

# INDUSTRIAL BUILDING FOR SALE AND LEASE

2660 Lawrence Street | Stevensville, MI 49127



## Adaptable Industrial Facility for Sale and Lease

<b>Building Size:</b>	45,357 SF
<b>Land:</b>	3.17 Acres
<b>Zoning:</b>	I-1 Industrial
<b>Clearance:</b>	15' - 22' Ceiling Heights
<b>Power:</b>	1200A/480V/3Ph
<b>OH Doors:</b>	4 Grade Level Overhead Doors
<b>Docks:</b>	3 Interior Docks
<b>Lease Rate:</b>	\$3.50 PSF / YR NNN
<b>List Price:</b>	\$1,250,000

[VIEW PROPERTY ONLINE](#)

### Details:

Flexible 45,357 SF industrial building suited for manufacturing or warehousing, with three interior recessed docks, four grade level doors, and 16' clear height. Included in the total area is 1,600 SF of office space with two private offices, a break area, restrooms, and a QC lab.

The property is powered by 1,200A / 480V / 3 phase service and sits on 3.17 acres with onsite parking. The structure is a practical pole frame design with three functional sections:

- Front Section: 16' 6" ceilings, gas unit heaters, metal liner panels, compressed air lines, bus ducting, ventilation fans, and a 14' grade level door. Approx. 52' 8" x 190'. Office build out located in this section.
- Middle Section: 16' 8" ceilings, gas unit heaters, heavy power via bus ducting, ventilation fans, and a two stall garage addition. Main electrical service enters here.
- Rear Section: 15'-22' ceiling heights, 3 loading docks, 14' grade-level door, insulated, fluorescent lighting, one center row of columns (24' spacing), ventilation fans, not heated.

# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)  
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

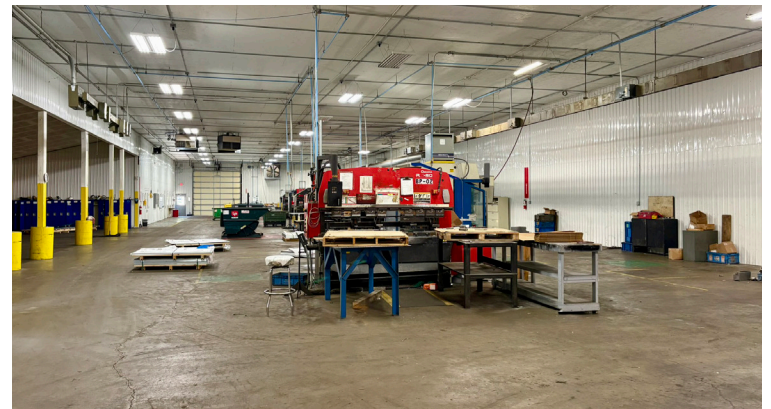


**Ryan Gableman, CCIM/SIOR**  
Senior Broker, Principal  
D 574.485.1502 | C 574.215.0336  
[rgableman@cressy.com](mailto:rgableman@cressy.com)

# PROPERTY PHOTOS

## INDUSTRIAL BUILDING FOR SALE AND LEASE

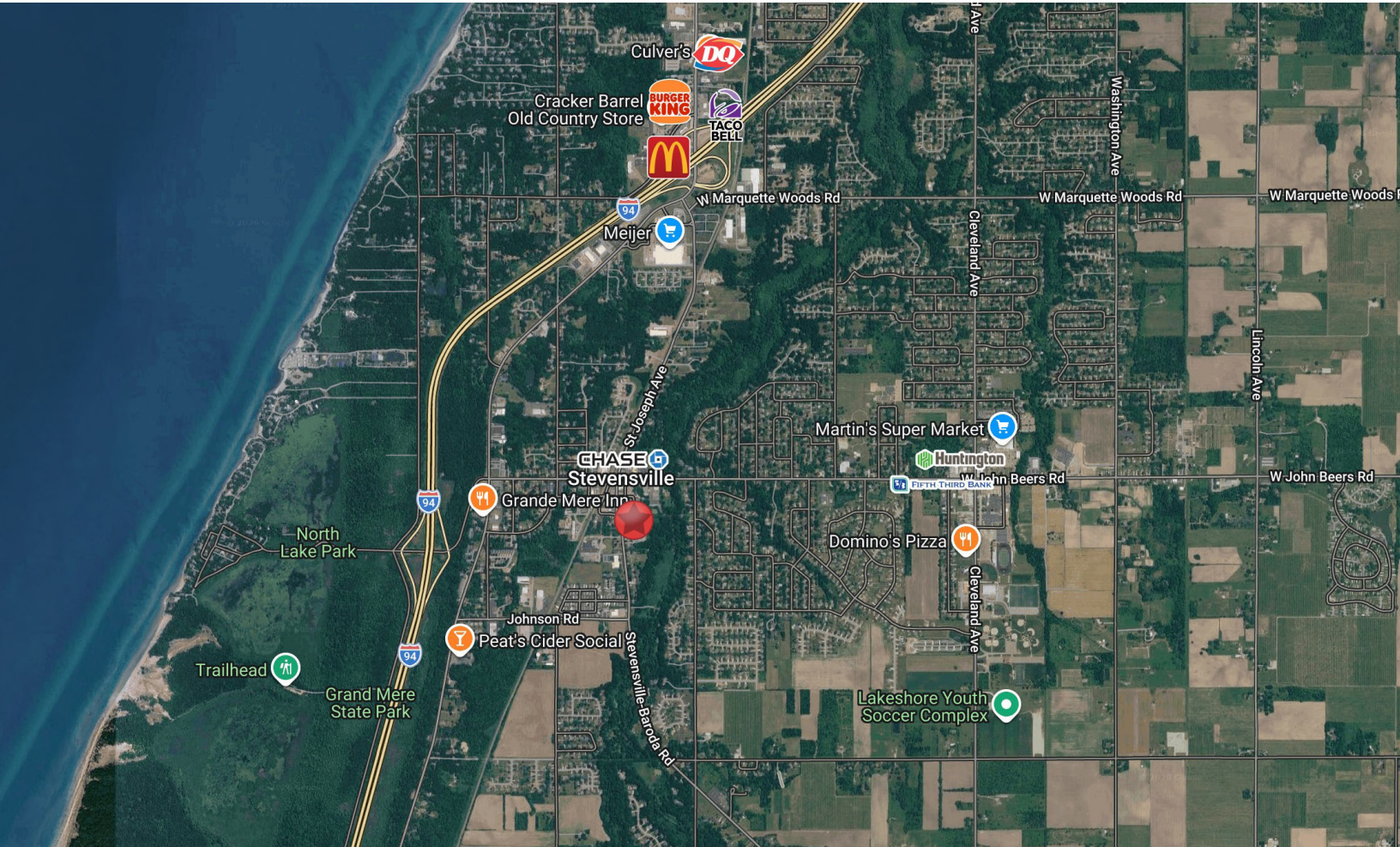
2660 Lawrence Street | Stevensville, MI 49127



# LOCATION OVERVIEW

## INDUSTRIAL BUILDING FOR SALE AND LEASE

2660 Lawrence Street | Stevensville, MI 49127

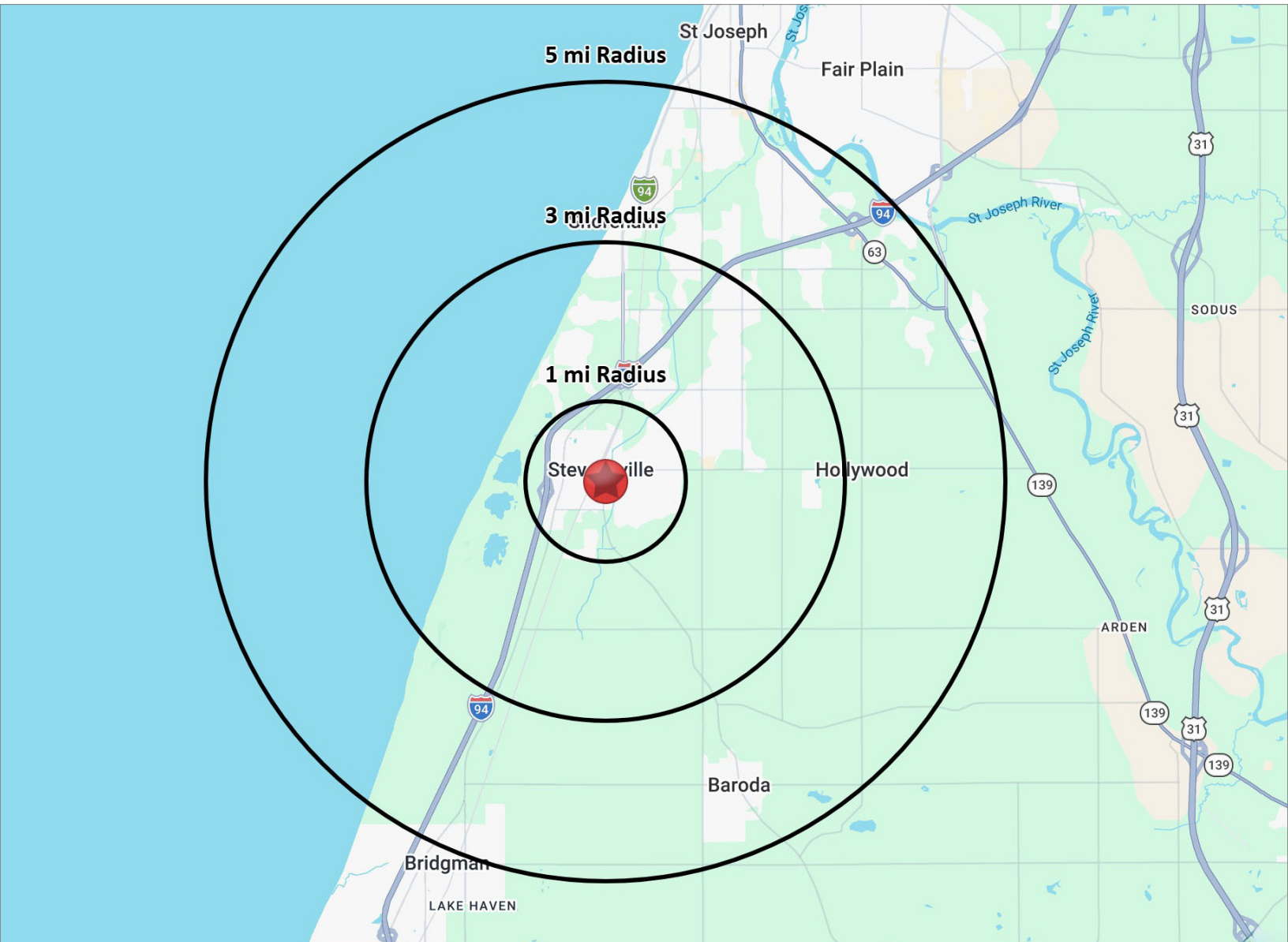


Located within the Village of Stevensville, the property offers quick access to local amenities, shopping, and restaurants, all in a convenient, business-friendly setting. The location sits near Lake Michigan, just 1 mile from I-94 and 10 miles from US-31, providing strong regional connectivity for employees, customers, and distribution.



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

Ryan Gableman, CCIM/SIOR  
Senior Broker, Principal  
D 574.485.1502 | C 574.215.0336  
rgableman@cressy.com



### POPULATION

1 MILE	3,694
3 MILE	14,421
5 MILE	27,408



### NUMBER OF HOUSEHOLDS

1 MILE	1,217
3 MILE	4,634
5 MILE	9,086



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$133,536
3 MILE	\$134,064
5 MILE	\$129,301



### MEDIAN HOME VALUE

1 MILE	\$318,547
3 MILE	\$323,250
5 MILE	\$300,629