

1961 BASE AVENUE

Springfield, Michigan 49037

Battle Creek/W Calhoun County Submarket

Property Sales
Offering Memorandum

**INVESTMENT
SALE**

Property Sales
Offering Memorandum



TRANSWESTERN

REAL ESTATE
SERVICES



\$7M

ASKING PRICE

112,500

RENTABLE SQUARE FEET

THE OFFERING

Chuck Howard of Transwestern is pleased to exclusively offer this five (5) year net leased industrial warehouse investment for sale to qualified investors.

Occupied by Iron Mountain Incorporated (NYSE: IRM) who for more than 70 years has been a strategic partner to care for information and assets. A global leader in storage and information management services and trusted by more than 225,000 organizations around the world, including 95% of the Fortune 1000.

This facility is located in Springfield Township, Michigan; a Battle Creek suburb, located within Calhoun County of Southwest Lower Michigan. The site is perfectly situated off of I-94 and near I-69 to receive client storage from Detroit, Lansing, Grand Rapids, Kalamazoo, and Battle Creek.

Iron Mountain has occupied the premises for 20 years and recently signed its fifth, five-year lease extension.

Information:

**Chuck
Howard**

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INVESTMENT HIGHLIGHTS

- Five (5) Year net lease with three percent (3%) annual rent increased and six, 5-year options at market rates. Occupancy estimated at 90%.
- Cold war era building providing the perfect space for secure storage.
- Highly functional building with ceiling heights of 13'-20'.
- Four (4) massive 1600-amp 600-volt circuit breakers.
- Iron Mountain Incorporated is publicly held (NYSE: IRM)



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