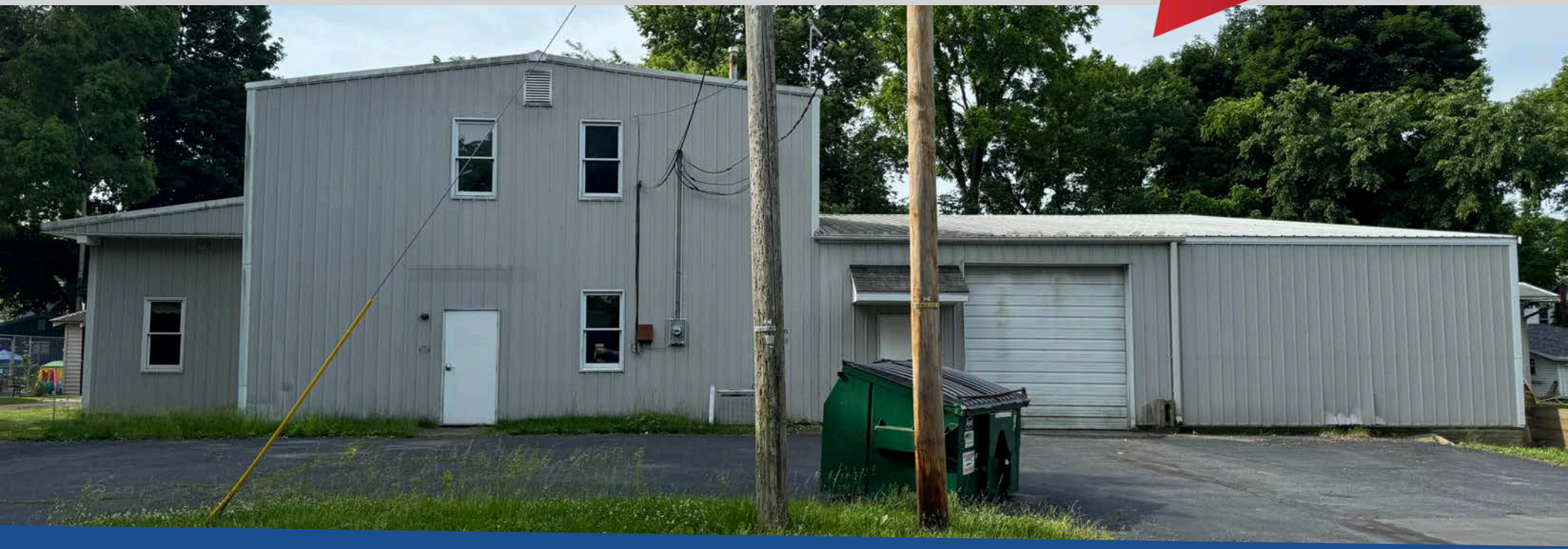
Available for Lease

315 7th Avenue | Three Rivers, MI



CLARK LOGIC

+/- 10,192 AVAILABLE SQUARE FEET

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Property Snapshot

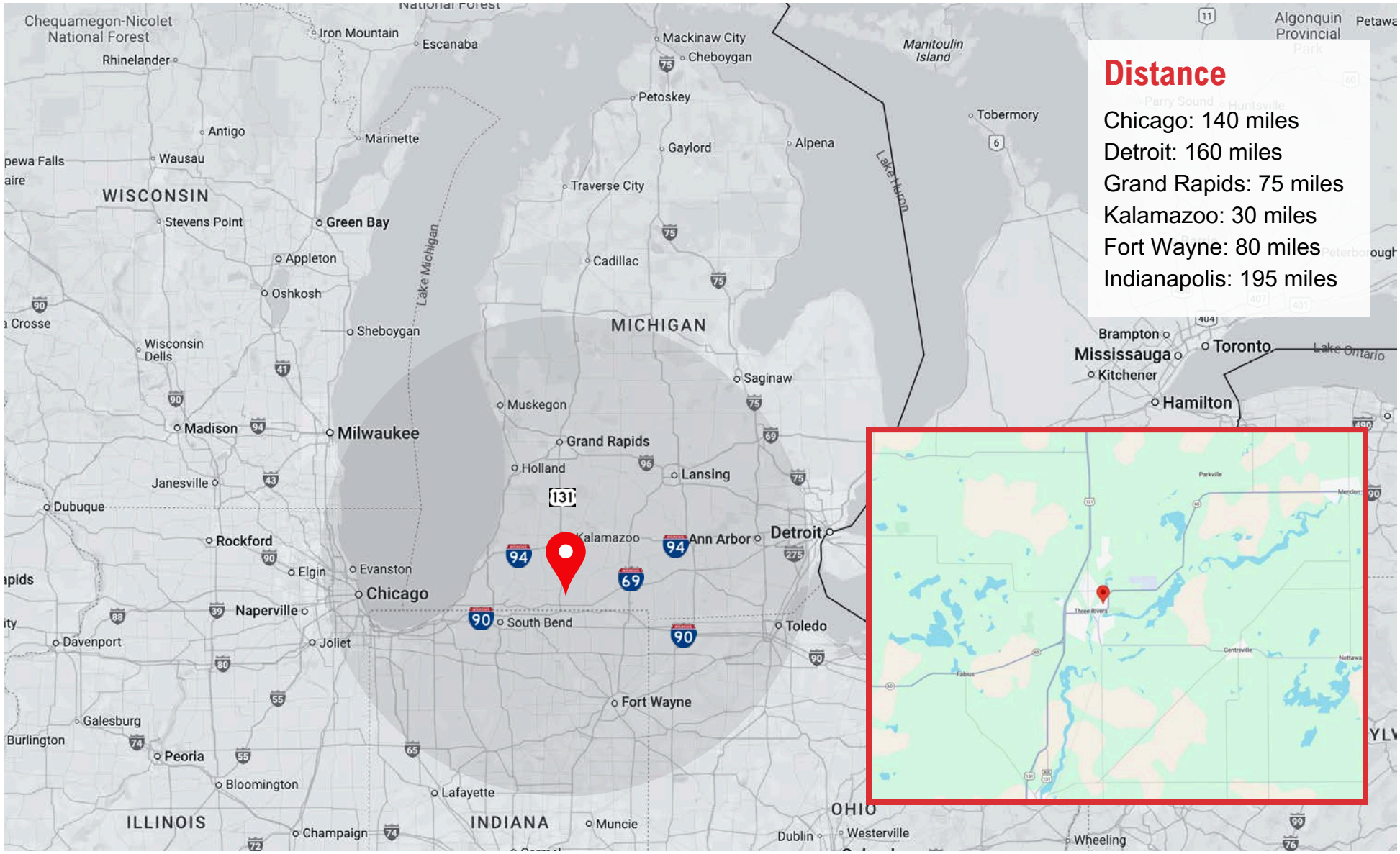
Available for Lease	+/- 10,192 SF
Total Building Size	+/- 10,192 SF
Site Size	+/- 0.42 Acres
Building Type	Frame
Loading Docks	Two (2)
Overhead Door	One (1)
Clear Span Height	Varies
Floors/Flooring	Two (2)
Parking	On-Site - Asphalt; Street
Power	Ample - 480 Power Voltage/3 Phase
Heat	Industrial
Municipality	City of Three Rivers
Zoned	I-1; Light Industrial
Utilities	Municipal Water and Sewer
Sprinklered	Yes | Wet System
Restroom	Two (2)

Property Description

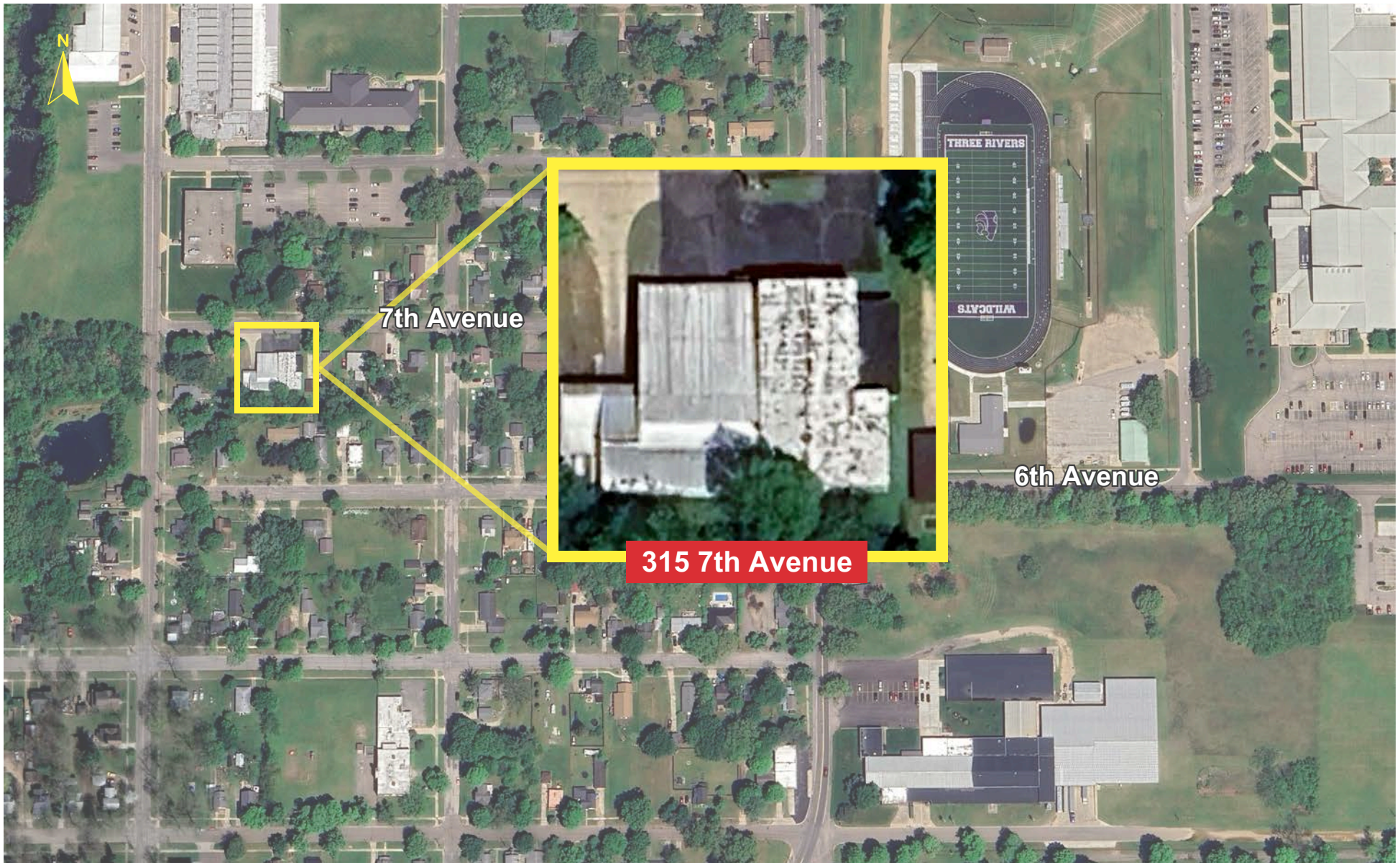
This versatile +/- 10,192 SF industrial building is ideal for light manufacturing, warehousing, or distribution. Located on +/- 0.42 acres, the facility features two floors, two loading docks, one overhead door, 3-phase 480V power, wet sprinkler system, and municipal utilities. Zoned I-1 (Light Industrial), the site offers on-site and street parking, clear span height variation, and easy access to major cities including Kalamazoo and Grand Rapids.

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.

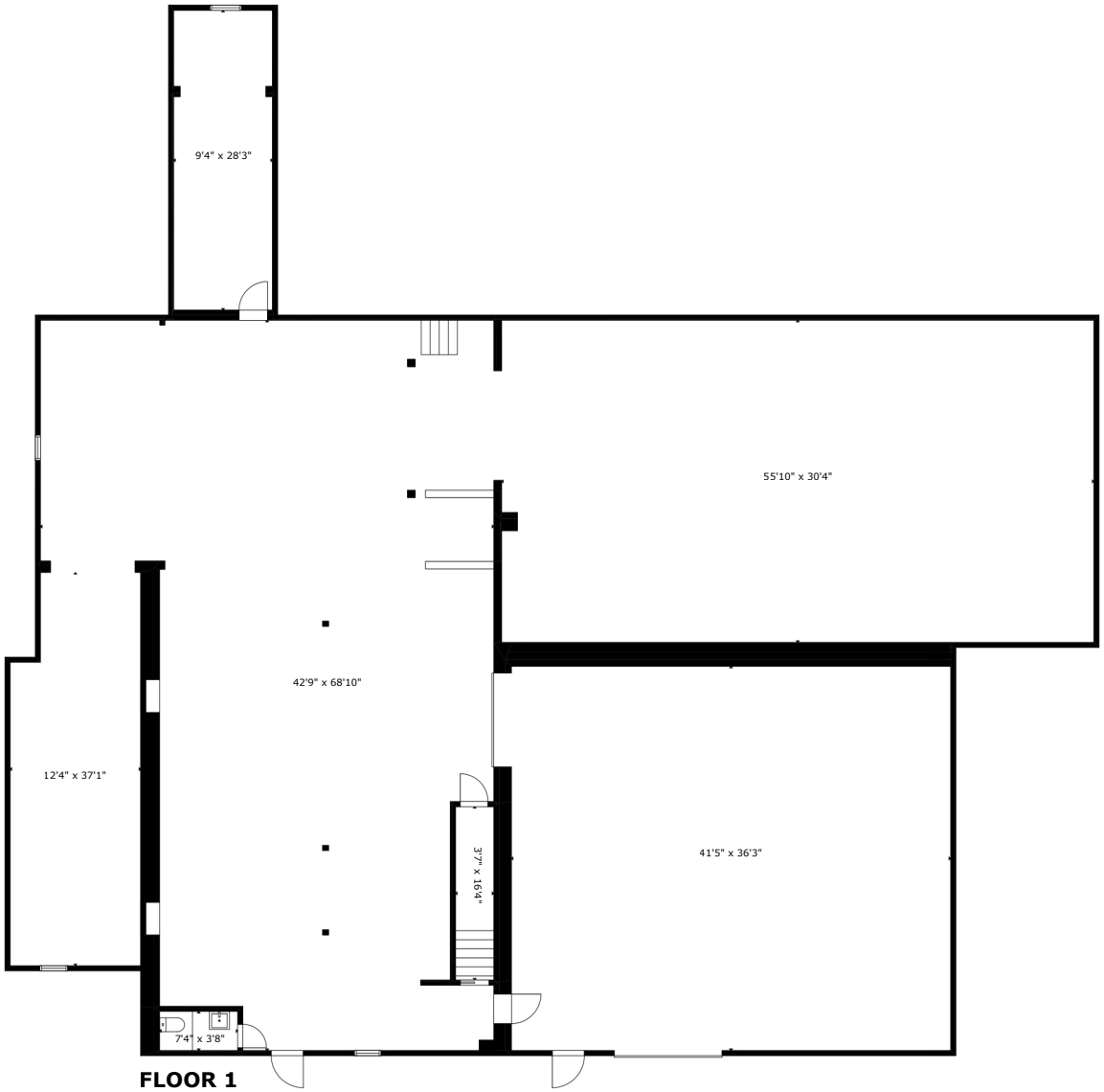
MAP VIEW


Distance
Chicago: 140 miles
Detroit: 160 miles
Grand Rapids: 75 miles
Kalamazoo: 30 miles
Fort Wayne: 80 miles
Indianapolis: 195 miles
Chequamegon-Nicolet National Forest
Iron Mountain
Escanaba
Mackinaw City
Cheboygan
Manitoulin Island
Algonquin Provincial Park
Rhinelander
Petoskey
Tobermory
Antigo
Marinette
Gaylord
Alpena
Wausau
Lake Huron
WISCONSIN
Traverse City
Stevens Point
Green Bay
Lake Michigan
Appleton
Cadillac
Oshkosh
MICHIGAN
Sheboygan
Wisconsin Dells
Brampton
Mississauga
Toronto
Lake Ontario
Kitchener
Saginaw
Hamilton
Muskegon
Madison
Milwaukee
Grand Rapids
Holland
Lansing
Janesville
131
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
OHIO
Dublin
Westerville
Wheeling

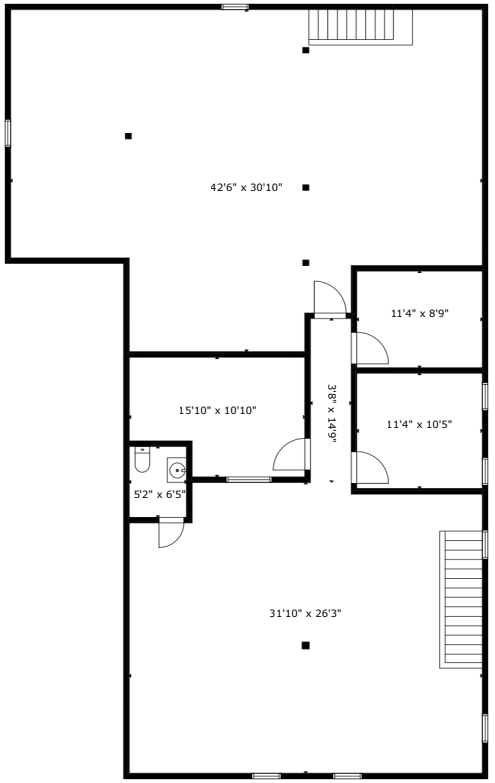
SITE AERIAL


N
7th Avenue
6th Avenue
315 7th Avenue
THREE RIVERS
WILDCATS

FLOOR PLAN



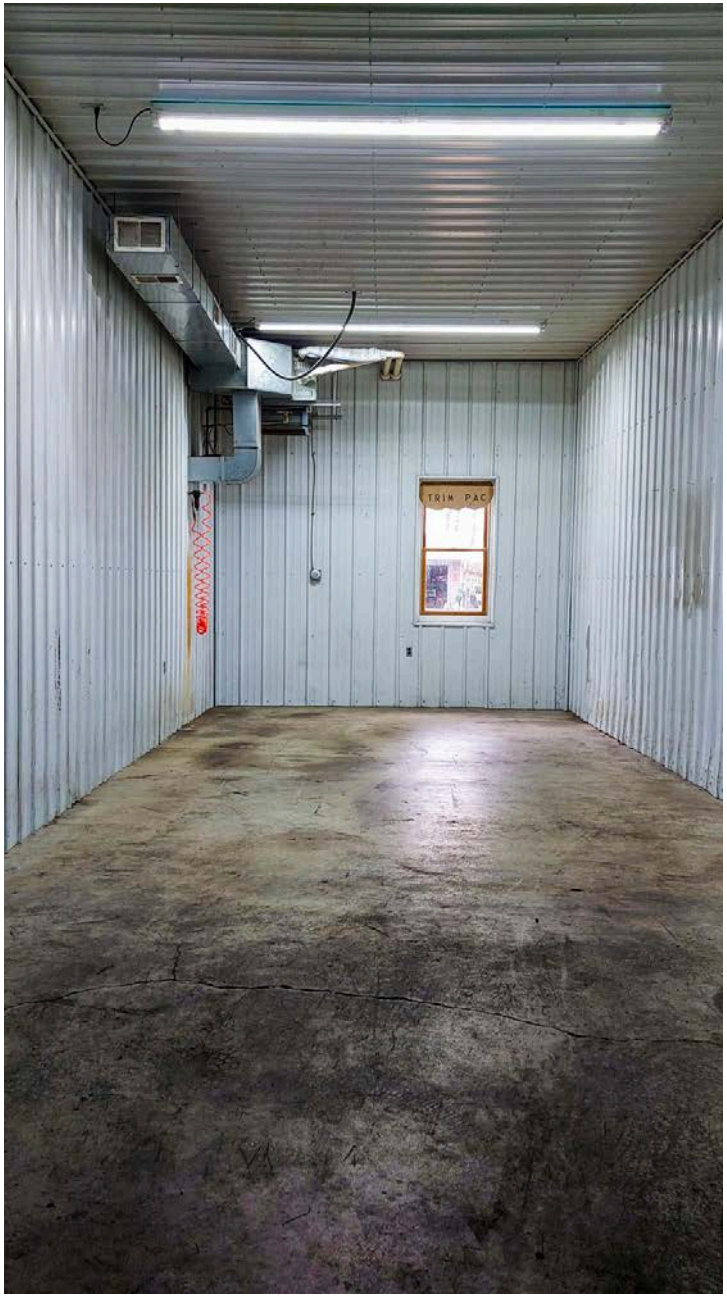
FLOOR 1

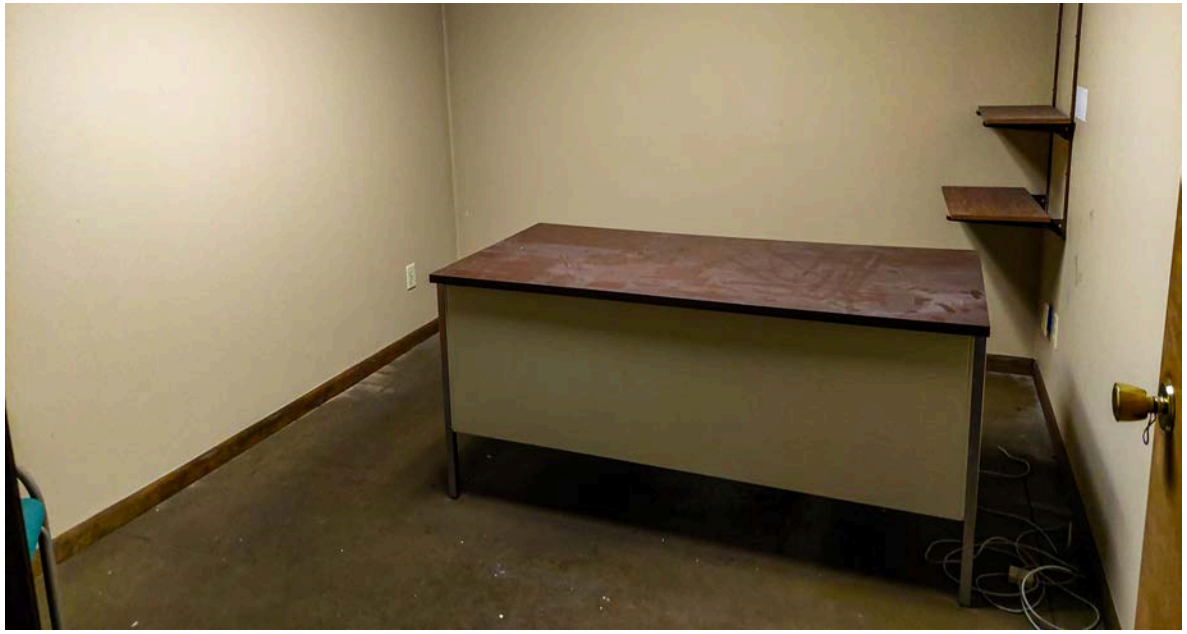


FLOOR 2

IMAGES

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
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing

CIMC VANGUARD

AUTHORIZED DEALER

New Trailers, Parts & Service

CLARK LOGIC

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CORPORATE LOCATIONS

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Kalamazoo, MI 49001
269.279.7405