Industrial Building for Sale/Lease

63,265 SF industrial building on 10.40 acres.

4607 RAMBO RD. | BRIDGMAN, MI 49106

NAI Cressy

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Property Overview

This 63,265 SF industrial building on 10.40 acres includes production space, offices, a lunch room, and restrooms. 21’3” to 24’3” eave heights and 25’ x 40’ bay spacing. Plant HVAC uses gas make-up air units. Office HVAC uses three gas furnaces with central air. Power is 1200A/480V/3Ph. Crane coverage spans the full length of the building with 5 ton and 10 ton hoists, the cranes stay and equipment not included. Air lines are installed. The building has a fully sprinklered fire protection system. The interior truck well has 2 enclosed loading docks with levelers and 3 grade level overhead doors. The floor is 6” reinforced concrete. Lighting is LED. Roof is standing seam. Municipal water and sewer. Zoning is Transitional Industrial. A security system is installed. Rail spur may be possible through the adjacent CSX line.

Parcel allows for a building expansion or outdoor storage on the land to the north of the building.

VIEW LISTING ONLINE

Building Size:
63,265 SF (Office Size: 2,914 SF, Lab Size: 480 SF, Plant RRs and Break Room: 1,375)

Zoning:
Transitional Industrial (TI)

Built and Remodeled:
Built in 1999 and remodeled in 2022

Overhead Cranes:
Two Overhead Cranes with 5 Ton & 10 Ton Hoists
Crane Bay width: 35’3”
Crane Under Hook Height: 15’11”

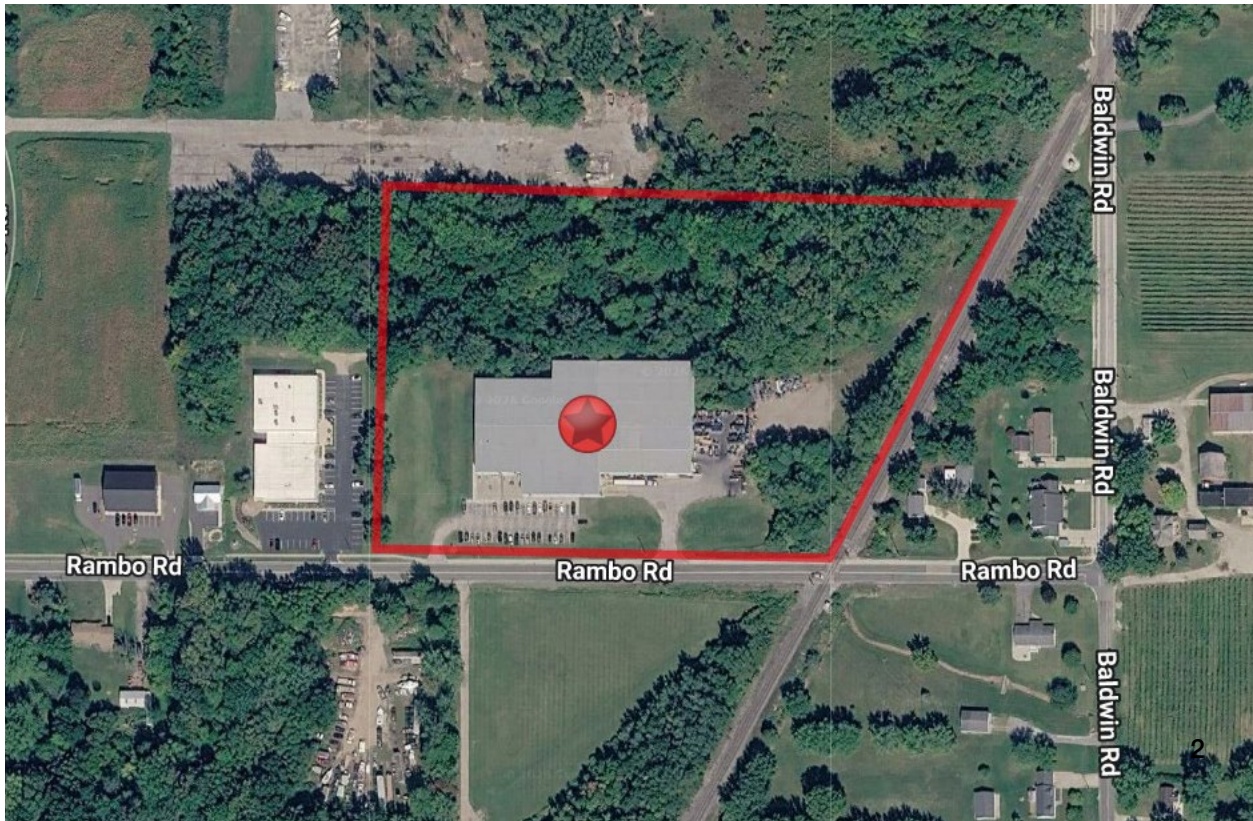
Dock Doors and Overhead Doors:
Two Enclosed Loading Docks and Three Grade Level OH Doors

Power:
1200A/480V/3Ph

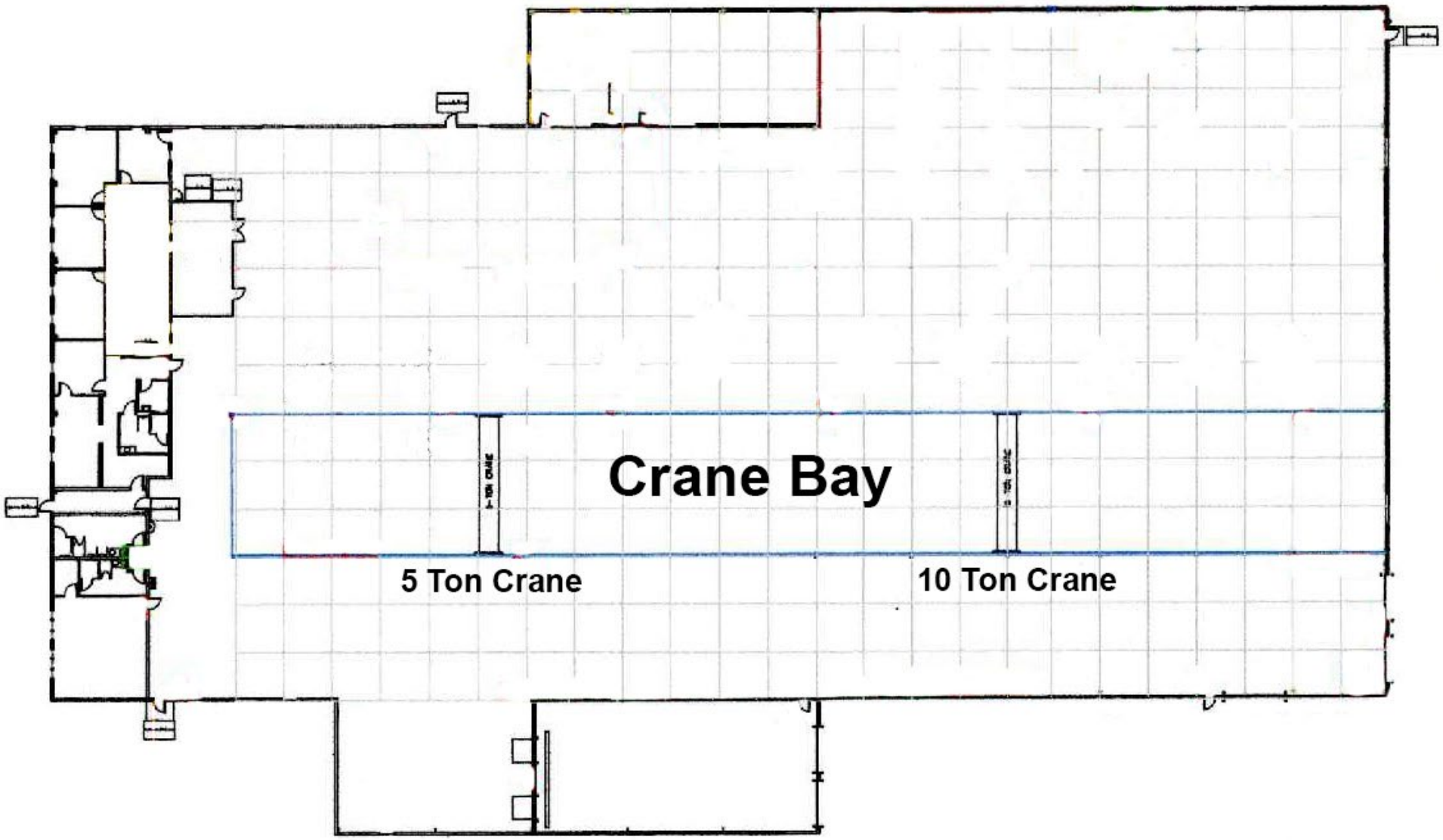
Clearance and Spacing:
Ceiling heights 21’3” to 24’3”
Column/Bay Spacing 25’ x 40’

Lease:
$4.95 PSF/YR NNN

Sale:
$3,495,000



Floor Plan



Exterior Photos







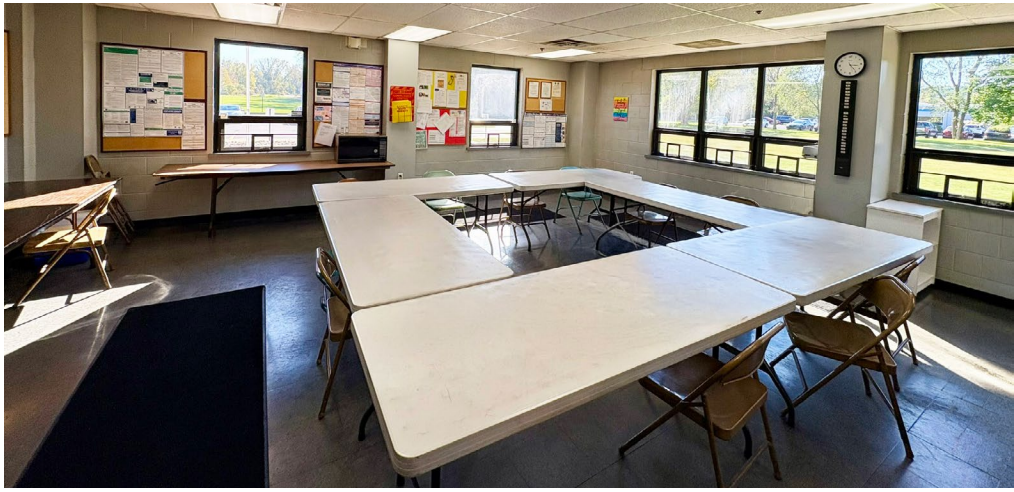




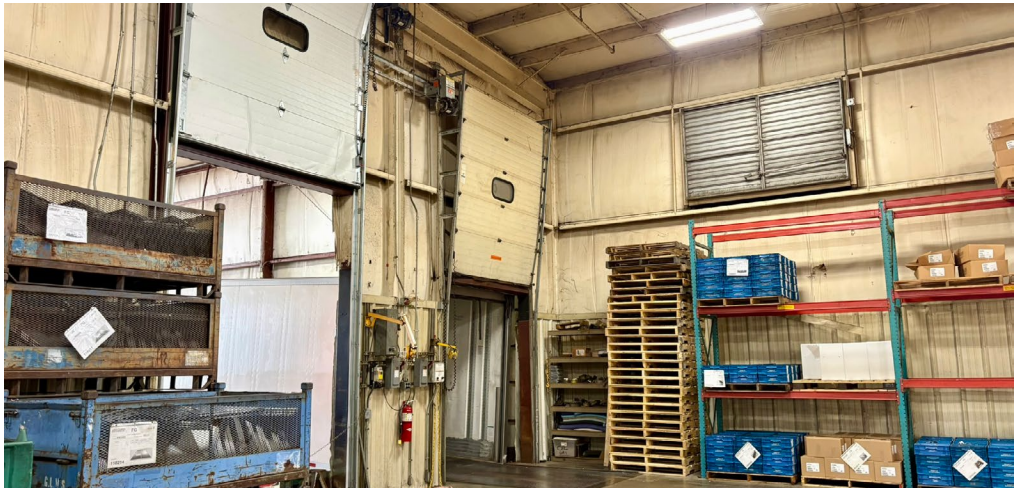


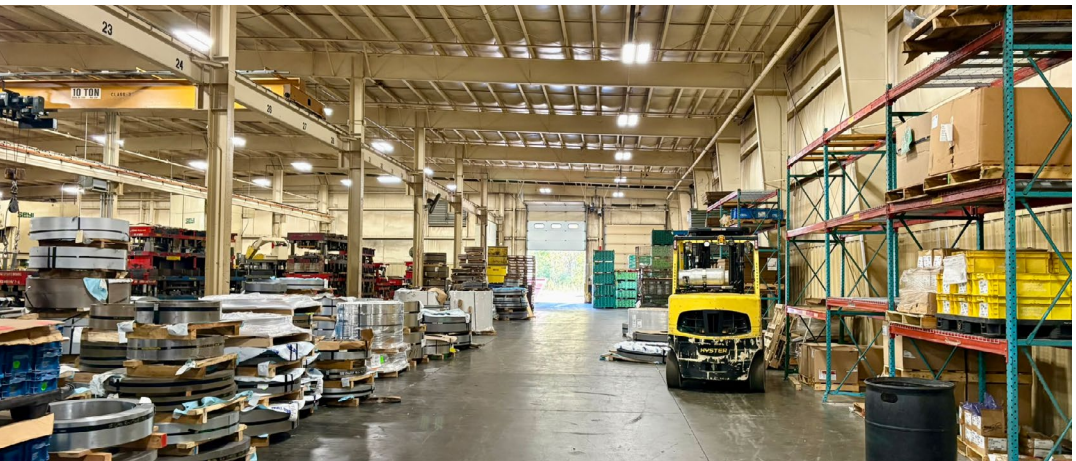
Interior Photos







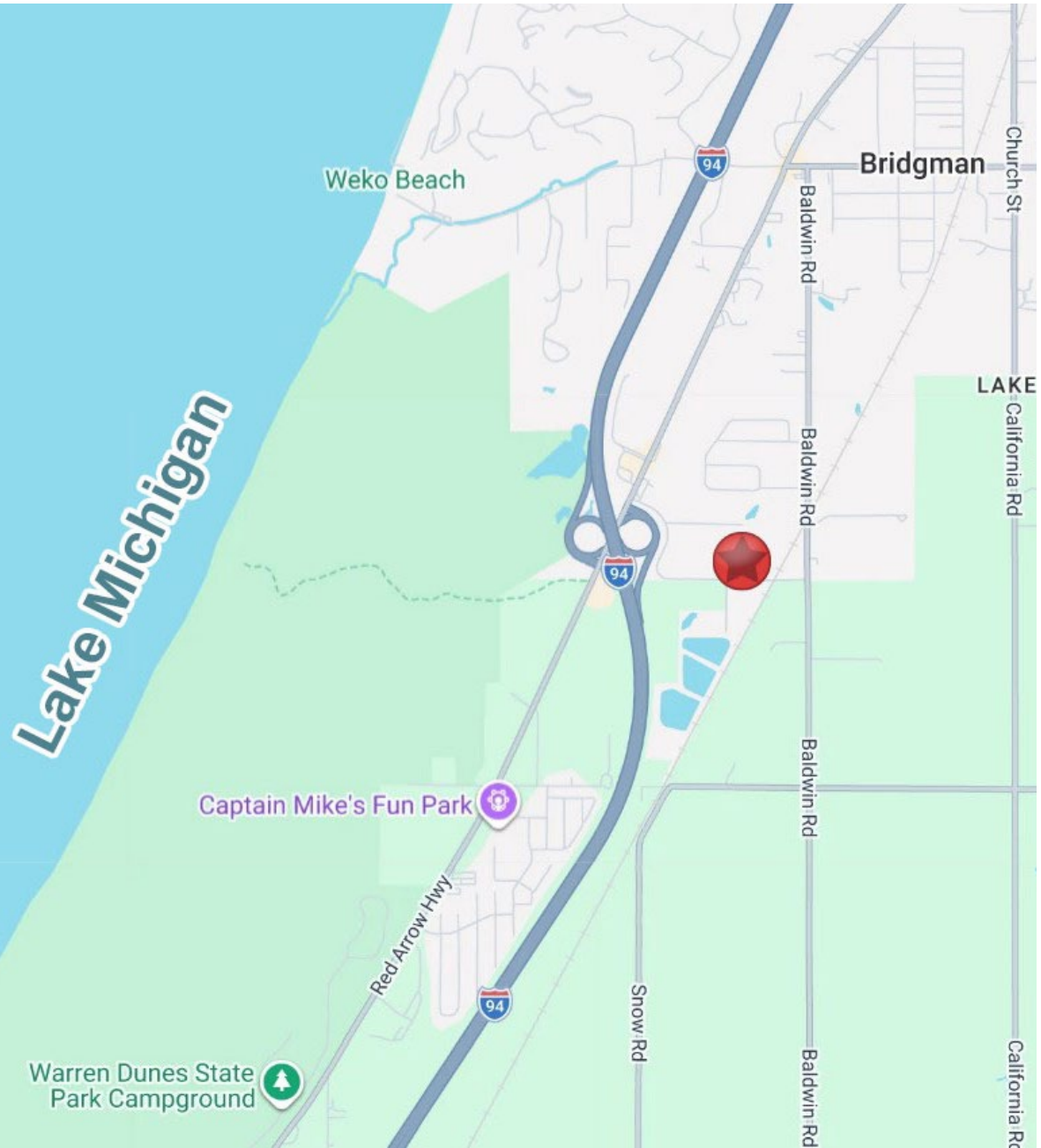




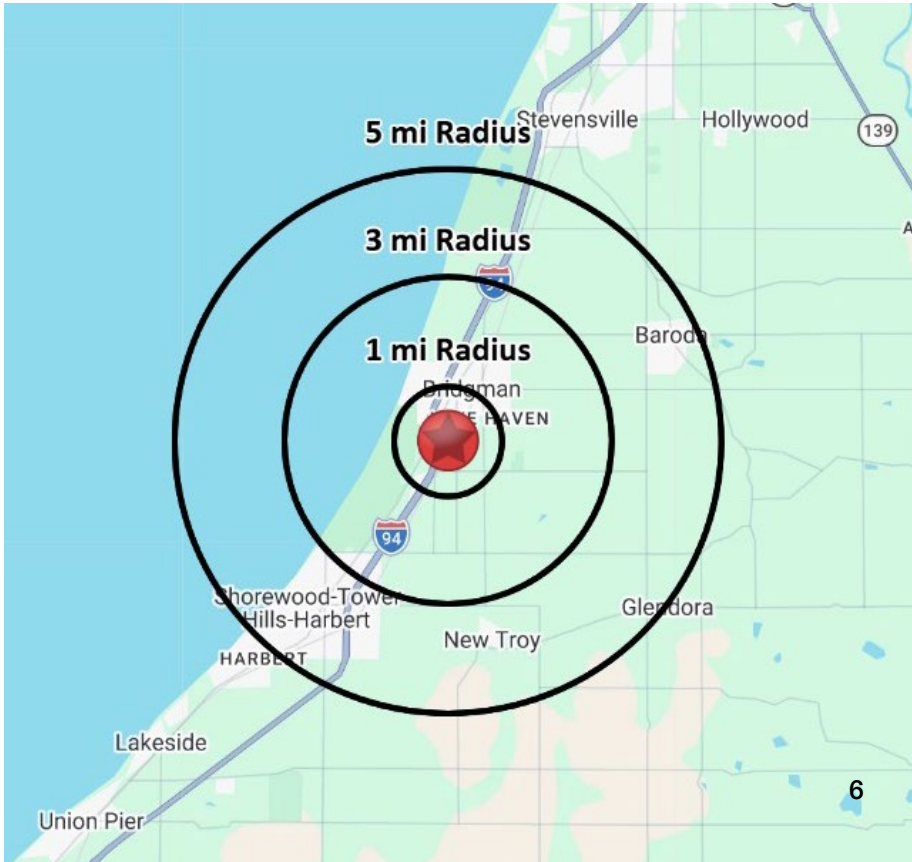


Location Overview

Located in the city of Bridgman, Michigan, approximately 0.5 miles from Interstate 94 (I-94), the property offers convenient access to major transportation routes, including U.S. Highways 31 and 12.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,280	5,247	10,730
HOUSEHOLDS	446	1,789	3,875
AVERAGE HOUSEHOLD INCOME	$107,720	$105,239	$105,251
MEDIAN HOME VALUE	$332,792	$285,692	$281,149



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CONTACT:
Ryan Gableman, CCIM/SIOR
Senior Broker, Principal
574.485.1502 | rgableman@cressy.com

200 N. Church St., Suite 200
Mishawaka, IN 46544
574.271.4060

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