

# HIGH BAY WAREHOUSE

AVAILABLE FOR SUBLEASE | 117,000 - 270,000 SF

211 Watkins Rd

Battle Creek, MI 49015



# PROPERTY FEATURES

Constructed in 2020, this state-of-the-art industrial facility offers a rare opportunity to occupy a highly functional and efficiently designed asset. The property is available by way of sublease from Zoetis through September 2032, providing long-term occupancy flexibility. Featuring contemporary construction, modern infrastructure, and institutional-quality specifications, the facility is ideally suited for a wide range of industrial users.



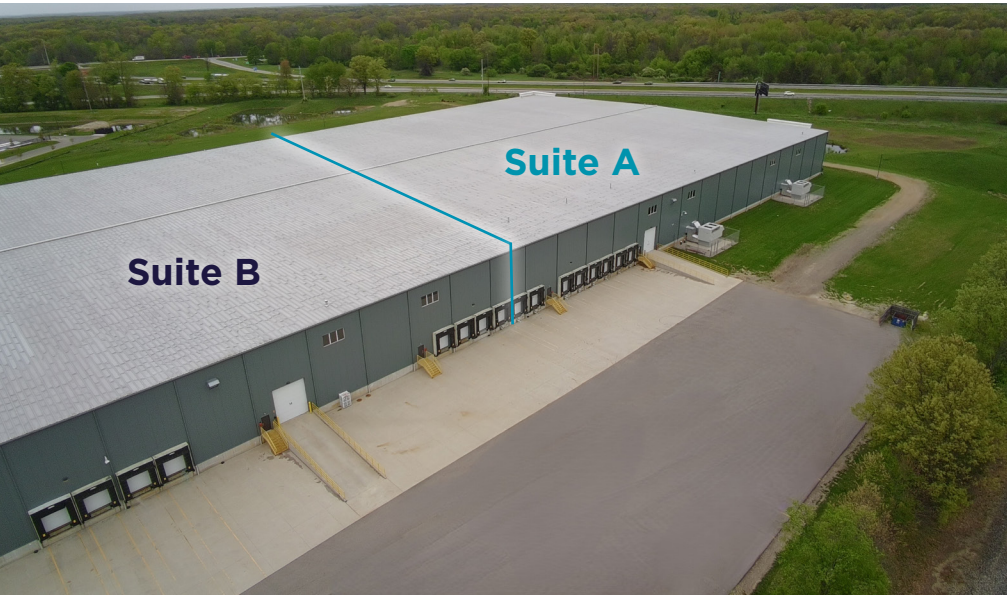
**211 WATKINS RD**

<b>Building Size:</b>	270,000 SF
<b>Space Available:</b>	117,000 SF and 153,000 SF
<b>Site Area:</b>	24 AC
<b>Clear Height:</b>	32' - 37'
<b>Year Built:</b>	2020
<b>Bays:</b>	16
<b>Bay Size:</b>	50' x 360'
<b>Column Spacing:</b>	50' x 50'
<b>Dock Columns:</b>	60' from ext. wall
<b>Floor:</b>	6"
<b>Lease Rate:</b>	\$6.50/SF
<b>Est. NNN Expenses:</b>	\$2.21/SF
<b>Power:</b>	1,200a/450v 3p Heavy
<b>Lighting:</b>	Automatic LED
<b>Parking Spaces:</b>	130
<b>Term Through:</b>	9/30/2032



# SUITE DETAILS

This industrial property offers a flexible configuration with the ability to accommodate one or two tenants, as the building is currently divided into two units (Suites A and B) or can be combined for a single user.



## Suite A: 153,000 SF

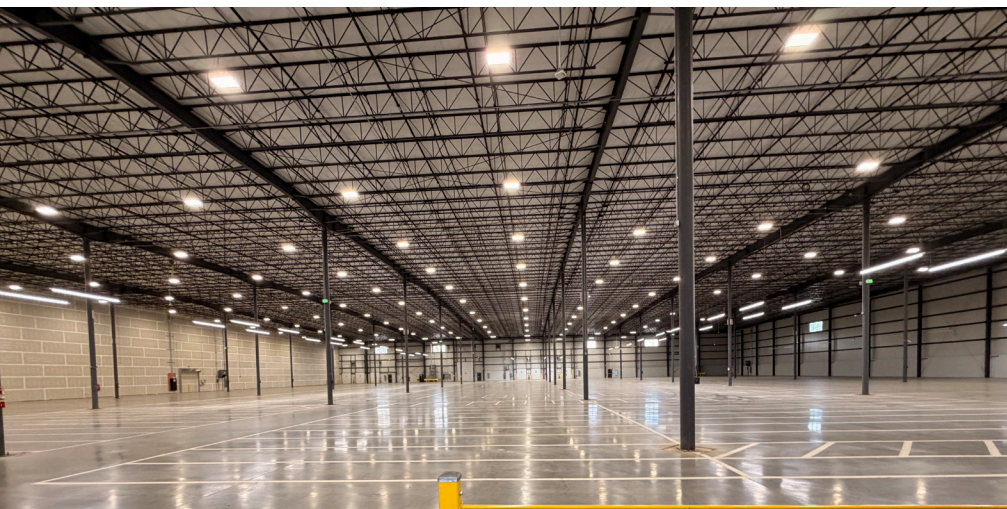
Details:

- 9 docks
- 1 grade door
- Full HVAC
- Automated dock restraints
- Small office with kichenette
- ESFR fire supression
- Thermocycler heaters

## Suite B: 117,000 SF

Details:

- 7 docks
- 1 grade door
- Heated
- ESFR fire supression
- Thermocycler heaters

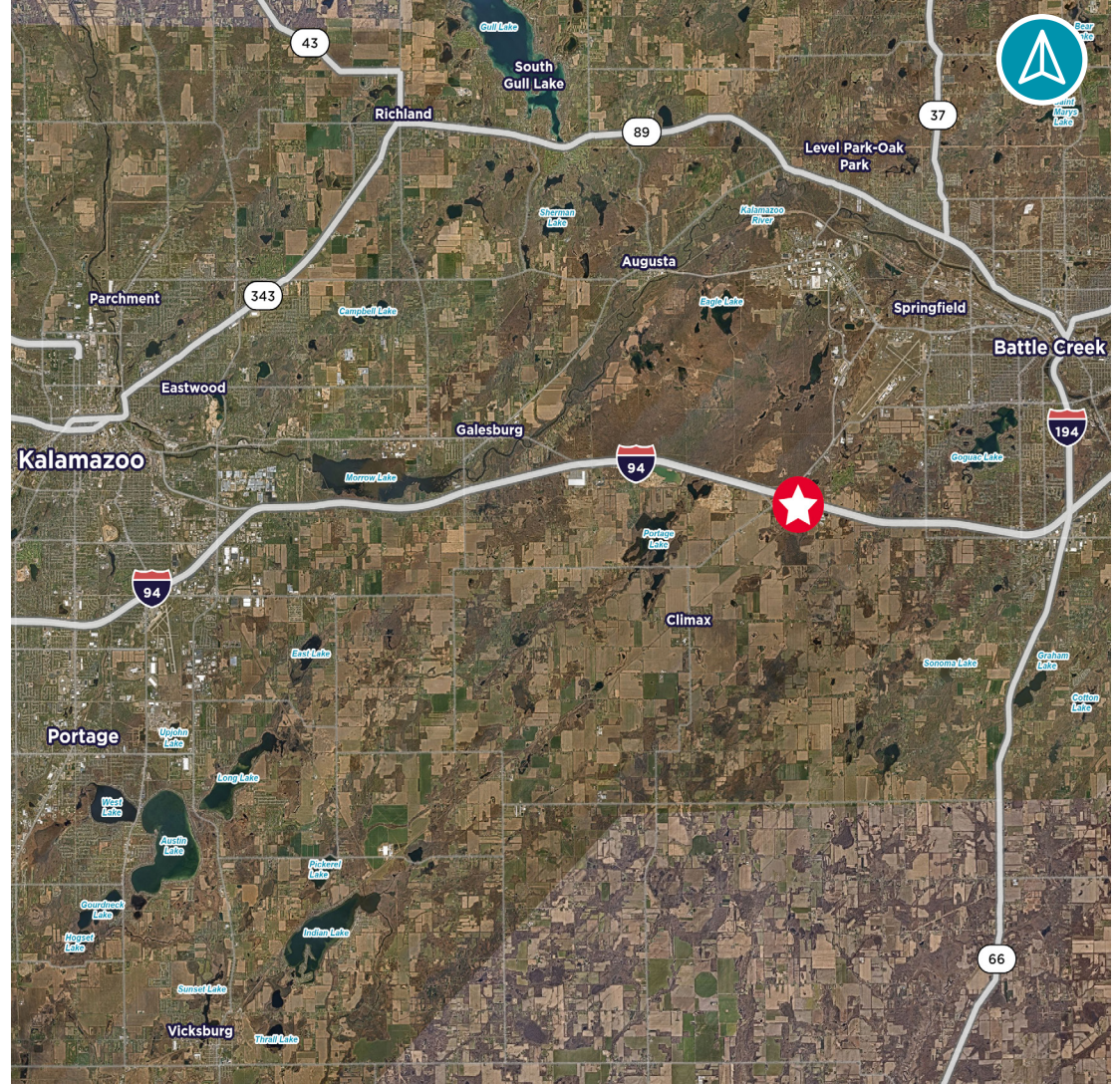
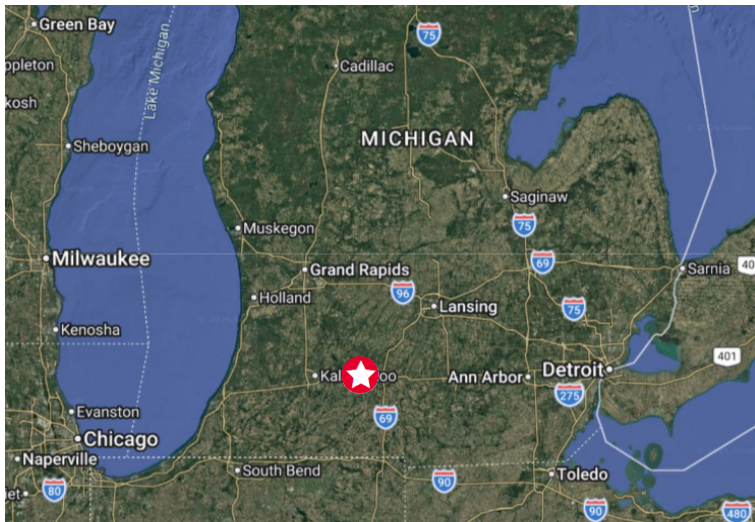


211 WATKINS RD

# INTERIOR IMAGES

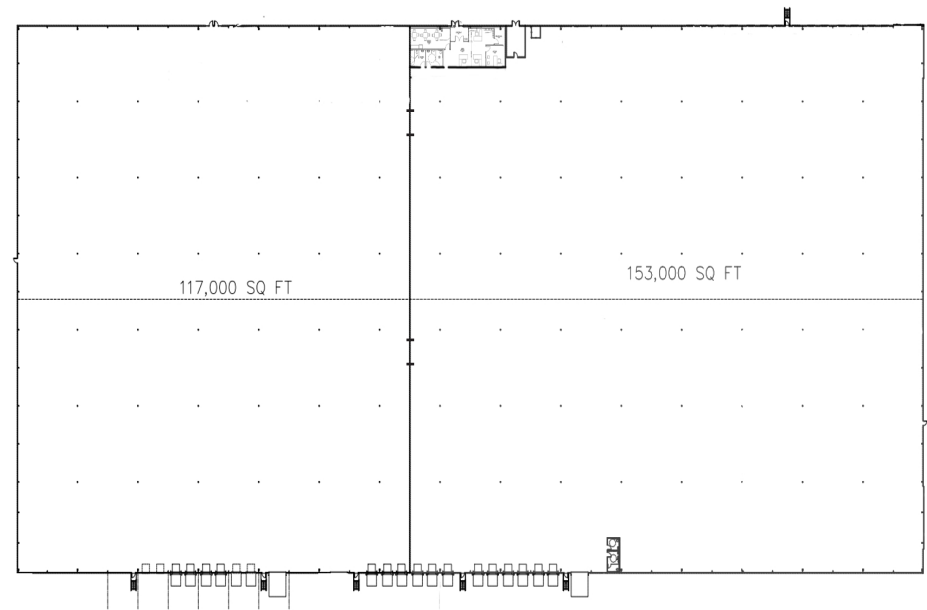
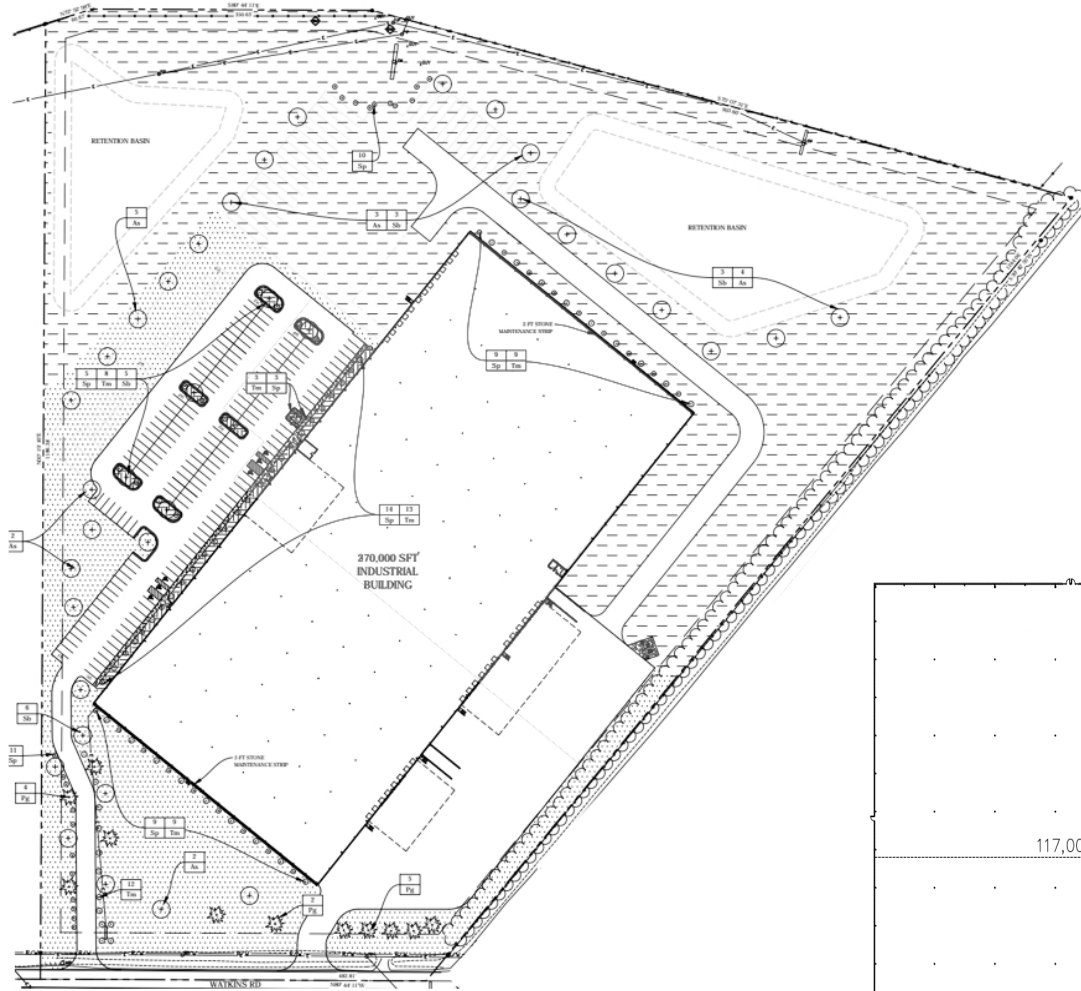


# LOCATION



**STRATEGICALLY LOCATED WITH IMMEDIATE ACCESS TO I-94**

# FLOOR PLAN





## CONTACT

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