

INDUSTRIAL BUILDING AVAILABLE

1313 Airport Rd., Plant 3 | Niles, MI 49120



70,946 SF Industrial Building for Sublease

Building:	70,946 SF Total 69,114 SF (Warehouse), 1,832 SF (Office)
Land:	12.9 Acres
Docks:	8
OH Doors:	3
Clearance:	19' to 22'5"
Crane:	10-ton crane
Utilities:	Municipal water, private septic
Power:	1600A/480V/3Ph
HVAC:	Air Rotation & Radiant Tube
Sublease Rate:	\$3.00 PSF NNN

Details:

70,946 SF industrial building with 1,832 SF of office space, situated on 12.9 acres of land. Building features 1600A/480V/3Ph power, 10-ton crane, 8 loading docks, 3 grade level doors and clear ceiling heights from 19' to 22'5". Air rotation and radiant tube heat. Dust collection system in place. City water and private septic.

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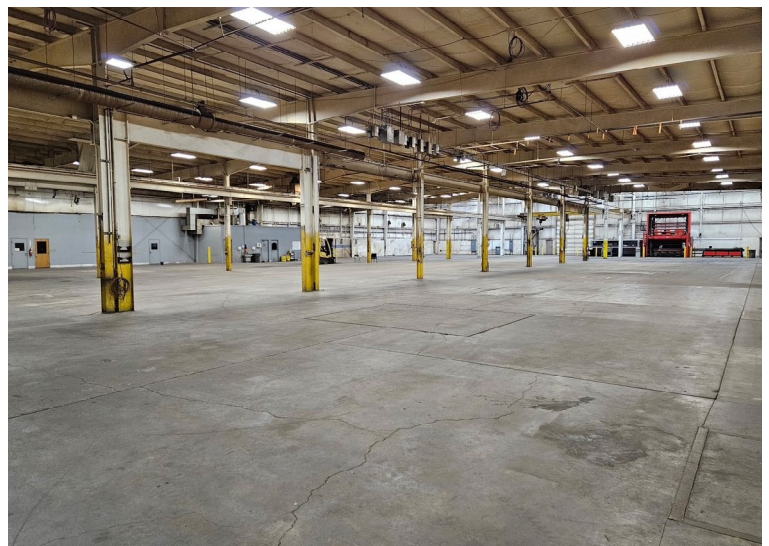
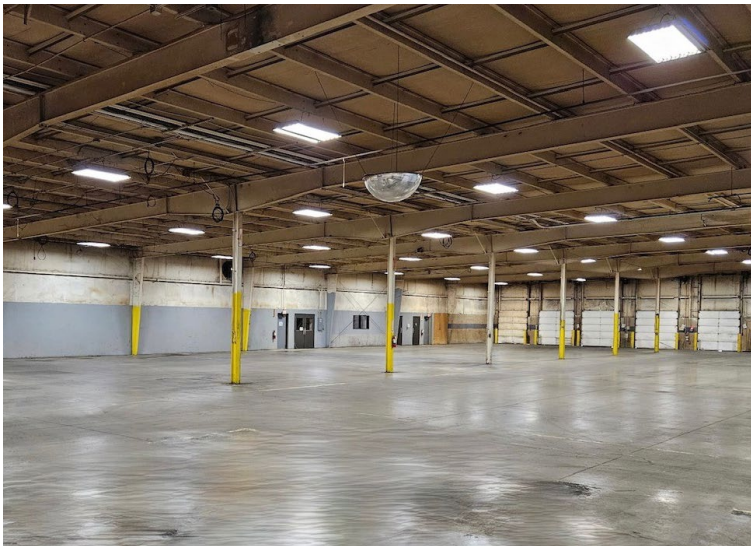
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PROPERTY PHOTOS

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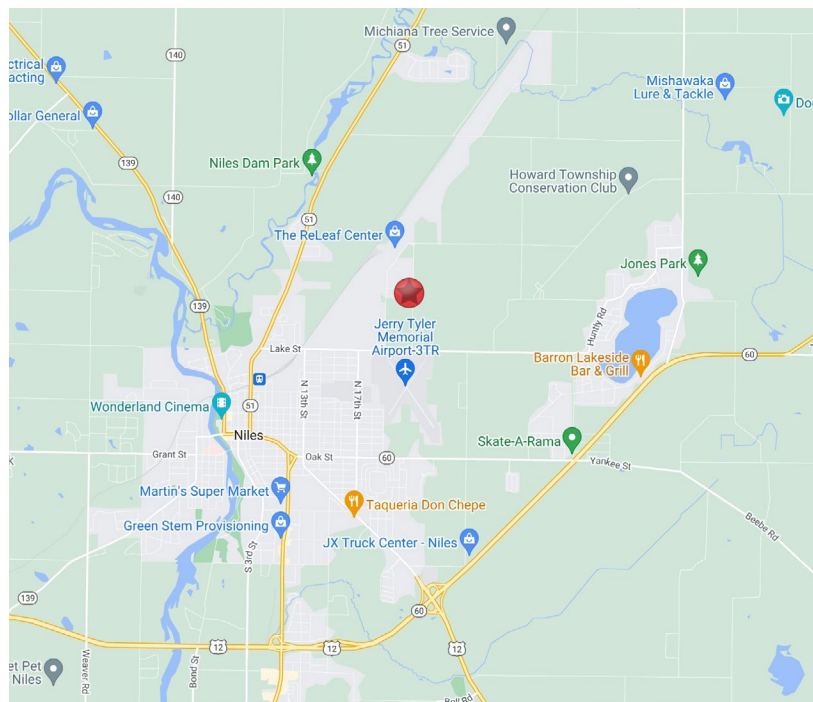
LOCATION OVERVIEW

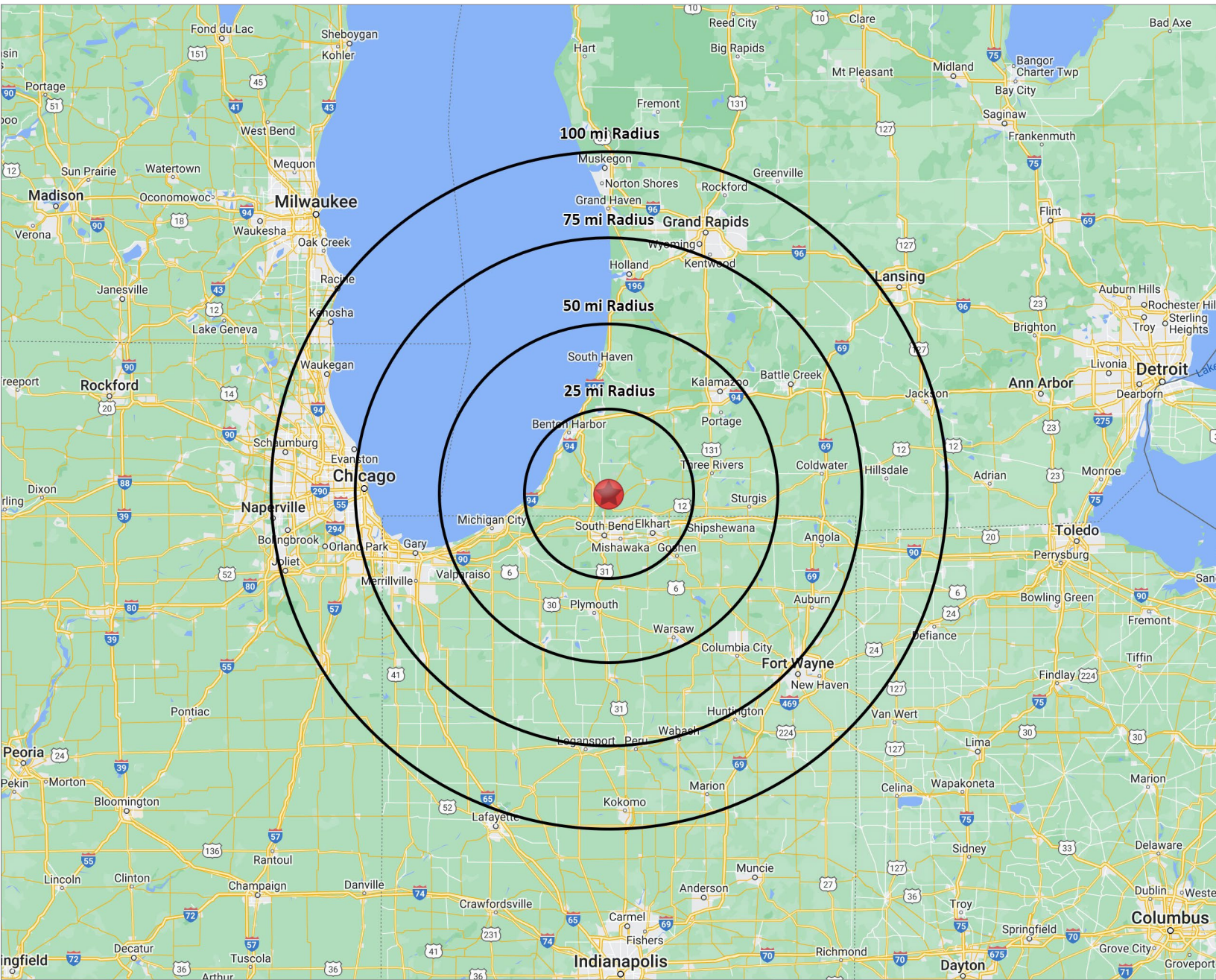
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- Located within the Niles Industrial Park surrounded by other various industrial users.
- Very accessible location, three miles from US-12 and M-60 and two miles from M-51.
- Within three miles of downtown Niles, MI and 15 miles from the South Bend International Airport.





DISTANCE TO MAJOR CITIES

CHICAGO, IL	98 MILES
GRAND RAPIDS, MI	103 MILES
FORT WAYNE, IN	109 MILES
TOLEDO, OH	158 MILES

INDIANAPOLIS, IN	166 MILES
DETROIT, MI	194 MILES
MILWAUKEE, WI	197 MILES
CINCINNATI, OH	264 MILES