



**1015 W PATERSON**

**1015 W Paterson  
Kalamazoo, MI 49007**

**SALE**

Welcome to the heart of Kalamazoo, a city that beautifully blends urban sophistication with small-town charm. Nestled within its central core district is an expansive 8,000 square foot light industrial building. This flexible space is perfect for businesses looking to expand or entrepreneurs seeking a prime location.

The building offers the potential for multiple loading docks, making it an ideal hub for logistics and distribution operations. It sits on a generous 1.5-acre lot, providing ample room for growth and development. But what truly sets this property apart is its unique location backing to the scenic Kalamazoo River Valley Trail, a 24-mile paved trail connecting downtown and the outlying areas.

**PURCHASE PRICE:  
\$450,000.00**

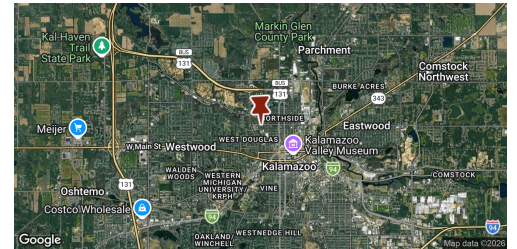
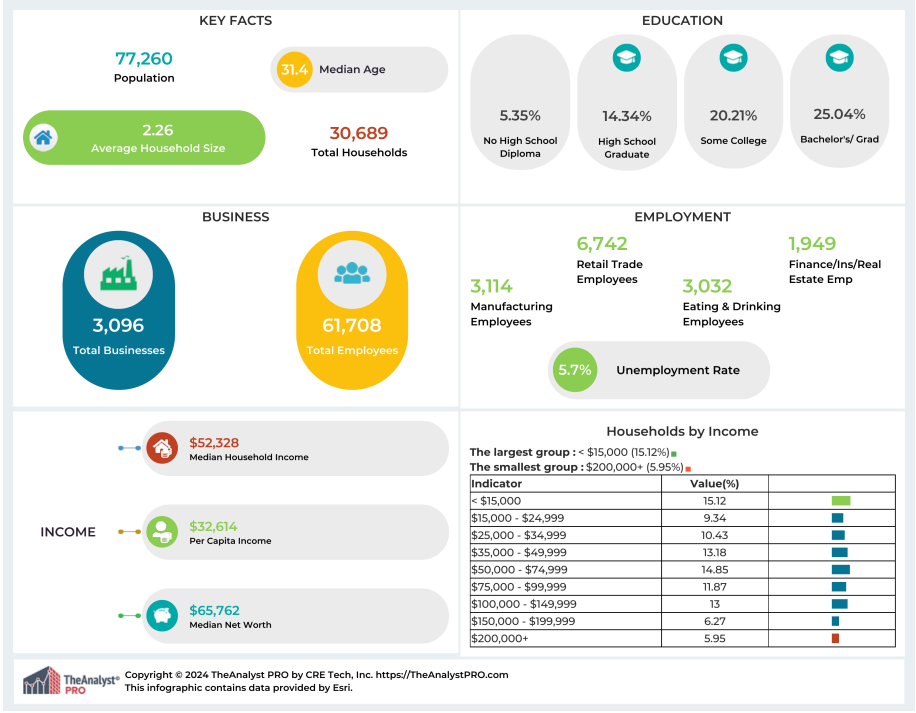
**Land Size: 1.52 Acres  
Property Size: 8,174 Sq. Ft.  
Year Built: 1946**

**Contact:**

**313.312.5764**

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