



**List Number:** 24022371  
**Municipality:** Texas Twp  
**County:** Kalamazoo  
**Property Sub-Type:** Industrial

**Total # Bldgs:** 1  
**Total # Units:** 3  
**# Fin Bldg Lvl:** 1  
**Lot Acres:** 20.48  
**Lot Dimensions:** 400 x 520  
**Lot Measurement:** Acres  
**Lot Square Footage:** 892,109

**Current Bldg Use:** Warehouse / Office  
**New Construction:** No  
**Tax ID #:** 09-02-176-015  
**Road Frontage:** 100  
**Total Net SqFt:** 132,822  
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**Year Built:** 1991

**Status:** Active  
**Monthly Rent:** 71,945.25  
**Days On Market:** 0  
**Waterfront:** No

**Directions:** I-94, north on 9th Street to 1st light, left on Beatrice

**Legal:** On File  
**Taxable Value:**  
**School District:** Kalamazoo

**SEV:**  
**Zoning:** I-1

**For Tax Year:**  
**Special Assmt/Type:** None Known

**Non-Conforming Use:** No

**Additional Details:** # Loading Docks/Wells: 6; Grd Lvl OH Doors: 3; Ceiling Height: 21  
**Additional Features:** Bath Common Area; Fire Sprinkler; Security System  
**Air Conditioning:** Central Air  
**Below Grade Construction Type:** None  
**Docs at List Office:** Steel  
**Docs Req Conf Agrmnt:**  
**Driveway:** Paved  
**Exterior Material:** Block

**Heat Source:** Natural Gas  
**Heat Type:** Forced Air  
**Income and Expenses:**  
**Buyer Agency Type:** %  
**Lease Term:** 120 Months  
**Lease Type:** Triple Net  
**Lease Information:**  
**Roofing:**

**Sewer:** Public  
**Foundation:**  
**Street Type:** Paved; Public  
**Tenant Pays:**  
**Uses:** Distribution; Manufacturing; Professional Service; Storage; Other  
**Util Avail at St:** Electric; Natural Gas; Public Sewer; Public Water; Telephone  
**Utilities Attached:** Electric; Natural Gas; Telephone  
**Water:** Public  
**Water Fea. Amenities:**  
**Water Type:**  
**SqFt Information:** Rentable Office SqFt: 15,500; Rentable Warehouse SqFt: 132,822; Total Bldg SqFt (Gross): 226,877

**Public Remarks:** Sharp industrial building located at I-94 Exit #72 (Oshtemo) is now available for lease. This building is a former food-grade facility with coolers and freezers (currently decommissioned). This super clean facility features 21' ceiling height, six interior dock doors, three overhead doors (14' high), 15,500 sf of office, on-site parking, potential on-site trailer storage, 40' x 40' bay sizes, and 1200' frontage on I-94. One hundred seventeen thousand square feet of warehouse/industrial space is available immediately, plus an additional 15,500 square feet of office space (which can be leased separately)—potential for an additional 92,180 square feet available in the spring of 2025.