

# BATTLE CREEK - FREESTANDING LIGHT INDUSTRIAL WAREHOUSE

24 LEONARD WOOD ROAD | BATTLE CREEK, MI 49037



## FOR SALE

**C3 CRE, LLC**

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



# BATTLE CREEK - FREESTANDING LIGHT INDUSTRIAL WAREHOUSE

24 LEONARD WOOD ROAD | BATTLE CREEK, MI 49037

## PROPERTY HIGHLIGHTS

- Newly constructed freestanding light industrial warehouse available for sale.
- Formerly operated as a cannabis Processing facility, with the license still in place, the property is well-suited for either cannabis Processors or traditional light industrial users.
- The building features 16-9 feet ceiling heights, 208 - 230/360 V electrical service, and a supply fan with a 2-speed belt drive/ 6-ton system with a 2-stage compressor.
- There is one (1) loading garage door measuring 7-2 in height by 6-8 feet in width.
- The property is in excellent condition, with ample on-site parking and convenient entry/exit access.
- Great opportunity in a limited market of newer industrial buildings for an owner/investor or user to take advantage of.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	619	5,273	17,066
Total Population	1,484	12,321	41,653
Average HH Income	\$59,822	\$70,765	\$74,138

## BUILDING SIZE

1,619 SF

## LAND SIZE

4.41 Acres

## ASKING PRICE

\$299,999 (Seller Financing Available)

## AREA TENANTS



## C3 CRE, LLC

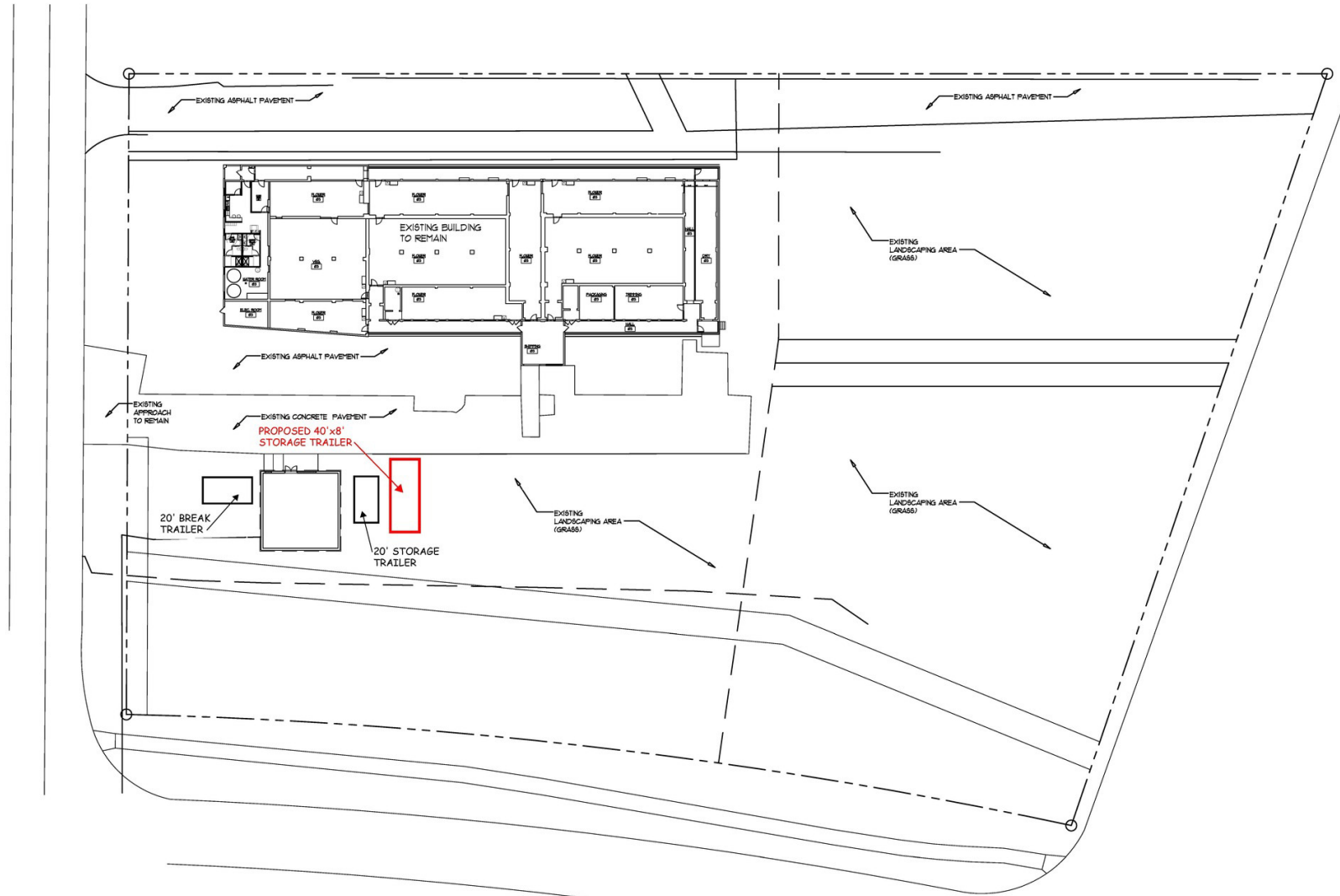
Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



# BATTLE CREEK - FREESTANDING LIGHT INDUSTRIAL WAREHOUSE

24 LEONARD WOOD ROAD | BATTLE CREEK, MI 49037



1 EXISTING SITE PLAN  
A010 SCALE: 1" = 40'-0" 

**C3 CRE, LLC**

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



# BATTLE CREEK - FREESTANDING LIGHT INDUSTRIAL WAREHOUSE

24 LEONARD WOOD ROAD | BATTLE CREEK, MI 49037



## C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



# BATTLE CREEK - FREESTANDING LIGHT INDUSTRIAL WAREHOUSE

24 LEONARD WOOD ROAD | BATTLE CREEK, MI 49037



## C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



# BATTLE CREEK - FREESTANDING LIGHT INDUSTRIAL WAREHOUSE

24 LEONARD WOOD ROAD | BATTLE CREEK, MI 49037





## CORBIN YALDOO

Founder/President  
248.220.1110 x01  
corbin@c3cre.com

---

### SERVICES

Buyer and Seller Representation  
Land Brokerage

Cannabis Acquisitions and Dispositions  
Portfolio and Surplus Property Sales

Investment Sales  
Site Selection and Location Strategy

#### **C3 CRE, LLC**

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com  
One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



# BATTLE CREEK - FREESTANDING LIGHT INDUSTRIAL WAREHOUSE

24 LEONARD WOOD ROAD | BATTLE CREEK, MI 49037

## General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

## Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

## Real Estate Agency Relationships:

*Seller's Agent* - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

*Buyer's Agent* - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

*Dual Agents* - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

## C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | [c3cre.com](http://c3cre.com)

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | [info@c3cre.com](mailto:info@c3cre.com)

