Available for Lease

4045 W. Columbia Avenue | Battle Creek, MI

CLARK LOGIC

+/- 8,000 AVAILABLE SQUARE FEET

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Property Snapshot

Available for Lease	+/- 8,000
Total Building Size	+/- 90,000
Site Size	+/- 5.70 Acres
Year Built	1989
Parcel Number	0070-00-160-0
Building Use	Warehouse
Zoning	I-2
Construction Type	Masonry
Stories	One (1)
Sprinklered	Yes
Power	3 Phase
Total Docks	Eight (8)

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

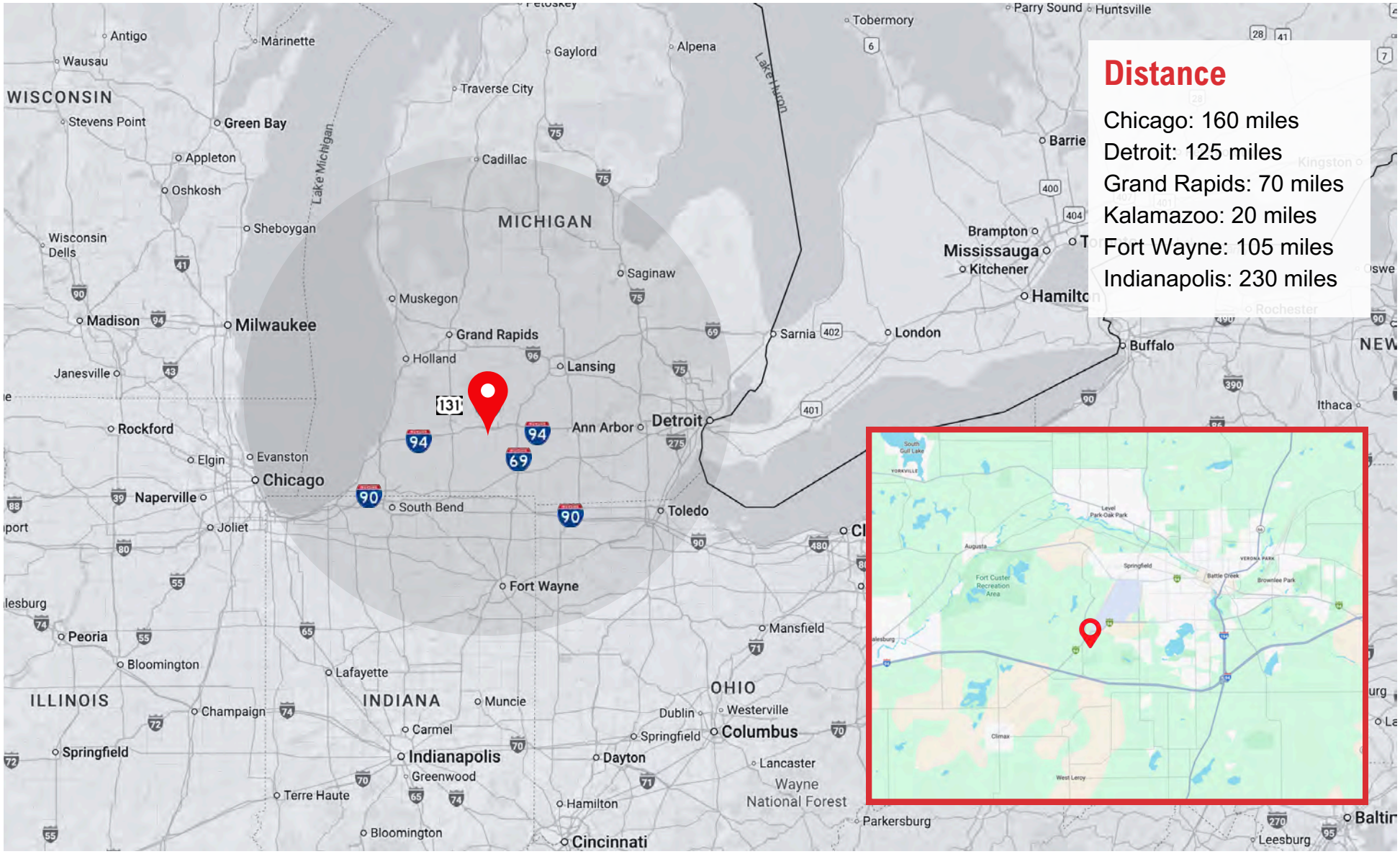
4045 W. Columbia Avenue is a +/- 90,000 square foot, single-story industrial warehouse available for lease in Battle Creek, Michigan. Situated on approximately 5.7 acres and zoned I-2, the masonry-constructed building offers a functional layout ideal for warehousing, distribution, and logistics operations.

The facility is fully sprinklered, powered by 3-phase electric, and features eight (8) dock-high doors to support efficient loading and unloading.

Built in 1989, the property provides ample on-site parking and maneuvering space, with convenient access to I-94 and strong regional connectivity to major Midwest markets including Chicago, Detroit, Grand Rapids, and Indianapolis.

It is located in the Fort Custer Industrial Park Expansion Area and is just south of the Battle Creek Executive Airport at Kellogg Field.

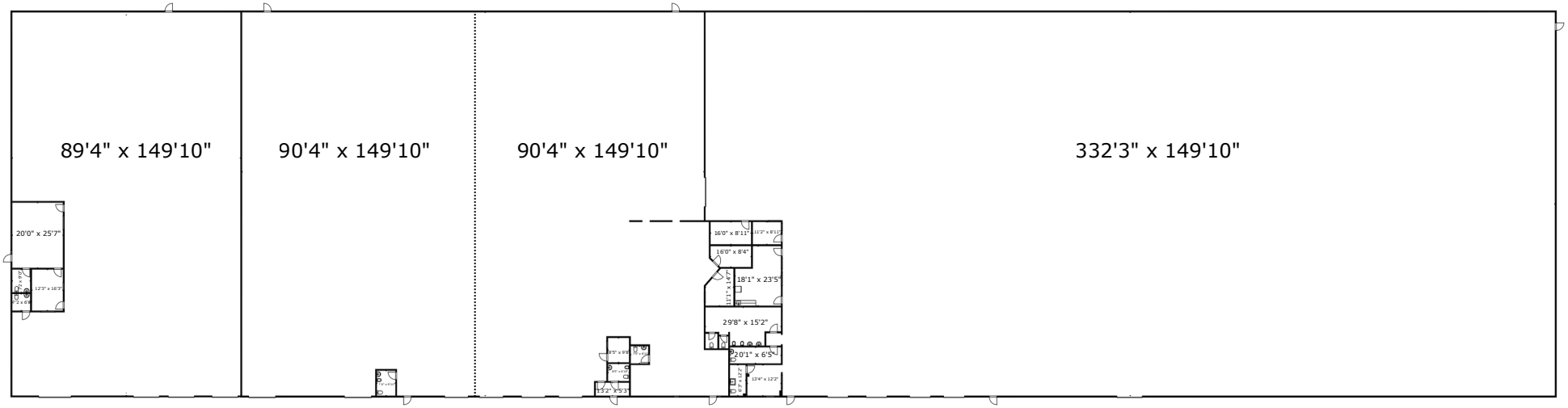
MAP VIEW


Distance
Chicago: 160 miles
Detroit: 125 miles
Grand Rapids: 70 miles
Kalamazoo: 20 miles
Fort Wayne: 105 miles
Indianapolis: 230 miles
WISCONSIN
MICHIGAN
ILLINOIS
INDIANA
OHIO
Antigo
Wausau
Marinette
Stevens Point
Green Bay
Appleton
Oshkosh
Sheboyard
Wisconsin Dells
Madison
Milwaukee
Janesville
Rockford
Elgin
Evanston
Chicago
Naperville
Joliet
Peoria
Bloomington
Champaign
Springfield
Lafayette
Muncie
Carmel
Indianapolis
Greenwood
Terre Haute
Bloomington
Gaylord
Alpena
Traverse City
Cadillac
Lake Michigan
Lake Huron
Muskegon
Grand Rapids
Holland
Saginaw
Lansing
Ann Arbor
Detroit
South Bend
Fort Wayne
Toledo
Mansfield
Dublin
Westerville
Columbus
Springfield
Dayton
Lancaster
Wayne National Forest
Hamilton
Cincinnati
Parkersburg
Tobermory
Parry Sound
Huntsville
Barrie
Brampton
Mississauga
Kitchener
Hamilton
Sarnia
London
Buffalo
Rochester
Ithaca
Kingston
Leesburg
131
94
69
90
75
96
69
402
401
400
404
390
480
270
95

SITE AERIAL

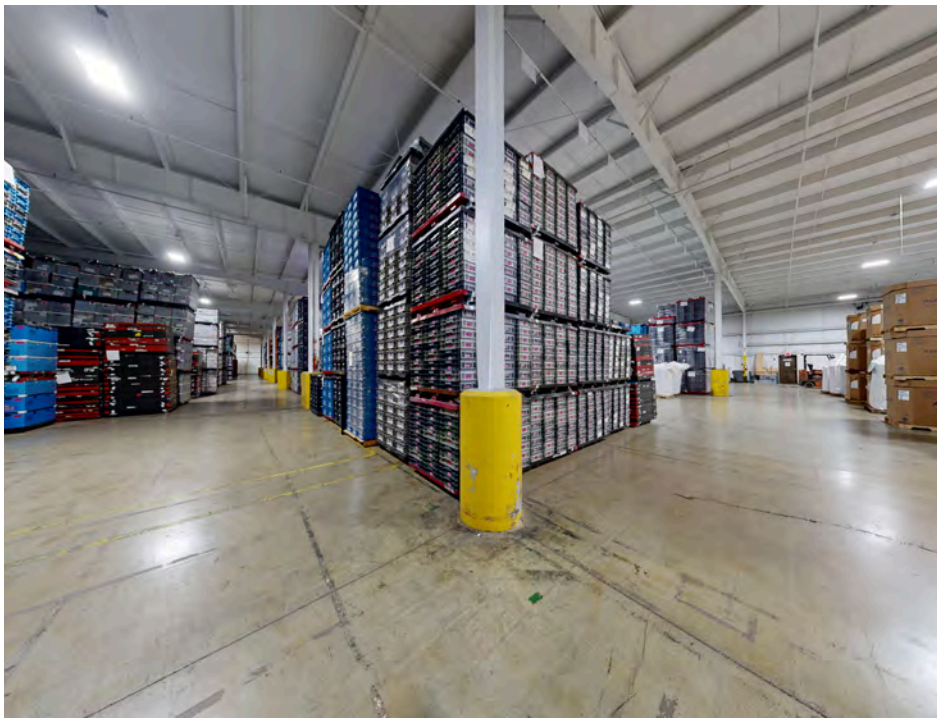
N
Skyline Drive
W. Columbia Avenue
BUSINESS LOOP 94
BUSINESS LOOP 94
BUSINESS LOOP 94
4045 W. Columbia Avenue

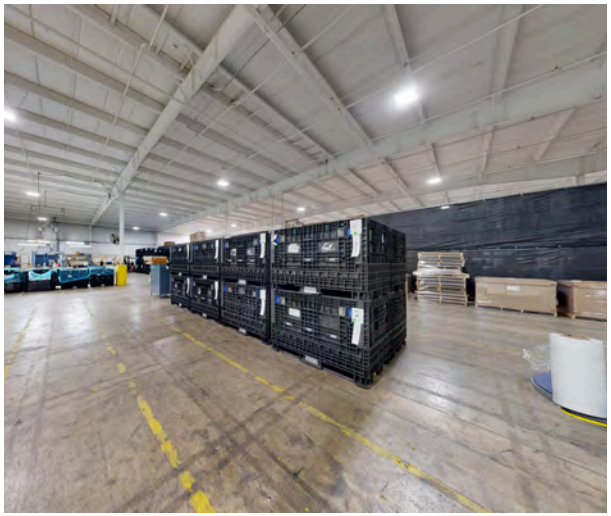
FLOOR PLAN


89'4" x 149'10"
90'4" x 149'10"
90'4" x 149'10"
332'3" x 149'10"
20'0" x 25'7"
16'0" x 8'11"
16'0" x 8'4"
18'1" x 23'5"
29'8" x 15'2"
20'1" x 6'5"

EXTERIOR

INTERIOR





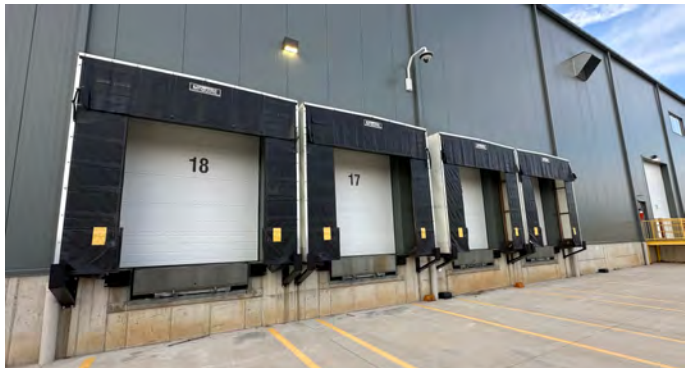
OUR FULL RANGE
OF SERVICES

- 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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