



Industrial | For Sale or Lease | 268,277 SF

Overview

**Rare Large-Scale Industrial Opportunity
Exceptional Infrastructure, Location &
Flexibility**

**9000 E Michigan Ave
Galesburg, MI 49503**

Rarely available at this scale, this 268,277 SF industrial facility offers an exceptional combination of size, infrastructure, acreage, and flexibility. Situated on 92.43 acres with convenient I-94 access, the primary artery connecting Detroit to Chicago. The property provides a strategic location for industrial users seeking a substantial operating footprint. The facility's robust infrastructure and adaptable layout create an opportunity capable of accommodating a wide range of industrial, warehousing, and manufacturing operations.

Lease Price

\$4.25/SF NNN

Sale Price

Unpriced

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PROPERTY FEATURES

PROPERTY OVERVIEW

Location	Kalamazoo County Comstock Charter Township
Gross Building Area:	268,277 SF
Office Area	± 24,000 SF
Parcel #	07-23-210-010
Site Area	92.43 Acres
Zoning	Manufacturing (M) – Comstock Township
Parking:	350+ Spaces

BUILDING SPECIFICATIONS

Clear Height:	10' – 22'
Column Spacing:	40'
Roof:	Ballasted Membrane
Exterior:	Brick / Stucco / Steel
Bathroom(s):	9 Total - 7 Office / 2 Warehouse

LOADING & ACCESS

Loading Docks - 17 Total	Drive-in Doors - 7 Total
• 6 - 10' x 10'	• 2 - 7'x9'
• 11 - 10'x12' w/levelers & moving dock locks	• 2 - 10'x10'
	• 1 - 15'x13'
	• 2 - 16'x20'

MECHANICAL & UTILITIES

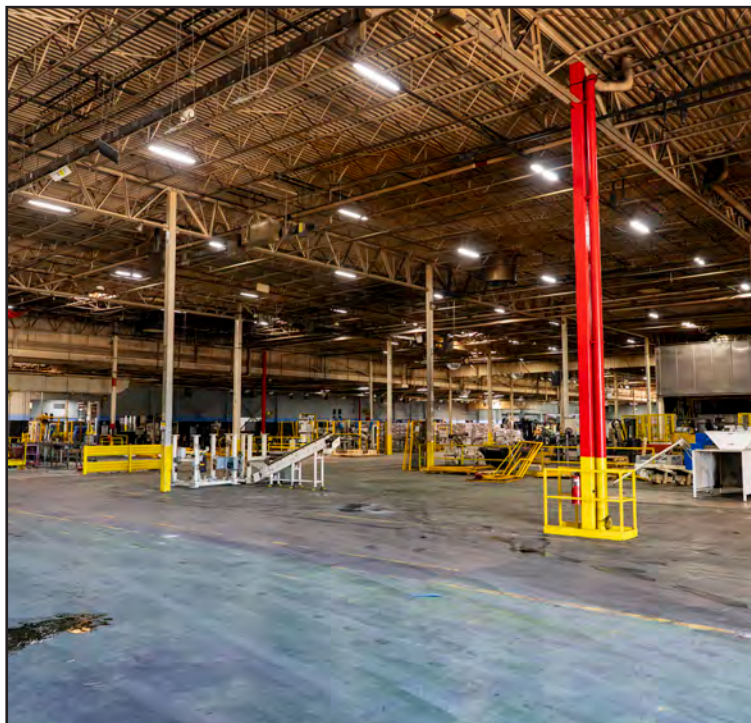
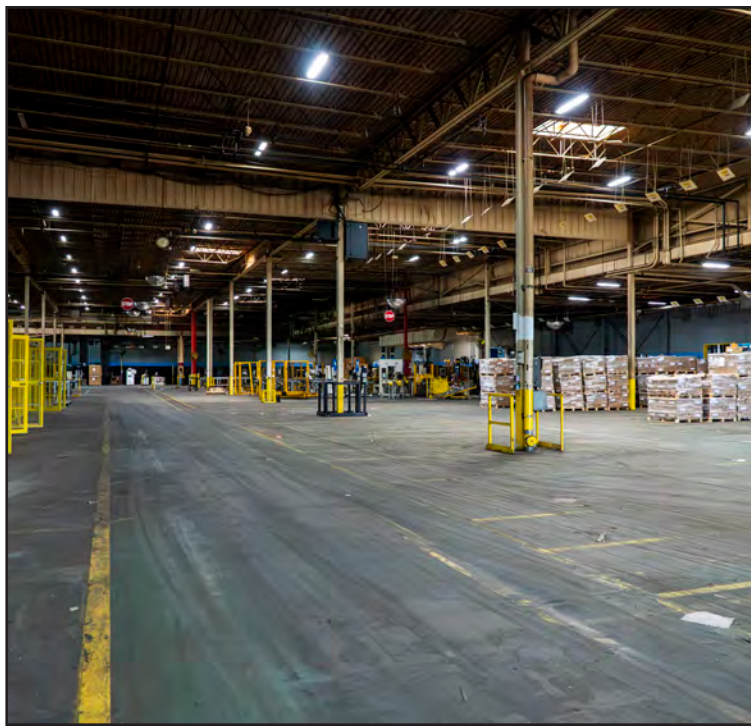
Heating/Cooling:	
• Office:	Hydronic boiler system & AC
• Warehouse:	Forced Air & No AC

Power:
600 Amp • 13,000V (13kV) • 3-Phase

Water:

- City water (sanitary)
- Private water tower (fire/dipping tanks)
supplied by dual 500-GPM on-site wells.

Utilities: All Public Utilities



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SITE AERIALS & VIDEO LINK



Scan QR Code for Video
<https://youtu.be/34yfH1bBXd0>



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BUILDING AERIALS



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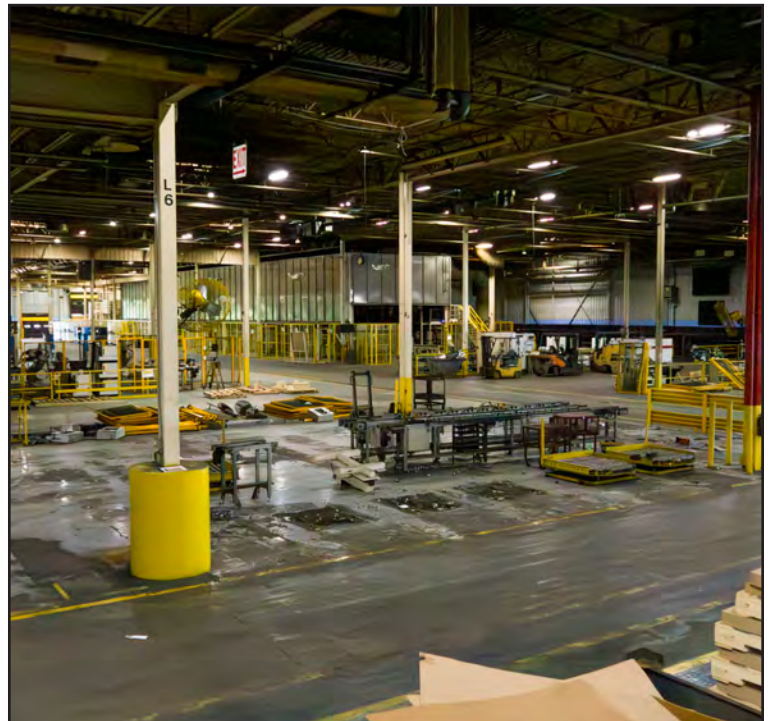
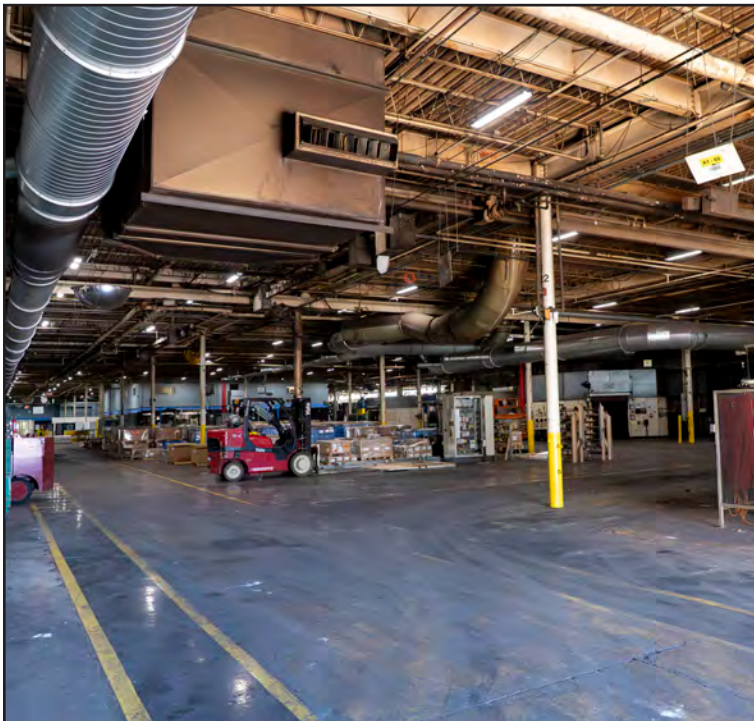
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INTERIOR PHOTOS



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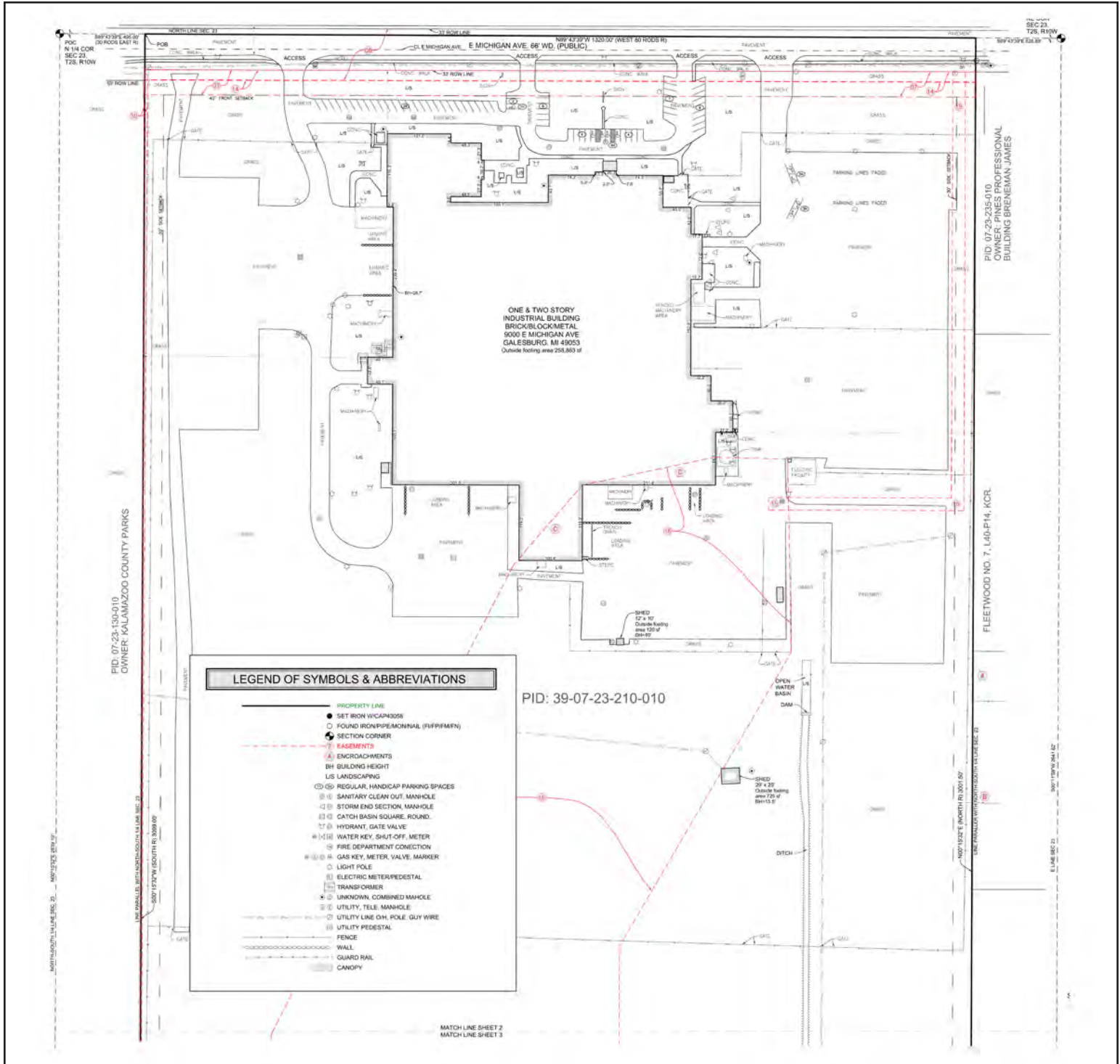
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SURVEY



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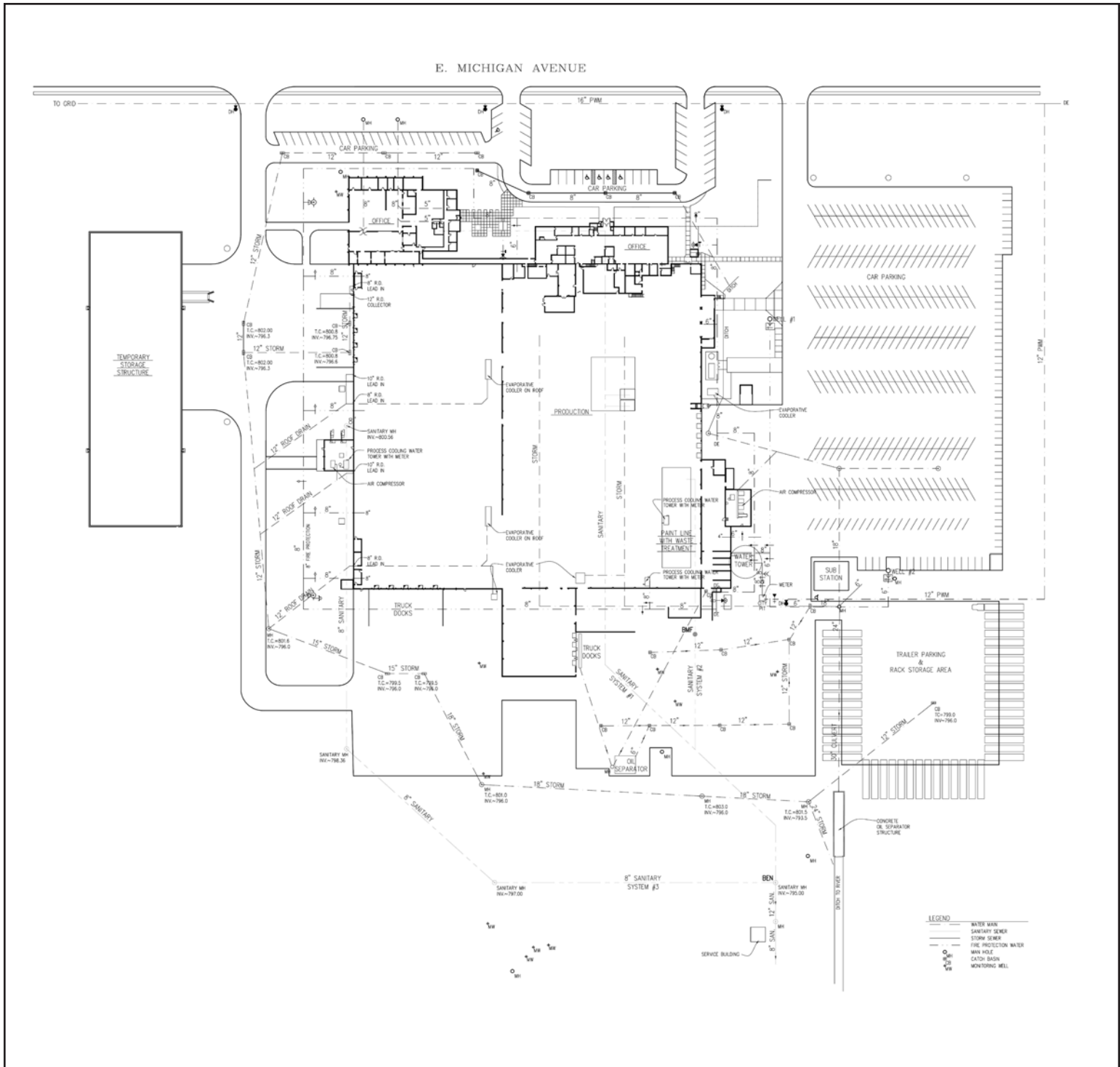
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SITE LAYOUT



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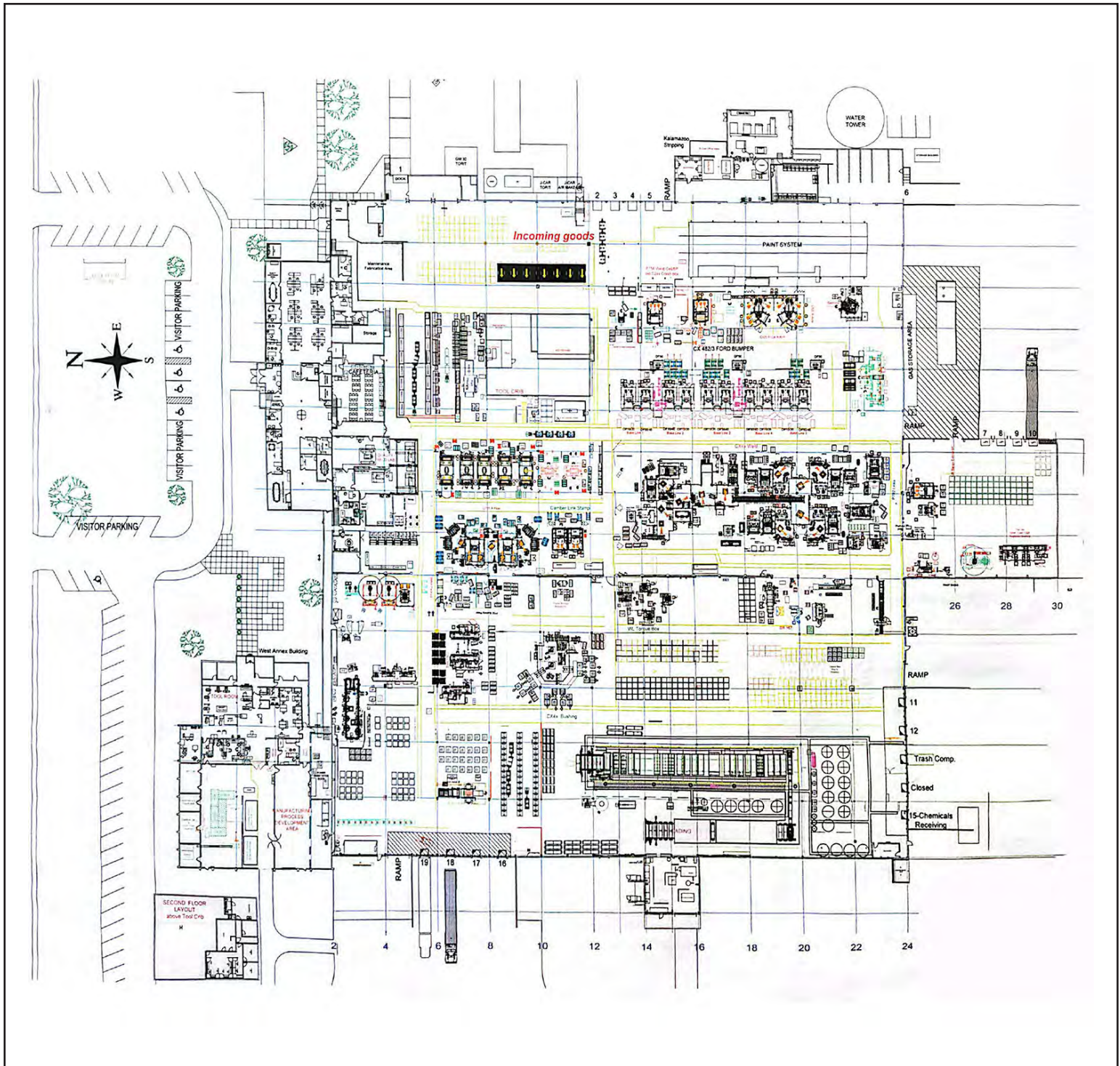
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FLOOR PLAN



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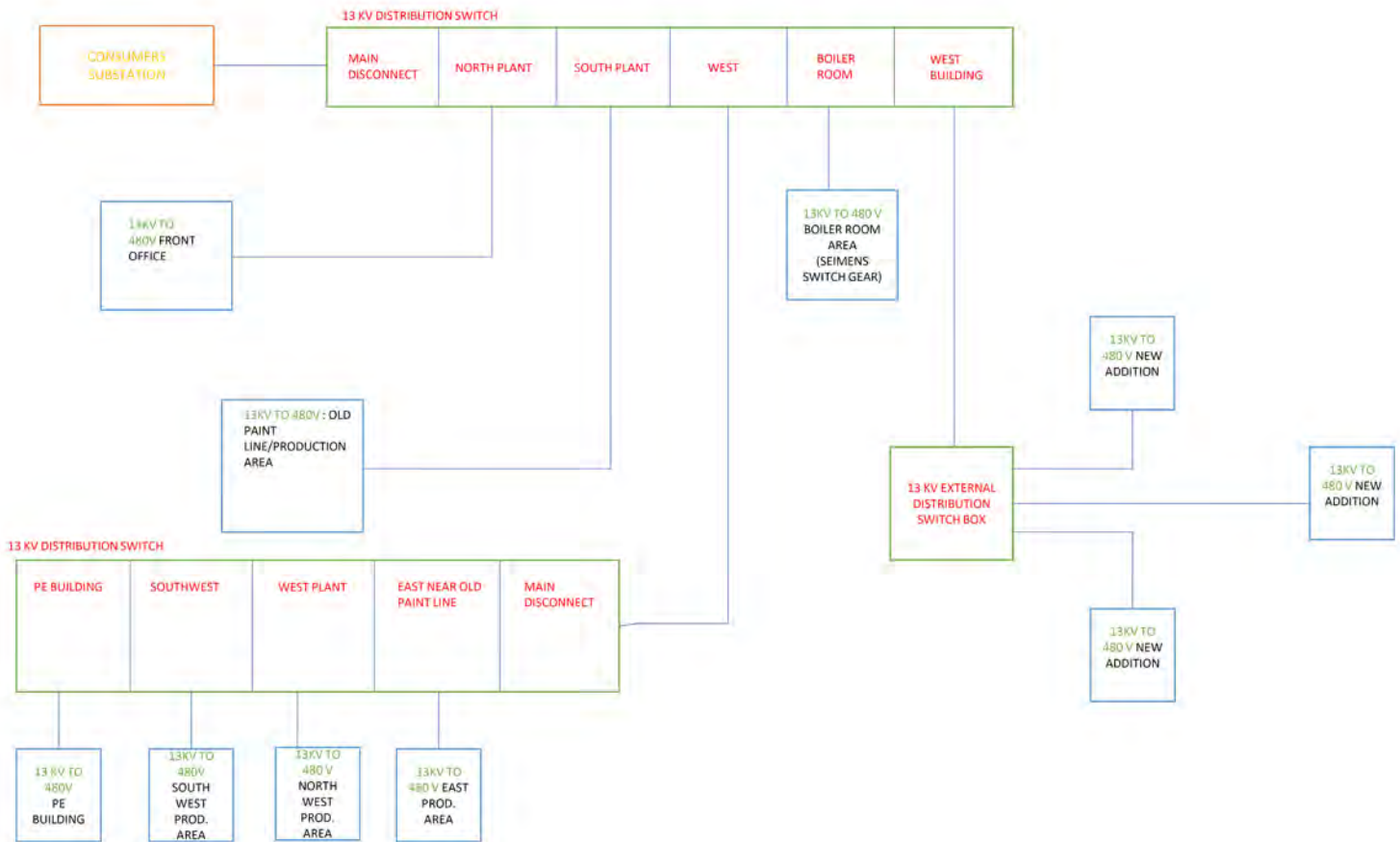
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ELECTRICAL DIAGRAM

13KV DIAGRAM



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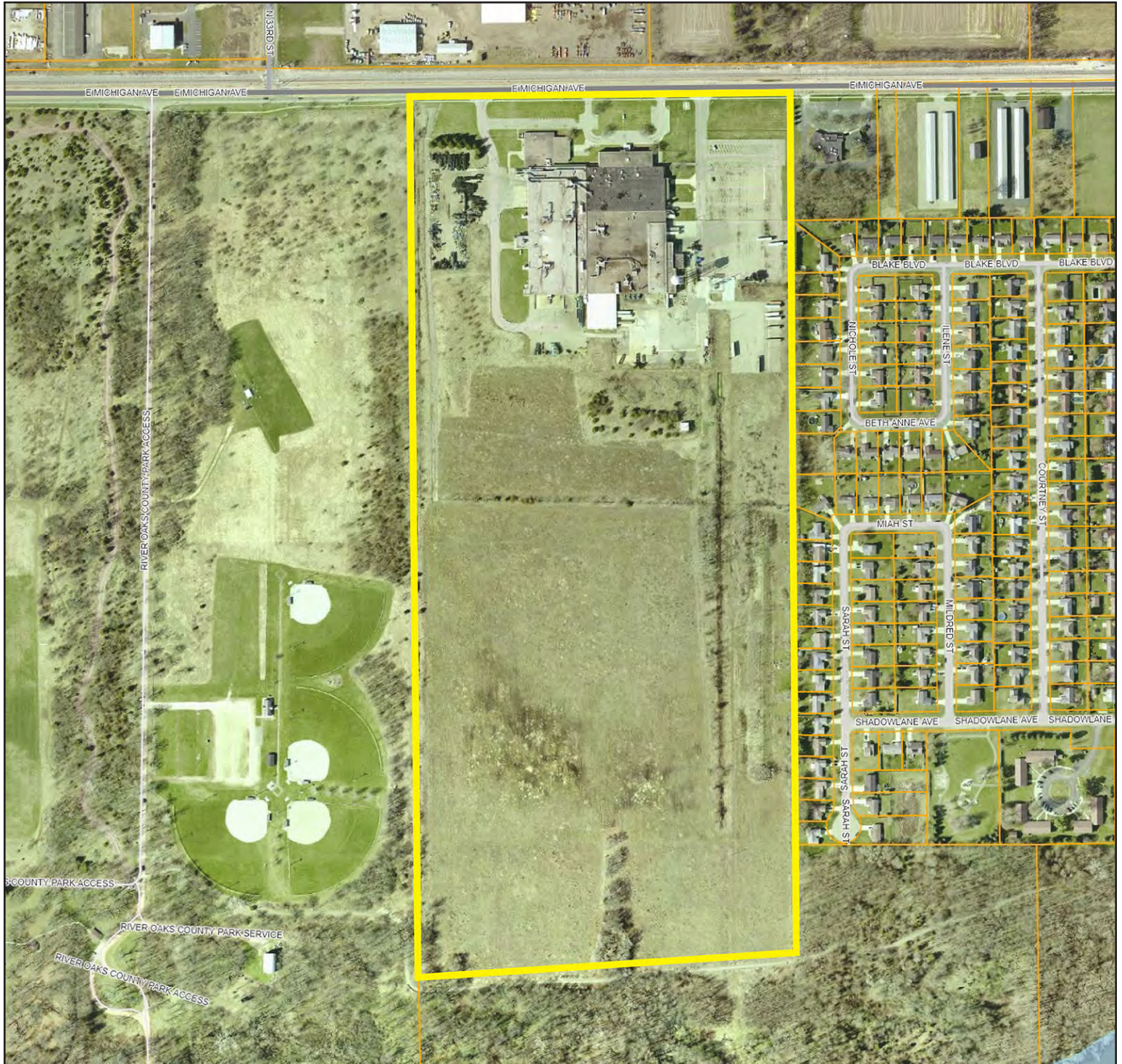
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PARCEL LAYOUT



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