



Office | For Sale / Lease | 4,500 SF

Battle Creek Office Facility Office or Retail Opportunity

4055 W Dickman Road
Springfield, MI 49015

Overview

8,000 SF office building available for sale, with 4,500 SF available for lease. Currently occupied by State Farm and Edward Jones, this well-maintained property presents an excellent investment opportunity with established tenancy in place and additional upside through lease-up of the available suite. The vacant 4,500 SF office space is move-in ready and features a functional layout, quality finishes, and a professional office environment. Located adjacent to the military base and near Fort Custer Industrial Park.

Lease Price

\$12.00/SF NNN

Sale Price

\$800,000

Eric Bolles

269.373.8108 [direct]
269.535.4576 [mobile]
ebolles@ccmichigan.com

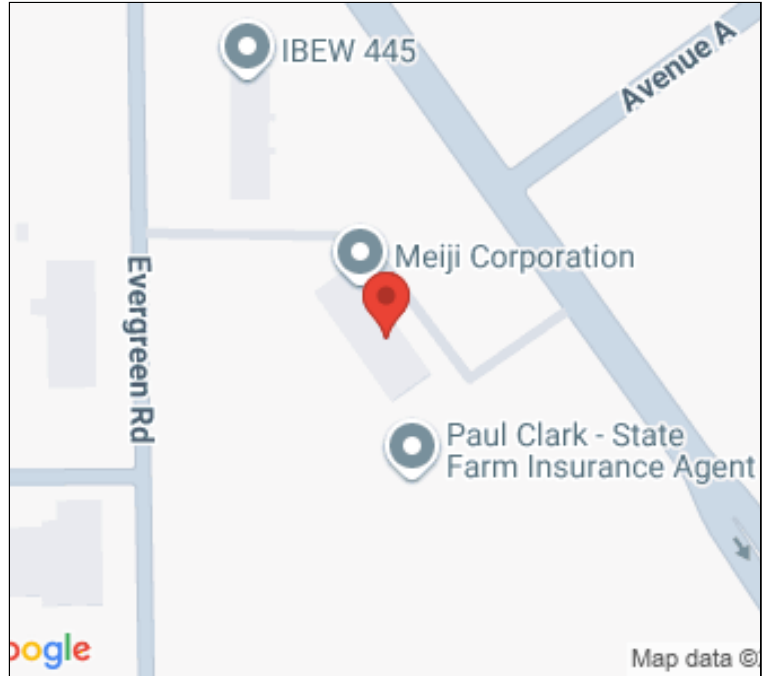




PROPERTY FEATURES



Gross Size:	8,000 SF
Available for Sale:	8,000 SF
Buildings / Units:	1 Building / 3 Units
Building Levels:	1 Level
Total Acres:	2.00 Acres
Zoning Code / Description:	B-3 / G
Between Streets:	Base Ave & Military
Construction:	Brick / -
Roof:	Built Up
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	75 / Asphalt
Air Conditioning:	Central Air
Utilities Available:	All Public Utilities



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INTERIOR PHOTOS



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AERIAL PHOTO



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LOCATION AERIAL



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