

Industrial For Sale



Industrial Property with 57,486 SF Available



2527 & 2567 N M-63

Benton Harbor, MI, 49090

Presenting an exceptional manufacturing facility in Benton Harbor, MI—offering 20,000 SF on 4+ acres, boasting robust power infrastructure, heavy-duty crane capacity, and scalability for future growth. This is an outstanding opportunity for industrial users seeking a versatile, highly visible location with expansion options.

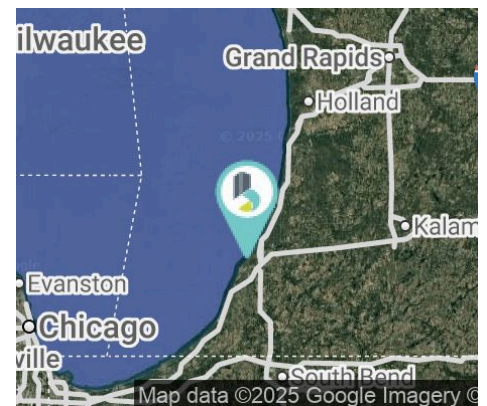
Highlights

- 20,000 SF facility on 4+ acres, expandable by 40,000 SF
- Heavy power: 2,000 amps, 240V, 3-phase electrical.
- Eight cranes (1.5–5 ton) for manufacturing efficiency.
- High exposure with 8,000–15,000 vehicles per day.

Sale Price \$917,300 (\$41.90)

Building Size 21,892 SF

Lot Size 4.35 Acres



Jeremy McClements
Senior Vice President
jmclements@bradleyco.com
C: 574.876.9535

R. Kyle Grooters
Associate Broker - Consolidation
rkg@bradleyco.com
C: 951.733.3833

Jack Williams
Broker
jwilliams@bradleyco.com
C: 231.357.5418

Dwayne Morris
Land Specialist
dmorris@morryoakproperties.com
C: 269.371.5770

www.bradleyco.com

Property Details

2527 & 2567 N M-63, Benton Harbor , MI 49090



Location Information

Address	2527 & 2567 N M-63
City, State, Zip	Benton Harbor , MI 49090
County	Berrien
Tax Authority	Hagar Township
Airport	Southwest MI Regional
Economic Development	Cornerstone Alliance
Regional Chamber	Southwest MI Regional
Labor Force (Tri-County)	139,095

Building Information

Building Size	21,892 SF
Office Space	Approx. 3,500
Price/SF	\$41.90
Number of Grade Level Doors	1
Number of Dock High Doors	1
Ceiling Height	17 ft
Number of Floors	1
Year Built	1958
Roof	Mixture
HVAC (Office)	Forced Air & Baseboard Boiler
HVAC (Shop)	Trane RTU & Suspended Units
Exterior Walls	Brick & Cinder Block
Concrete Thickness	8" (To be Confirmed)
Fire Suppression	None

Property Information

Property Type	Industrial
Zoning	(I) Industrial
Lot Size	4.35 Acres
APN #	11-10-0031-0004-06-4, 11-10-0031-0004-05-6
Lot Frontage	1,000 ft

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	50+/-
US-31 (Distance/Time)	6 Min. (4.3 Miles)
I-94 (Distance/Time)	9 Min. (5.8 Miles)
Amtrak Station (Distance/Time)	7 Min. (4.2 Miles)
SWMI Regional Airport	7 Min. (4.2 Miles)
South Bend Int'l Airport	40 Min. (39.5 Miles)

Utilities & Amenities

HVAC	Trane RTU, Boiler, & CNG
Air Conditioning	Trane RTU & Central Air
Amps	2000
Volts	240 V
Phase	3
Internet	Fiber & Broadband
Water/Sewer	Well & Septic
Security	None

Aerial Photos

2527 & 2567 N M-63, Benton Harbor, MI 49090



Interior Photos

2527 & 2567 N M-63, Benton Harbor , MI 49090



Expansion

2527 & 2567 N M-63, Benton Harbor, MI 49090



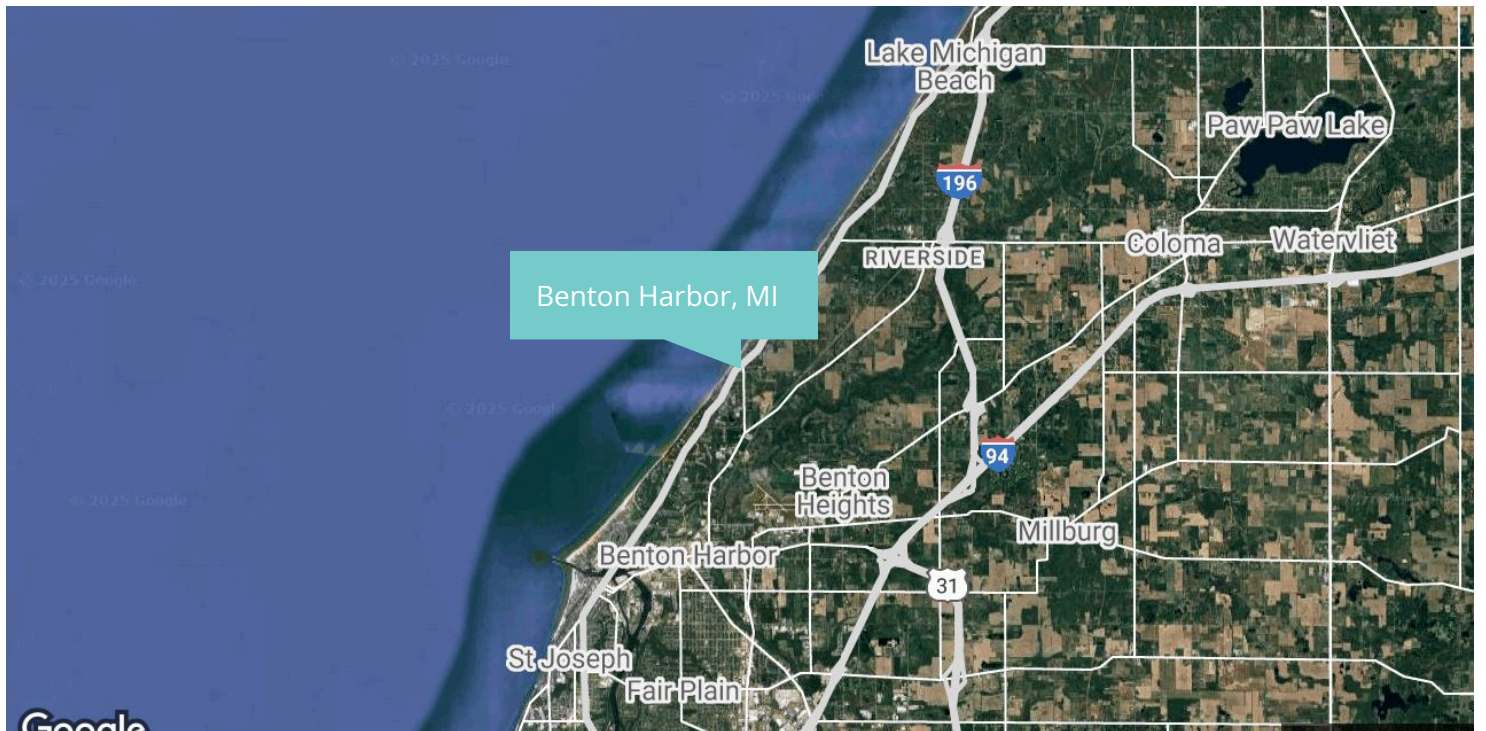
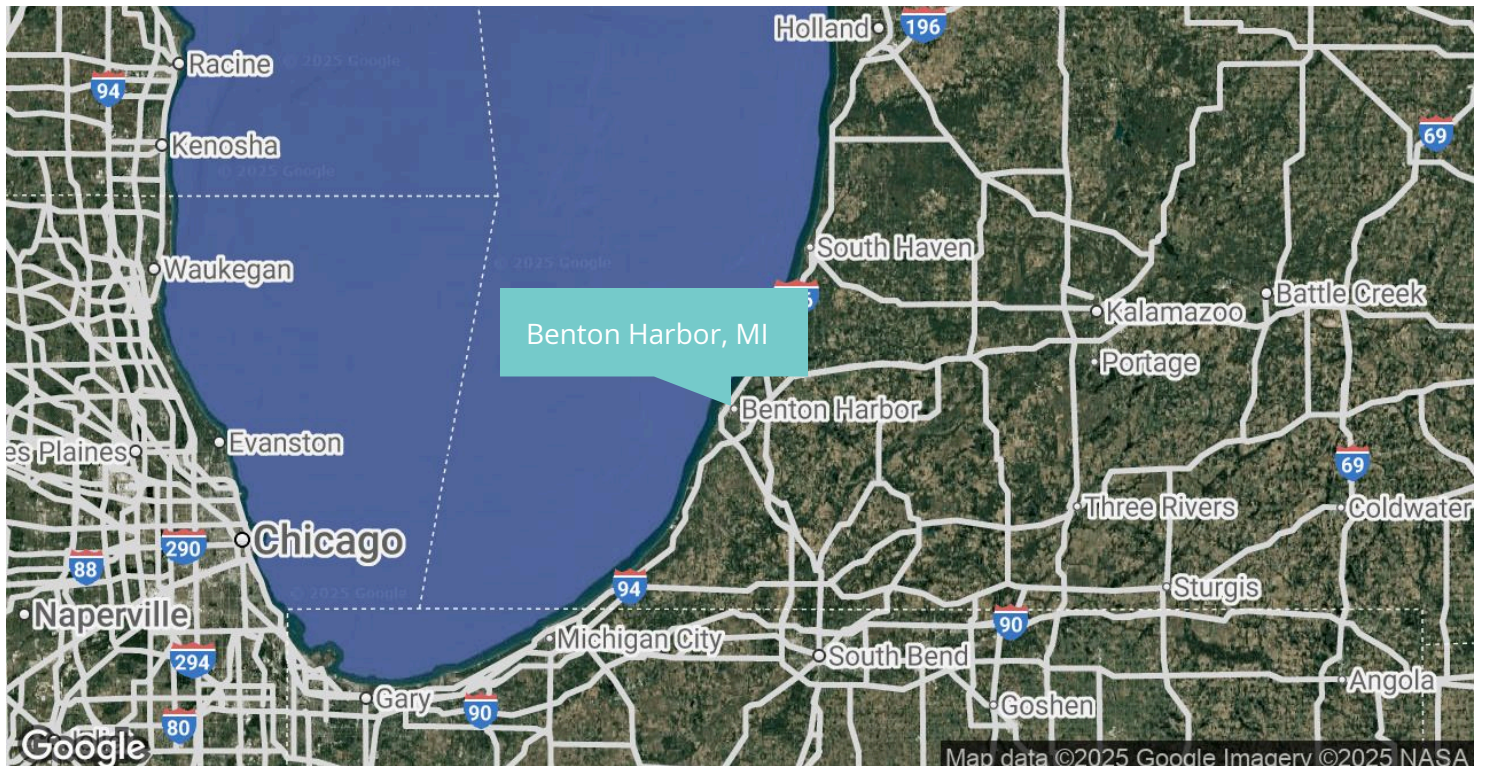
Parcel Lines



Conceptual Expansion - Subject to zoning ordinance and planning regulations

Regional Map

2527 & 2567 N M-63, Benton Harbor, MI 49090



Retailer Map

2527 & 2567 N M-63, Benton Harbor, MI 49090

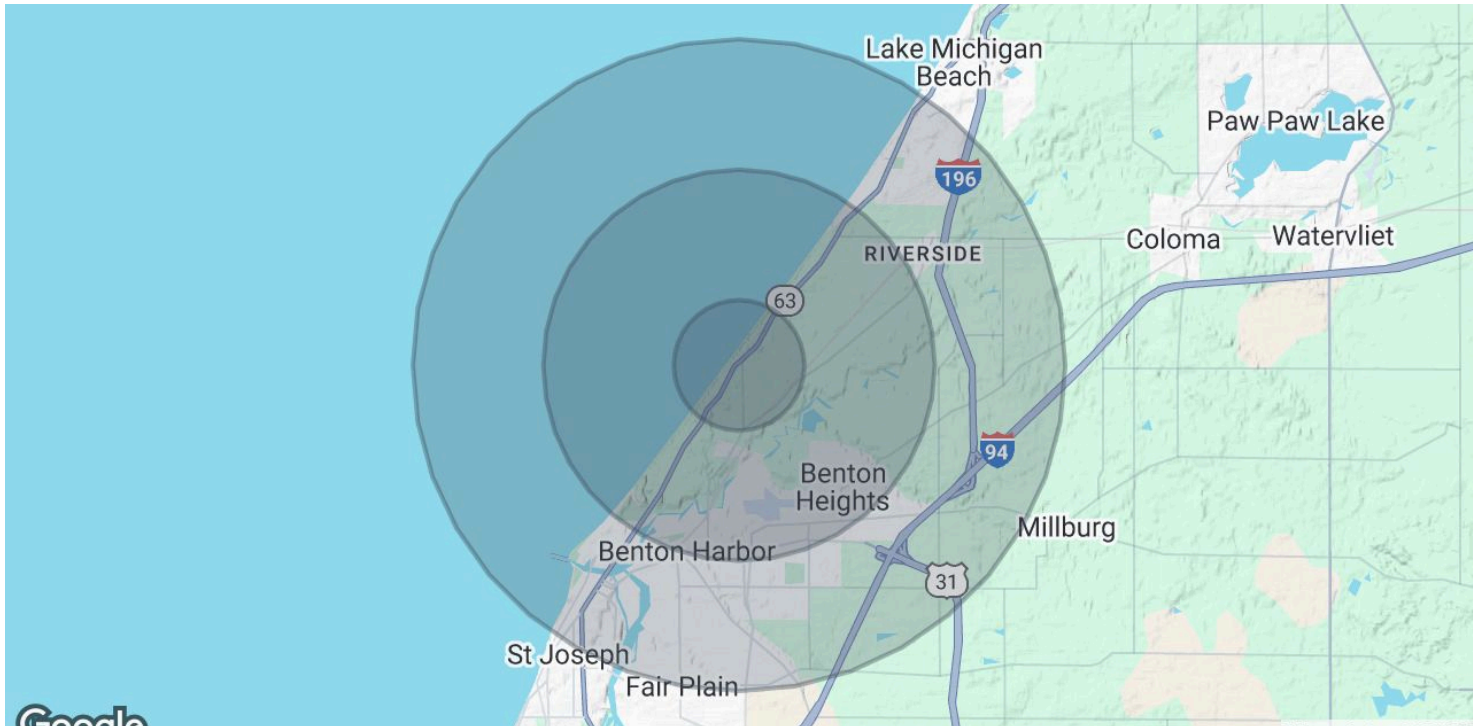


Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Demographics

2527 & 2567 N M-63, Benton Harbor , MI 49090



Demographics

	1 Miles	3 Miles	5 Miles
Total Population	497	6,672	26,268
Average Age	45	39	39
Average Age (Male)	45	38	38
Average Age (Female)	46	40	40
Total Households	210	2,642	10,908
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$79,248	\$70,437	\$71,693
Average House Value	\$282,996	\$289,548	\$244,778

Meet The Team

2527 & 2567 N M-63, Benton Harbor , MI 49090



Jeremy McClements

Senior Vice President

jmcclements@bradleyco.com

C: 574.876.9535



R. Kyle Grooters

Associate Broker - Consolidation

rkg@bradleyco.com

C: 951.733.3833



Jack Williams

Broker

jwilliams@bradleyco.com

C: 231.357.5418



Dwayne Morris

Land Specialist

dmorris@morryoakproperties.com

C: 269.371.5770



Mossy Oak Properties

516 N Cass Street

Berrien Springs, MI 49103

269.371.5770