

FOR SALE OR LEASE | INDUSTRIAL CONDOS | KIRSCH INDUSTRIAL PARK

210 BROADUS STREET | STURGIS, MI



FEATURES A
20-TON CRANE



ALL UTILITIES ARE
SEPARATELY METERED



3-PHASE;
480 VOLT POWER



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES



PROPERTY SUMMARY

PROPERTY INFORMATION	
Asking Price	\$2,418,000 (Both Condos)
	\$1,860,000 (Condo 1)
	\$558,000 (Condo 2)
Price PSF	\$31.00
Asking Rent PSF	\$4.20 - \$5.40/SF NNN (Depending on needs and requirements)
Available Spaces	14,000 – 78,000 SF
Year Built	1960
Lease Type	NNN
Parking	394 Surface Parking Spots
Zoning	M: Manufacturing
Parcel Number	052-780-069-02
Municipality	City of Sturgis

PROPERTY HIGHLIGHTS

- ✓ **For Sale or Lease:** Industrial Condos at Kirsch Industrial Park
- ✓ **Asking Price:** \$2,418,000 (Both Condos) | \$1,860,000 (Condo 1) | \$558,000 (Condo 2) | \$31.00 PSF
- ✓ **Available SF:** 14,000 – 78,000 SF (Condos)
 - ✓ Condo 1: 60,000 SF at 1515 W Chicago Rd
 - ✓ Condo 2: 18,000 SF at 1525 W Chicago Rd
- ✓ **Asking Rent:** \$4.20 – \$5.40/SF NNN (Depending on Needs and Requirements)
- ✓ **Total Building Size:** 881,000 SF | Lot: 52 Acres | Built: 1960 | Steel Construction
- ✓ **Power:** 3-Phase, 480-Volt | 2,500–8,000 Amps | All Utilities Separately Metered
- ✓ Features a 20-Ton Crane
- ✓ **Clear Heights:** 16'–23' | Column Spacing: 40' x 40' | 10" Warehouse Floor
- ✓ **Loading:** 25 Exterior Dock Doors | 8 Drive-In Bays | Wet Sprinkler System
- ✓ **Parking:** 394 Surface Spots (per OM)
- ✓ **Zoning:** M – Manufacturing | Lease Type: NNN | Municipality: City of Sturgis
- ✓ **Location:** SW Michigan near Indiana Border | Access to I-80/90, I-69, I-94 | Proximity to Chicago, Detroit & Indianapolis
- ✓ **Strong Manufacturing Labor Pool:** Automotive Supply, Metal Fabrication, Plastics & Logistics Workforce
- ✓ Kirsch Municipal Airport Located in NW Corner of City | Michigan Southern Railroad Serves the Area

PROPERTY OUTLINE



1515 W CHICAGO RD
CONDO 1 – 60,000 SF

1525 W CHICAGO RD
CONDO 2 – 18,000 SF

INTERIOR SPACE

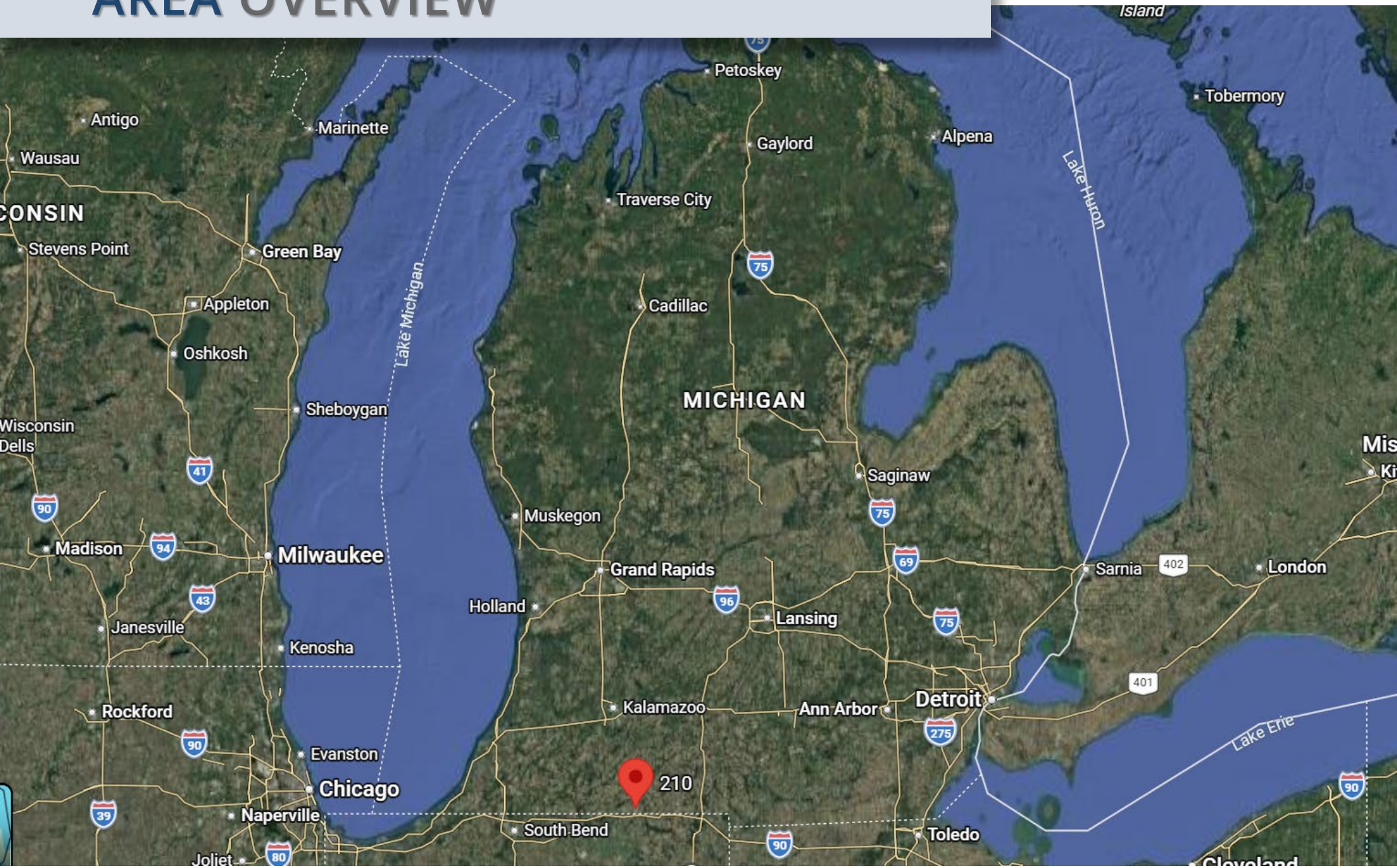


OFFERING MEMORANDUM
210 BROADUS ST | KIRCH INDUSTRIAL PARK | STURGIS, MI

LOCAL OVERVIEW



AREA OVERVIEW



OFFERING MEMORANDUM

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LOCATION OVERVIEW

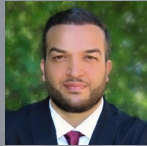


Sturgis, Michigan is a strategically positioned industrial market in southwest Michigan, near the Indiana border, offering efficient access to key Midwest manufacturing and distribution hubs. The city is located within a short drive of major interstate corridors including I-80/90, I-69, and I-94, enabling streamlined truck access to Chicago, Detroit, Indianapolis, and surrounding regional markets.

Sturgis benefits from a proven, manufacturing-oriented labor force with experience across automotive supply, metal fabrication, plastics, and logistics, supported by nearby workforce training and technical education programs. Industrial users are attracted by competitive wage rates, affordable land and building costs, and reliable utility infrastructure. Combined with a pro-business environment and local economic development support, Sturgis presents an attractive, cost-effective location for long-term industrial investment.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	4,044	25,908	34,202
Total Households	1,232	10,368	12,864
Total Family Households	691	5,980	7,719
Average Household Size	2.50	2.28	2.37
Median Age	31.0	38.4	39.5
Population Age 25+	2,322	17,275	23,483
Average Household Income	\$61,377	\$72,097	\$74,764
Total Businesses	306	647	719
Total Daytime Population	7,410	17,816	20,131
Daytime Population: Workers	5,545	9,972	10,666
Daytime Population: Residents	1,865	7,844	9,465



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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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