Available for Lease

551 Jay Street | Coldwater, MI

CLARK LOGIC

+/- 24,500 AVAILABLE SQUARE FEET

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Property Snapshot

Available for Lease	+/- 24,500 SF
Total Building Size	+/- 24,500 SF
Site Size	+/- 2.90 Acres
Office SF	2,500 SF
Industrial SF	22,000 SF
Dock Doors	One (1)
Overhead Doors	Two (2)
Ceiling Height	25" and 35' Bottom of Joist
Cranes	Two (2) (3 ton & 5 ton)
Power	2,400-amp, 480V, 3-phase
Flooring	8-inch concrete
Zoned	D-2, Heavy Industrial

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

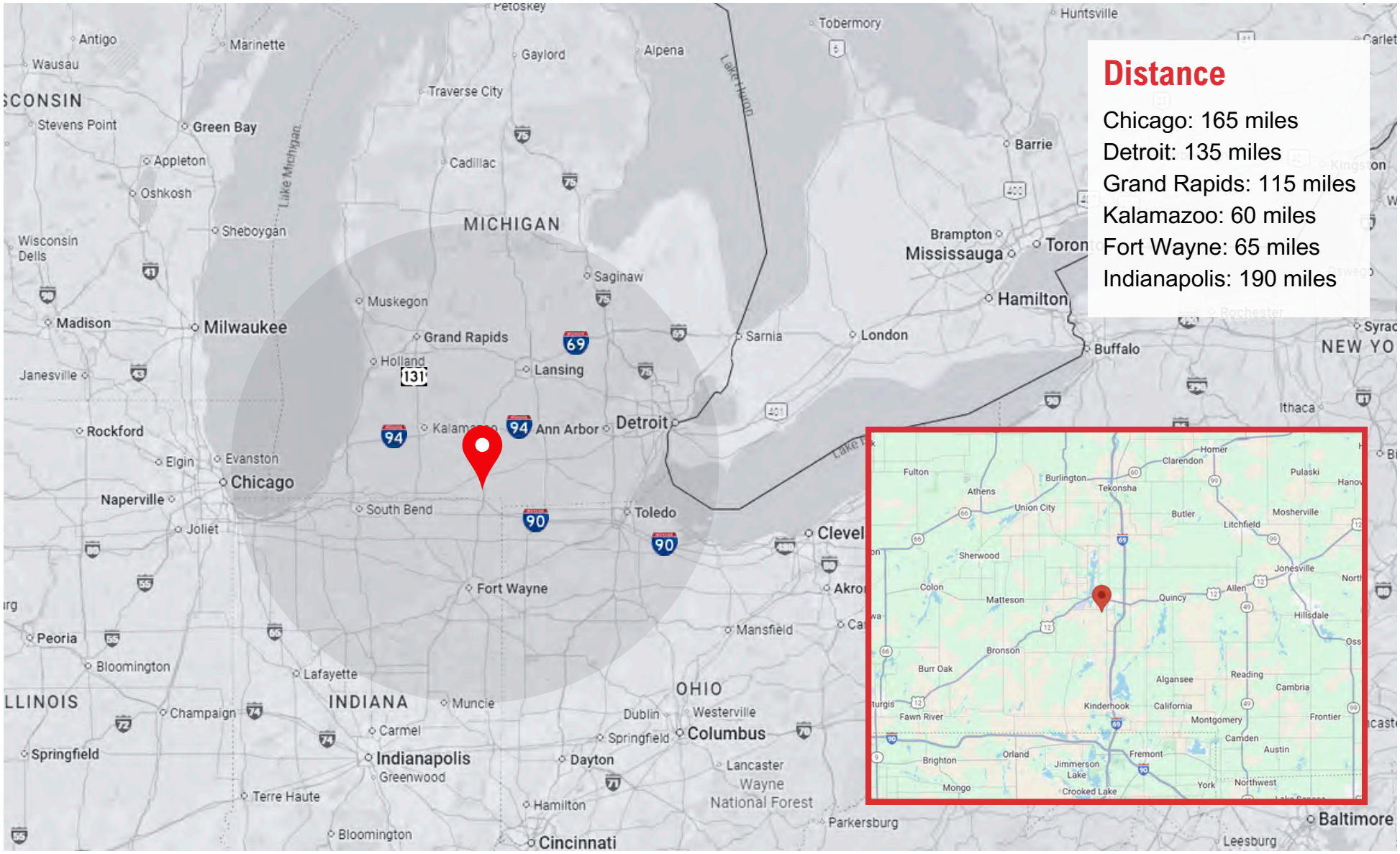
This 24,500-square-foot industrial facility is located on 2.90 acres in Coldwater's South Industrial Park at the intersection of Hillside Drive and Jay Street. The property is conveniently situated approximately 1.2 miles from US-12 and 3 miles from I-69.

The building includes 22,000 square feet of warehouse space and 2,500 square feet of office space. Heavy manufacturing amenities include 2,400-amp, 480-volt, three-phase power infrastructure, two built-in crane systems with 5-ton and 3-ton capacities, and 8-inch concrete warehouse floors.

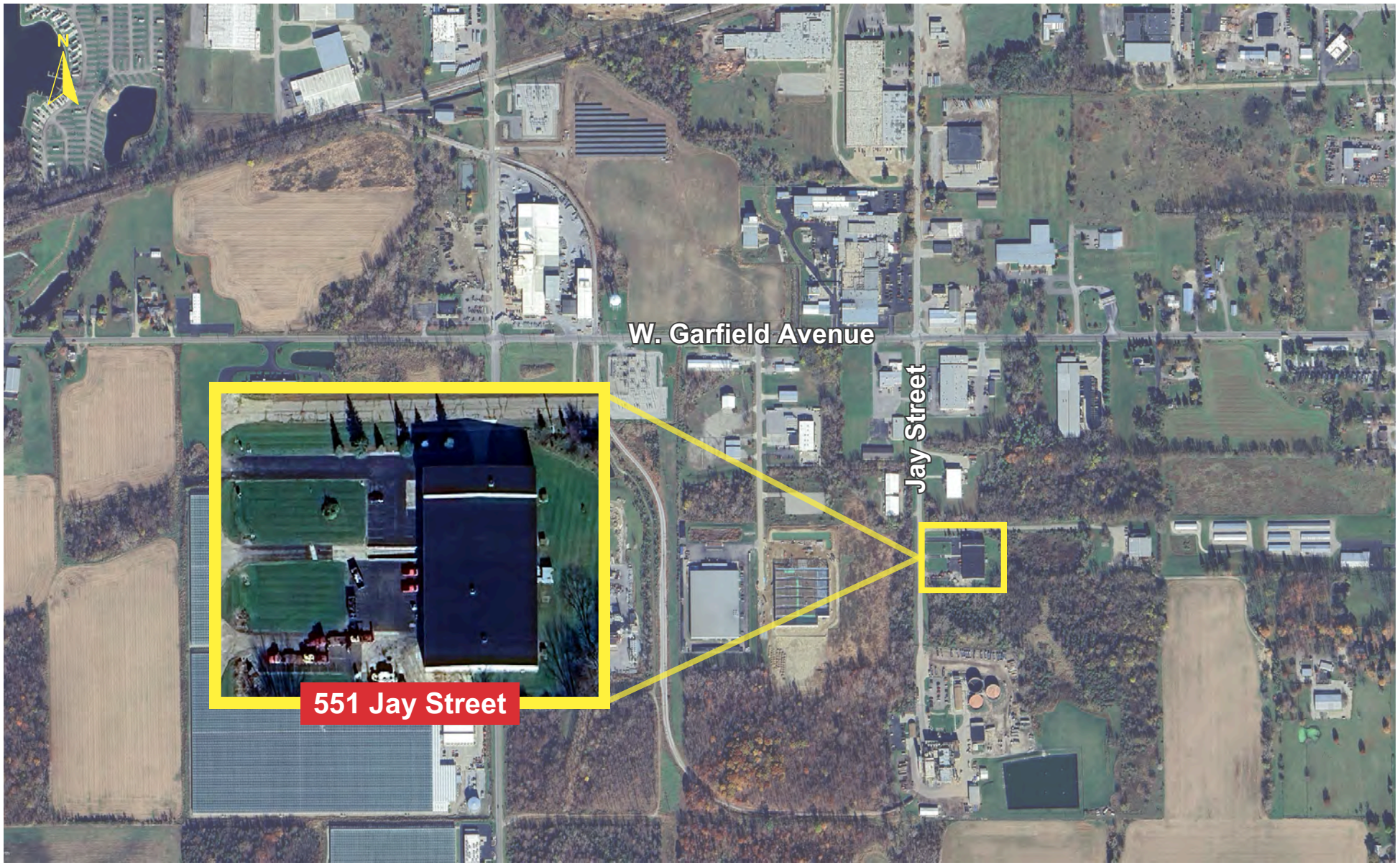
Property improvements are underway, including a roof replacement, a new thermocycler, and white-boxing of the interior.

The facility is well suited for metal fabricators, machine shops, automotive suppliers, specialty manufacturers, and other operations requiring heavy-lift capacity and high-amperage power.

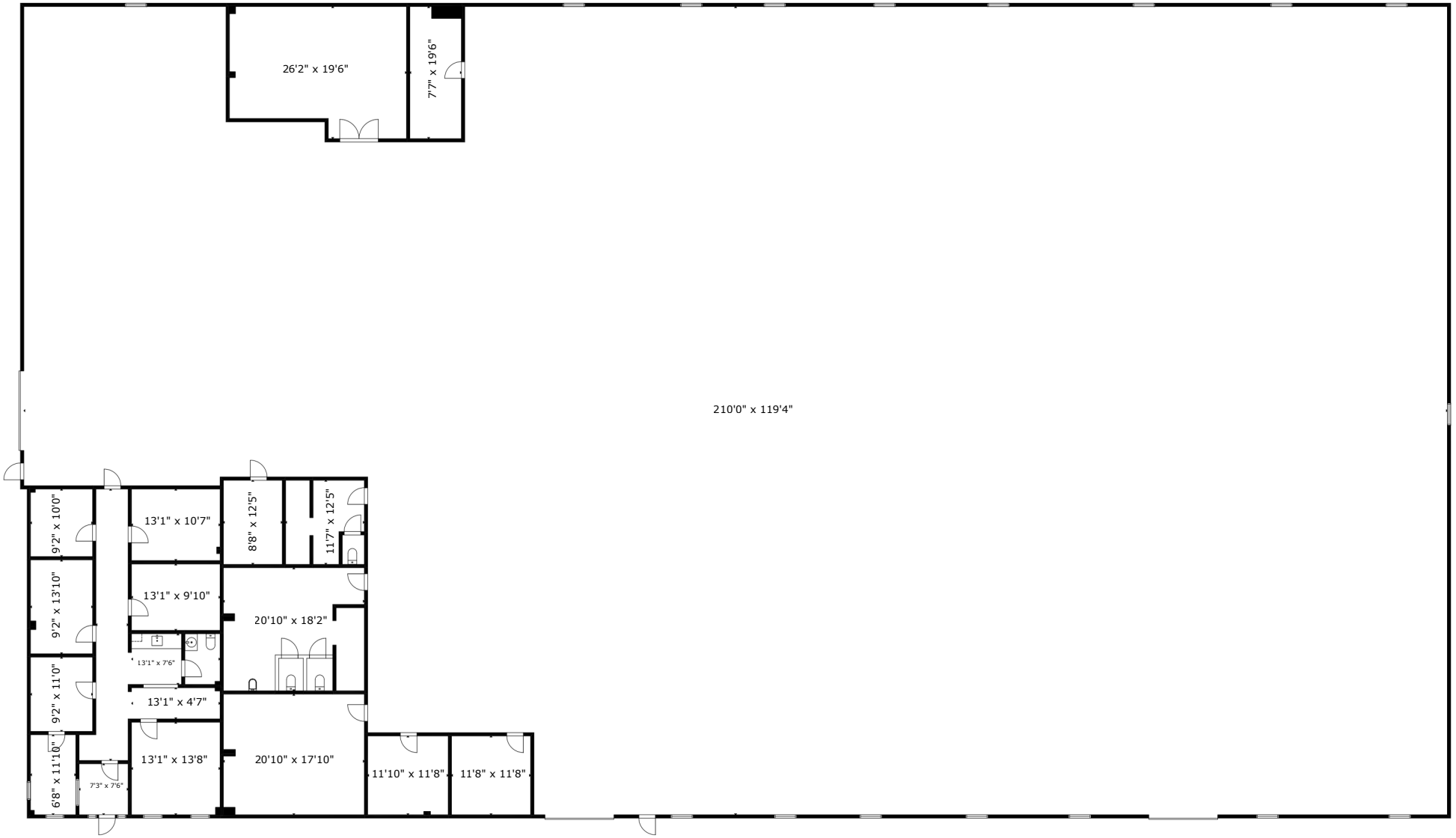
MAP VIEW


Distance
Chicago: 165 miles
Detroit: 135 miles
Grand Rapids: 115 miles
Kalamazoo: 60 miles
Fort Wayne: 65 miles
Indianapolis: 190 miles
MICHIGAN
INDIANA
OHIO
Petoskey
Antigo
Marinette
Wausau
Gaylord
Alpena
Tobermory
Huntsville
Traverse City
Stevens Point
Green Bay
Appleton
Oshkosh
Cadillac
Barrie
Sheboygan
Wisconsin Dells
Brampton
Mississauga
Saginaw
Muskegon
Hamilton
Madison
Milwaukee
Grand Rapids
Sarnia
London
Buffalo
Holland
Lansing
Janesville
Rockford
Kalamazoo
Ann Arbor
Detroit
Ithaca
Elgin
Evanston
Chicago
Naperville
South Bend
Toledo
Joliet
Fort Wayne
Peoria
Bloomington
Lafayette
Champaign
Muncie
Dublin
Westerville
Springfield
Columbus
Carmel
Springfield
Indianapolis
Dayton
Greenwood
Lancaster
Wayne National Forest
Terre Haute
Hamilton
Bloomington
Cincinnati
Parkersburg
Baltimore
Leesburg
Fulton
Athens
Burlington
Tekonsha
Clarendon
Homer
Pulaski
Union City
Butler
Litchfield
Mosherville
Sherwood
Jonesville
Colon
Matteson
Quincy
Allen
Hillsdale
Bronson
Burr Oak
Algansee
Reading
Cambria
Fawn River
Kinderhook
California
Montgomery
Frontier
Camden
Austin
Brighton
Orland
Fremont
Jimmerson Lake
Mongo
Crooked Lake
York
Northwest

SITE AERIAL



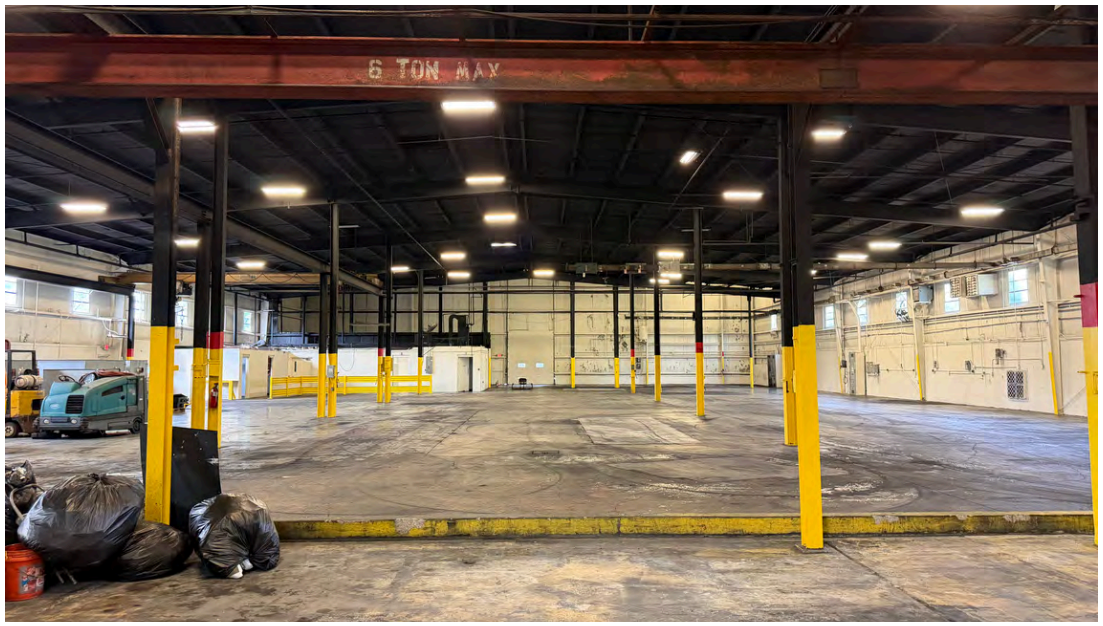
FLOOR PLAN

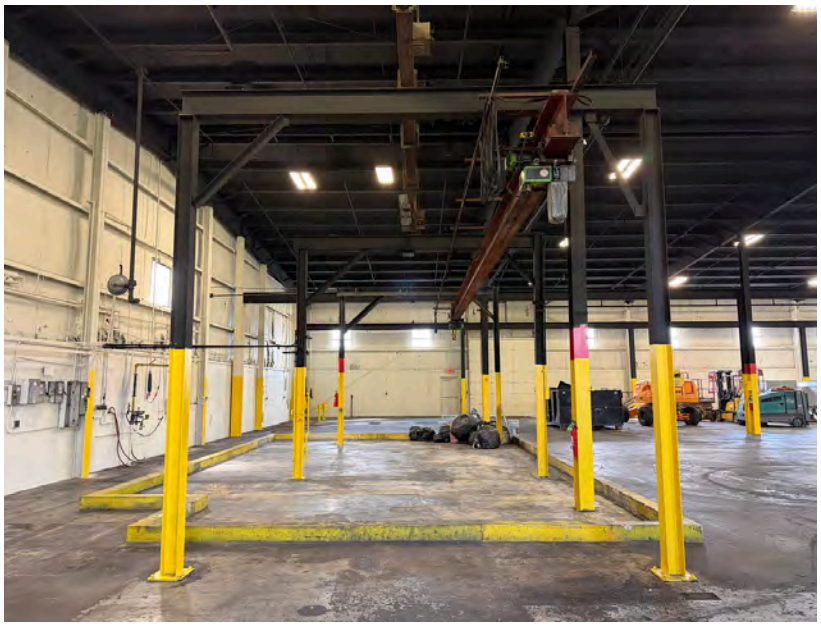

26'2" x 19'6"
7'7" x 19'6"
210'0" x 119'4"
9'2" x 10'0"
13'1" x 10'7"
8'8" x 12'5"
11'7" x 12'5"
9'2" x 13'10"
13'1" x 9'10"
20'10" x 18'2"
13'1" x 7'6"
9'2" x 11'0"
13'1" x 4'7"
6'8" x 11'10"
7'3" x 7'6"
13'1" x 13'8"
20'10" x 17'10"
11'10" x 11'8"
11'8" x 11'8"

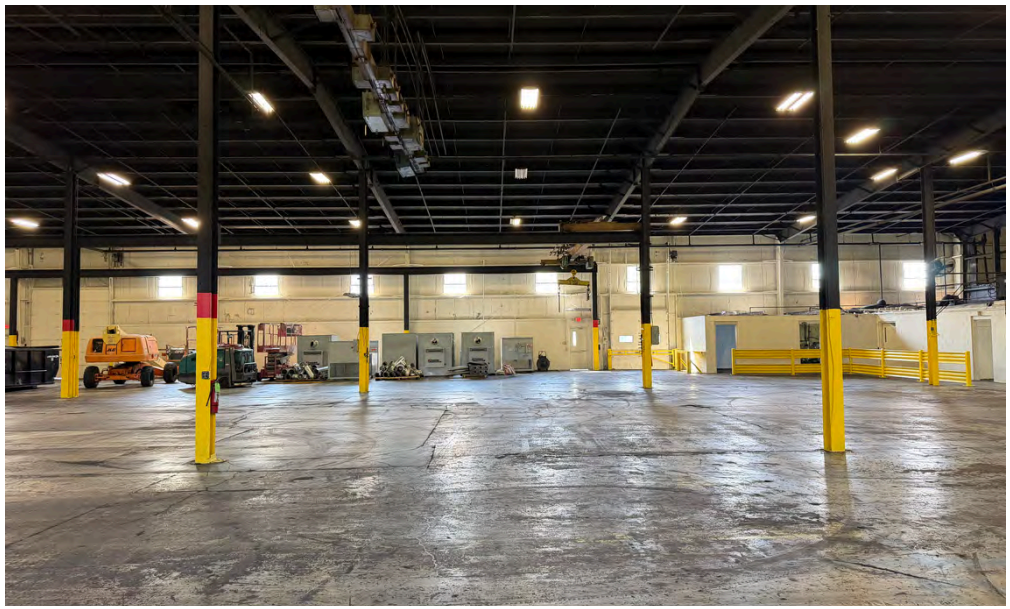
EXTERIOR

EXTERIOR

WAREHOUSE







OFFICE

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

CIMC VANGUARD

AUTHORIZED DEALER

New Trailers, Parts & Service

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MILHAM HEADQUARTERS
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Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS
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Kalamazoo, MI 49001
269.279.7405