

INDUSTRIAL BUILDING AVAILABLE

2200 E. Empire Ave. | Benton Harbor, MI 49022



Heavy Manufacturing Building on 9.25 Acres for Sale or Sublease, Room for Expansion

Building:	93,000 SF Total 90,900 SF (Warehouse), 1,200 SF (Office)
Land:	9.25 Acres
Docks/OH Doors:	2 / 3
Clearance:	14' to 19'
Utilities:	Municipal water and sewer
Power:	3000A/480V/3Ph
HVAC:	Air make up units and natural gas unit heaters
Lighting:	LED
Parking:	100 Spaces
Sub-Lease Rate:	\$2.50 PSF NNN
List Price:	Contact Broker for Details

Details:

Heavy manufacturing building situated on 9.25 acres with room for expansion. Frontage on I-94 and within 2 miles of US-31. Building is 93,000 total square feet and features 1,200 SF of office space, a 500 SF heated and air conditioned lab, and a 400 SF break room. Access to warehouse via two recessed loading docks with levelers and three grade level overhead doors. Heavy power 3000A/480V/3Ph. Municipal water and sewer. Air compressor included.

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PROPERTY PHOTOS

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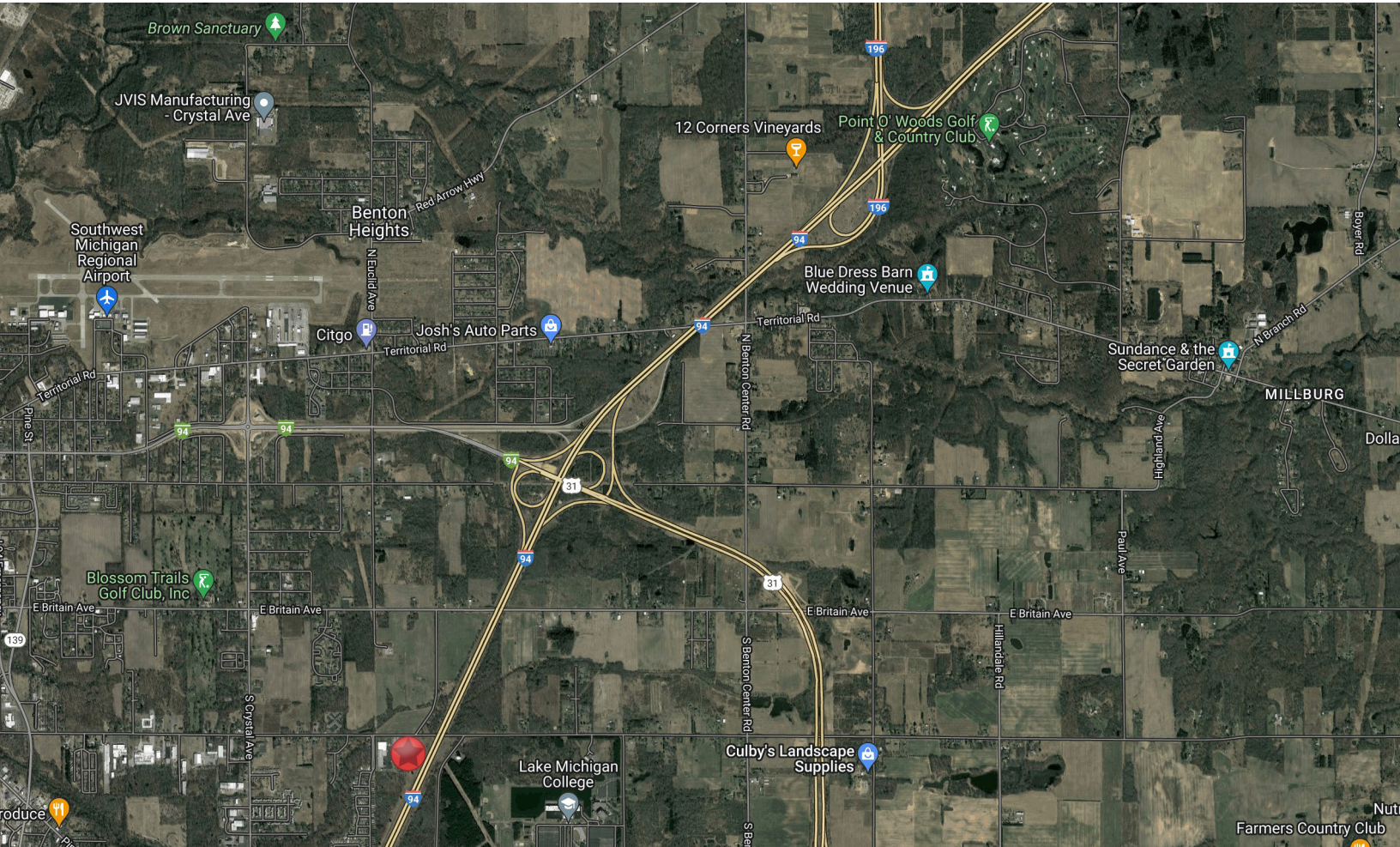
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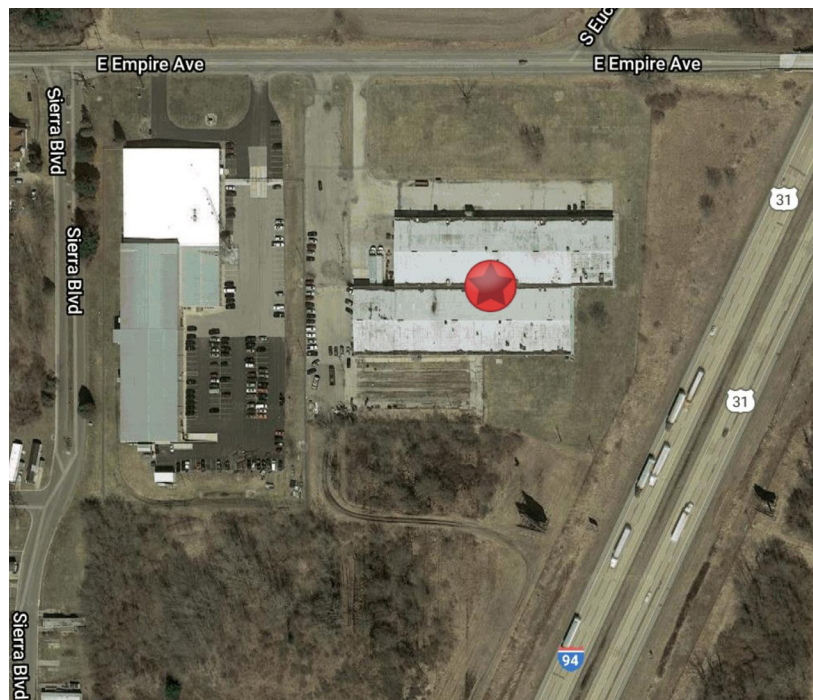
LOCATION OVERVIEW

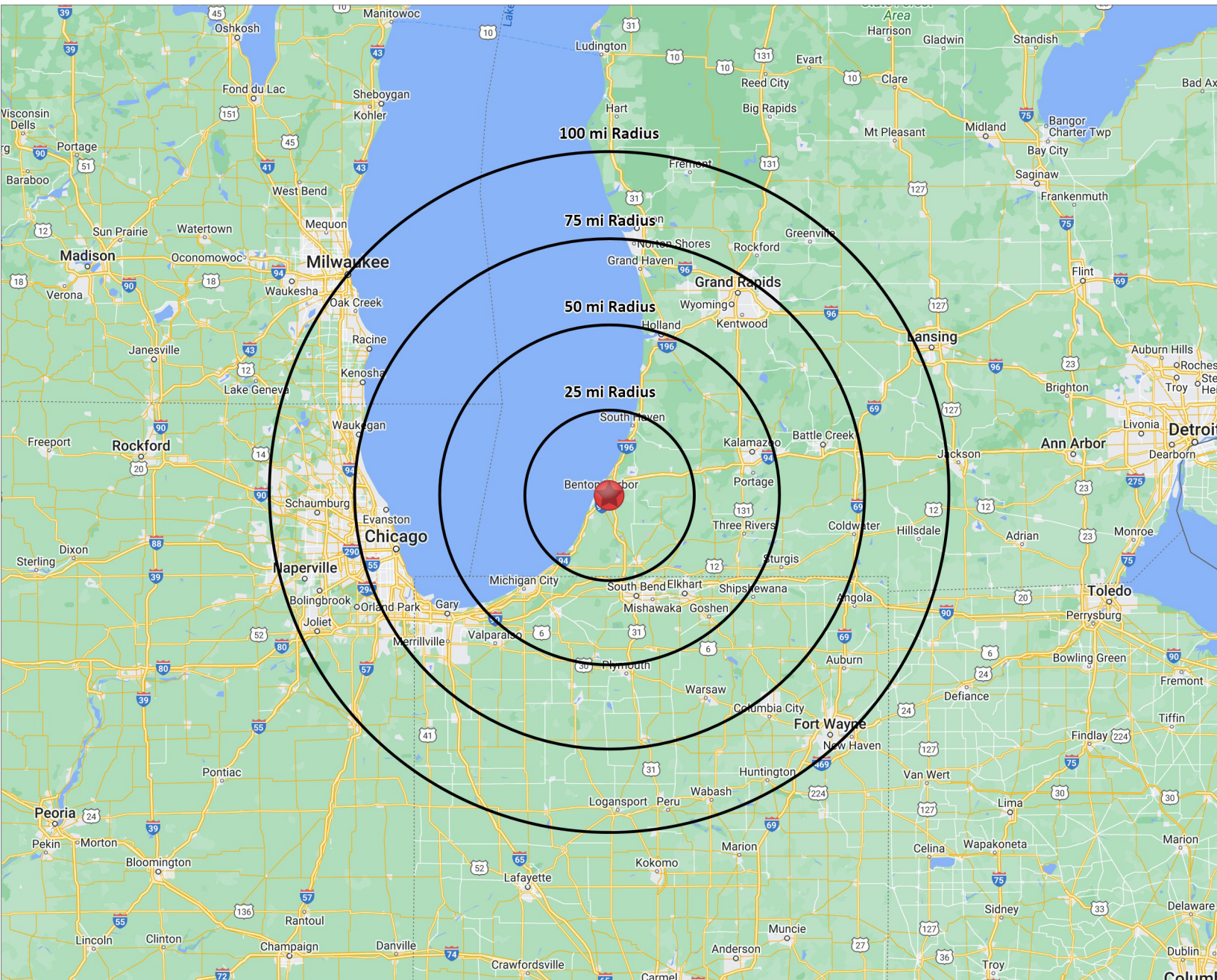
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- Surrounded by commercial businesses, retailers and other industrial users.
- Great location on Empire Avenue with frontage on I-94.
- Located two miles from US-31 and four miles from I-196 providing easy access to major cities in all directions.
- 83 miles to Grand Rapids, 99 miles to Chicago, 126 miles to Fort Wayne, and 187 miles to Detroit.





DISTANCE TO MAJOR CITIES

GRAND RAPIDS, MI	82 MILES	TOLEDO, OH	187 MILES
CHICAGO, IL	99 MILES	DETROIT, MI	187 MILES
FORT WAYNE, IN	123 MILES	MILWAUKEE, WI	198 MILES
INDIANAPOLIS, IN	183 MILES	CINCINNATI, OH	281 MILES