



INDUSTRIAL OFFERING MEMORANDUM

330 Upton Ave

330 Upton Ave · Battle Creek, MI

OFFERING PRICE

\$1,299,000

TOTAL SF

26,060

LAND

2.51 AC

IN-PLACE INCOME

\$5,500/mo

TWO TENANTS IN PLACE · SELLER LEASEBACK POSSIBLE

Day-one income · lease terms available upon executed NDA

HEAVY INDUSTRIAL FEATURES

4 docks · 18' ceilings · 3-phase power · new roof

EXCLUSIVELY PRESENTED BY

Ellsbury Group · Real Estate Experts



THE OPPORTUNITY

Renovated Battle Creek Industrial with Income in Place

The Ellsbury Group presents **330 Upton Ave** — a **26,060 SF** masonry industrial facility on **2.51 acres** in Battle Creek, Michigan. Built in 1954 and renovated in 1973, the building carries a **new roof, 3-phase power, four loading docks, and 18-foot ceilings**, with abundant fenced outdoor storage and excellent street exposure at Upton Ave and Grand Trunk Ave, minutes from W Dickman Rd.

Offered at **\$1,299,000 (\$49.85/SF)** with **\$5,500 per month** of in-place income from **two tenants** and a **possible seller leaseback** — a buyer can step into day-one cash flow or take occupancy as an owner-user.

WHY 330 UPTON

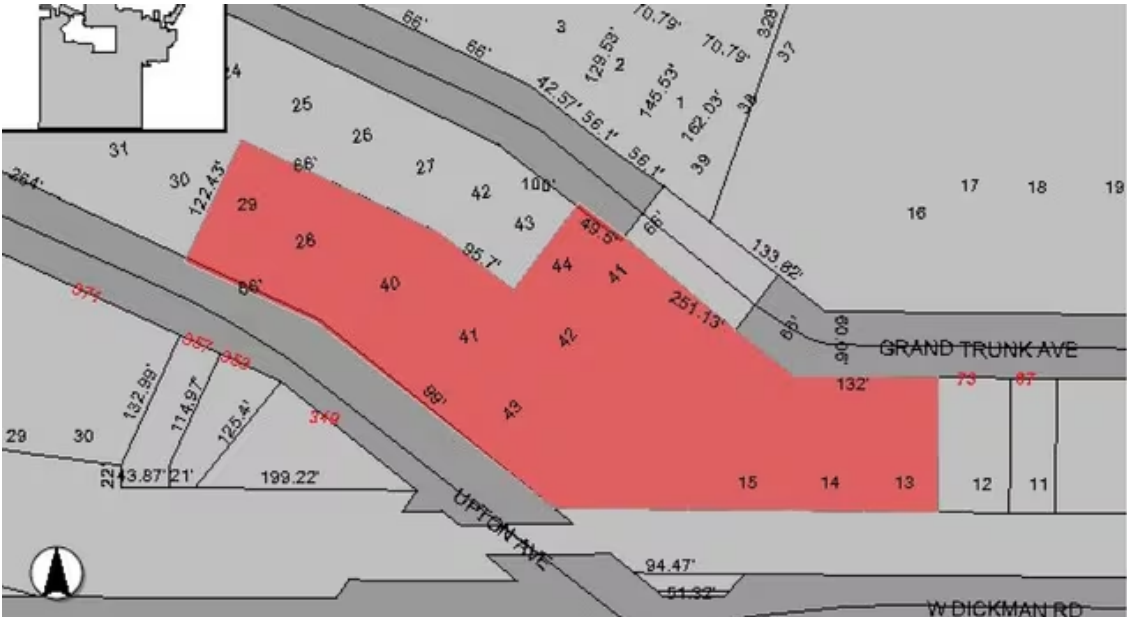
- **\$49.85/SF** — in line with renovated Calhoun County comp sales (see Sale Comparables)
- **4 docks · 18' ceilings · 3-phase power** — true distribution / light-manufacturing spec
- **2.51 acres** with plentiful secured outdoor storage — increasingly scarce in-city
- **Two tenants paying \$5,500/mo** at roughly \$2.53/SF — well below the market band
- **Seller leaseback possible** — flexible income or possession on the buyer's terms

PROPERTY SNAPSHOT

Offering Price	\$1,299,000
Price / SF	\$49.85
Total Building	26,060 SF
Land Area	2.51 Acres
Built / Renovated	1954 / 1973
Roof	New
Power	3-Phase
Loading	4 Docks
Clear Height	18 FT
In-Place Income	\$5,500 / MO (\$66,000 / YR)
Tenancy	2 Tenants · Terms Under NDA
Occupancy Option	Seller Leaseback Possible

Site & Building

Address	330 Upton Ave, Battle Creek, MI
Total Building Area	26,060 SF
Main Plant (1-story masonry)	17,501 SF
North Wing (1-story masonry)	8,559 SF
Second-Floor Office	450 SF
Detached Pole Warehouse	≈ 73' × 68'
Attached Garage	≈ 67' × 64'
Land	2.51 Acres
Loading	4 Docks
Clear Height	18 FT
Power	3-Phase
Roof	New
Yard	Ample Outdoor Storage
Frontage	Upton Ave & Grand Trunk Ave
Zoning / Use	Available Upon Executed NDA



LOT LINES · 2.51 ACRES · UPTON AVE & GRAND TRUNK AVE

AVAILABLE UPON EXECUTED NDA

- Lease agreements, remaining term & renewal options
- Utility cost history (electric, gas, water/sewer)
- Insurance premium & coverage detail
- Itemized operating expenses and property tax detail

The Seller will release this information to qualified prospective purchasers upon execution of a confidentiality agreement. Contact the Ellsbury Group team to request the NDA.

03 PROPERTY PHOTOS · EXTERIOR



SOUTHWEST AERIAL · FULL BUILDING, FRONTAGE & RAIL CORRIDOR



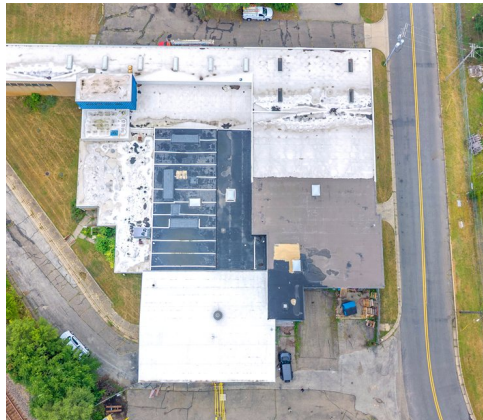
RAIL ADJACENCY · TRESTLE & YARD



FULL FOOTPRINT & STREET FRONTAGE



OUTDOOR STORAGE YARD



OVERHEAD · 2.51 AC



OFFICE ENTRY



BRICK OFFICE WING



DISTRICT CONTEXT

04 PROPERTY PHOTOS · INTERIOR



CLEAR-SPAN WAREHOUSE BAY · 18' CEILINGS, SKYLIGHTS & DRIVE-IN DOOR



HIGH BAY WITH OVERHEAD HOIST



SHOP / FABRICATION BAY



OPEN WAREHOUSE FLOOR



RACKED STORAGE



LOWER-LEVEL SPACE



PRIVATE OFFICE

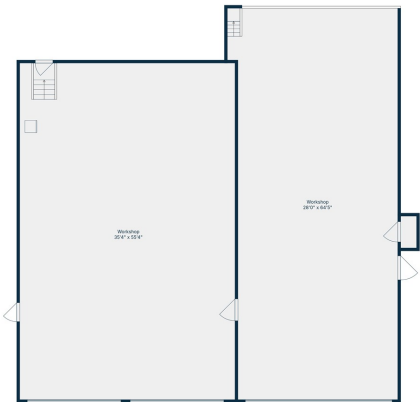


OFFICE / CONFERENCE

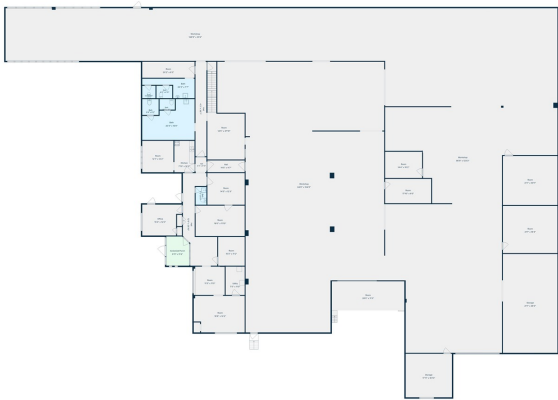
05 FLOOR PLANS



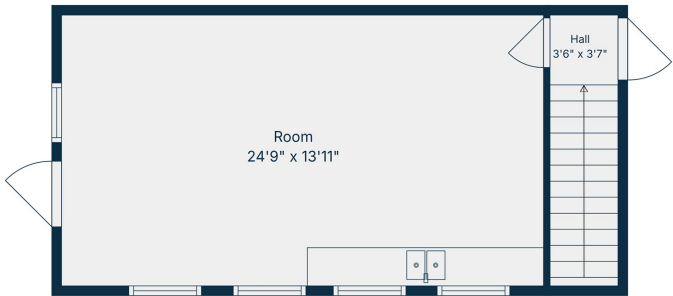
ALL FLOORS · 26,060 SF TOTAL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Sketches prepared from assessor / field measurement records. Dimensions and areas are approximate and are provided for reference only — purchaser to verify all measurements independently. Detailed as-built drawings, if available, will be provided upon executed NDA.

COMPARABLE	TYPE	SALE DATE	PRICE	SF	\$ / SF	ACRES	BUILT
 343 S Mulberry St · Marshall, MI	Warehouse	10/23/2025	\$1,000,000	14,000	\$71.43	0.99	1950
 795 Fritz Keiper Blvd · Battle Creek, MI	Manufacturing	12/23/2024	\$4,200,000	96,000	\$43.75	5.08	1988
 370 Watkins Rd · Battle Creek, MI	Warehouse	5/2/2025	\$820,000	30,000	\$27.33	22.60	1988
 1320 E Columbia Ave · Battle Creek, MI	Manufacturing	5/20/2025	\$659,000	9,600	\$68.65	0.69	1953/2013
 2450 W Columbia Ave · Battle Creek, MI	Manufacturing	2/13/2025	\$499,939	29,508	\$16.94	2.80	1950
330 UPTON AVE — SUBJECT	Industrial	Offering	\$1,299,000	26,060	\$49.85	2.51	1954/1973

\$45.62

COMP AVERAGE \$ / SF

Simple average of 5 Calhoun County sales

\$40.08

WEIGHTED AVERAGE \$ / SF

\$7.18M total volume ÷ 179,108 total SF

\$49.85

SUBJECT \$ / SF

Supported by renovation, docks, 18' clear & acreage

\$40–75

CLASS B SALE \$ / SF RANGE

Battle Creek Class B band — subject sits mid-range

Sources: CoStar sale comps, licensed to Ellsbury Commercial Group; LoopNet / CommercialCafe Battle Creek industrial data. Comp average \$/SF applied to subject: \$45.62 × 26,060 SF ≈ \$1.19M base — premium features support the \$1,299,000 offering. Estimates — verify independently.

\$45.62

COMP AVERAGE PRICE PER SQUARE FOOT
Five Calhoun County industrial sales, Dec 2024 – Oct 2025 · subject offered at \$49.85/SF

Battle Creek • Calhoun County, MI

Battle Creek (pop. ~52,000) anchors western Calhoun County's industrial market on the I-94 corridor — nearly equidistant between Detroit and Chicago — where **industrial is 34% of the commercial market vs 24% nationally**. The 3,000-acre Fort Custer Industrial Park (80+ companies, 13,000 employees, anchored by Denso) drives demand, and the Ford BlueOval EV battery plant opening 2026 in Marshall (1,700 jobs, 10 miles away) is tightening the corridor. 330 Upton Ave sits in an established industrial pocket with frontage on Upton Ave and Grand Trunk Ave, minutes from W Dickman Rd and I-194.

7.42%

MARKET CAP RATE

LoopNet Battle Creek industrial average · Class B 7.75–9.25%

\$4.95–8.00

MARKET RENTAL RATE

NNN \$/SF/yr, mid-size (10K–50K SF) · new 2025 spec build at \$7.25

5–8%

MARKET VACANCY

vs 7.0% national · Fort Custer Park 3–5% · positive absorption

+3–6%

YOY RENT GROWTH

BlueOval spillover + Fort Custer demand

34%

INDUSTRIAL SHARE OF CRE

vs 24% national — dominant product type

\$40–75

CLASS B SALE \$ / SF

Subject at \$49.85 — mid-band

740,000

WORKFORCE IN 60 MI

1.9M population within a 1-hour commute

\$2.53/SF

SUBJECT IN-PLACE RENT

\$66,000 ÷ 26,060 SF — well below the \$4.95–\$8.00 market range

Sources: LoopNet Battle Creek industrial (7.42% avg cap; \$2.00–\$8.00/SF NNN active lease comps), CommercialCafe, PropertyShark, Battle Creek Unlimited, Cushman & Wakefield Q1 2026, First American Q4 2025. Q4 2025 – Q1 2026 data. Estimates — verify independently.

Rent Roll

TENANT	MONTHLY	ANNUAL	LEASE TERM
Tenant 1	\$2,500	\$30,000	Upon NDA
Tenant 2	\$3,000	\$36,000	Upon NDA
TOTAL IN PLACE	\$5,500	\$66,000	—

Tenant identities, executed leases, remaining term, renewal options and escalations are available upon executed NDA.

Income & Expenses

LINE ITEM	CURRENT
Scheduled Gross Income	\$66,000 (\$5,500/mo)
Vacancy / Credit Loss	Available upon executed NDA
Property Taxes	Available upon executed NDA
Insurance	Available upon executed NDA
Utilities	Available upon executed NDA
Total Operating Expenses	Available upon executed NDA
NET OPERATING INCOME	Available upon executed NDA

SELLER LEASEBACK POSSIBLE

The seller is open to a leaseback — structure rate and term to target the buyer's yield, or take occupancy as an owner-user.

Broker Opinion of Value

VALUE INDICATION	BASIS	VALUE
Comp Average (simple)	\$45.62/SF × 26,060	\$1,188,900
Comp Average (weighted)	\$40.08/SF × 26,060	\$1,044,500
Renovated / Small-Bldg Tier	\$68 – \$71/SF sales	Upside marker
RECOMMENDED LIST	\$49.85/SF	\$1,299,000

- **New roof** and 1973 renovation put 330 Upton above the unrenovated comp set
- **4 docks, 18' clear, 3-phase power** — the two comps with similar spec traded at \$68.65 and \$71.43/SF
- **2.51 acres of outdoor storage** and corner street exposure add land value the \$/SF metric understates
- **\$5,500/mo in-place income** at ~\$2.53/SF plus leaseback flexibility broadens the buyer pool to investors and owner-users

CONFIDENTIAL DILIGENCE PACKAGE — RELEASED UPON EXECUTED NDA

- Executed leases, lease terms & tenant financial detail
- Operating expense statements, property tax bills & insurance
- Utility cost history and any environmental / building reports



FOR FURTHER INFORMATION

Let's Discuss This Opportunity

For property tours, leases, financials, or to submit an offer, please contact the Ellsbury Group team. All inquiries will be handled with discretion.

Lease documentation, operating expenses, utility history and insurance detail are **available upon execution of a confidentiality agreement**. A **seller leaseback is possible** — buyers may underwrite day-one income or plan for owner-user occupancy.

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THE PROPERTY

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Battle Creek, MI · Calhoun County

Offering Price **\$1,299,000**

Price / SF **\$49.85**

Total SF **26,060 SF**

Land **2.51 Acres**

In-Place Income **\$5,500 / MO**

Tenancy **2 Tenants · Terms Under NDA**

Loading / Clear **4 Docks · 18 FT**

Occupancy **Seller Leaseback Possible**

CONFIDENTIALITY NOTICE

This Offering Memorandum has been prepared by Ellsbury Group solely for use by prospective purchasers and is provided for informational purposes only. Pricing, cap rate, market rent, income, expense and comparable figures are estimates or are pending and are not a guarantee of price, performance, or terms. Lease terms, operating expenses, utility costs, insurance and tax detail have not been disclosed in this document and will be made available to qualified prospective purchasers upon execution of a confidentiality agreement. All information — including building size, condition, lease terms, taxes, insurance, and market data — has been obtained from sources deemed reliable; however, Ellsbury Group and Seller make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information provided. Prospective purchasers should conduct their own independent investigation.