

# For Sale

Industrial/Investment



## 309 N Prospect St. & 305 E Hatch St. & 335 Center St.

Sturgis, MI, 49091

309 N Prospect Street presents a unique opportunity to acquire a stabilized industrial investment featuring a five-year sale-leaseback with Mad Cheetah Auction House. The offering includes approximately 33,000 square feet across two buildings on 7.70 acres spanning three parcels, providing immediate cash flow and long-term investment potential.

Located in downtown Sturgis near the Indiana border, the property offers excellent accessibility, outdoor storage capabilities, and a functional industrial layout. Combined with a 9.75% cap rate and future flexibility, this asset presents an attractive opportunity for investors seeking stable income and long-term value.

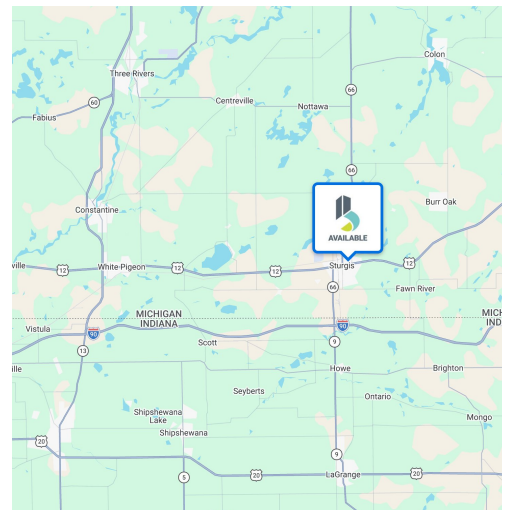
### Highlights

- 5-year Sale-Lease-Back
- 9.75 CAP Rate
- Downtown Sturgis, MI - close to Indiana border
- Outdoor Storage ability

Sale Price \$1,100,000

Size Available 33,000 SF

Lot Size 7.70 AC



Jordan Wenzel  
Advisor  
jwenzel@bradleyco.com  
C 616.206.7658

R. Kyle Grooters  
Associate Broker - Consolidation  
rkg@bradleyco.com  
C 951.733.3833

[www.bradleyco.com](http://www.bradleyco.com)

# Property Details

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



## Location Information

|                  |                                                       |
|------------------|-------------------------------------------------------|
| Address          | 309 N Prospect St. & 305 E Hatch St. & 335 Center St. |
| City, State, Zip | Strugis, MI 49091                                     |
| County           | St. Joseph                                            |

## Property Information

|                     |                                                   |
|---------------------|---------------------------------------------------|
| Property Type       | Industrial/Investment                             |
| Primary Use         | Industrial/Office                                 |
| Zoning              | B-OS-Business Office Space                        |
| Lot Size            | 7.70 Acres                                        |
| APN #               | 052-650-010-00, 052-190-019-00, 052, 470, 040, 00 |
| 2025 Property Taxes | \$15,167.45                                       |
| Enviornmental       | Superfund site nearing the end of remediation.    |



## Parking & Transportation

|                     |            |
|---------------------|------------|
| Parking Type        | Surface    |
| # of Parking Spots  | ~125       |
| Distance to US-12   | 0.3 Miles  |
| Distance to Us-131  | 13.2 Miles |
| Distance to US-90   | 4.1 Miles  |
| Distance to Indiana | 3.7 Miles  |

# Property Details

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



## Building Information

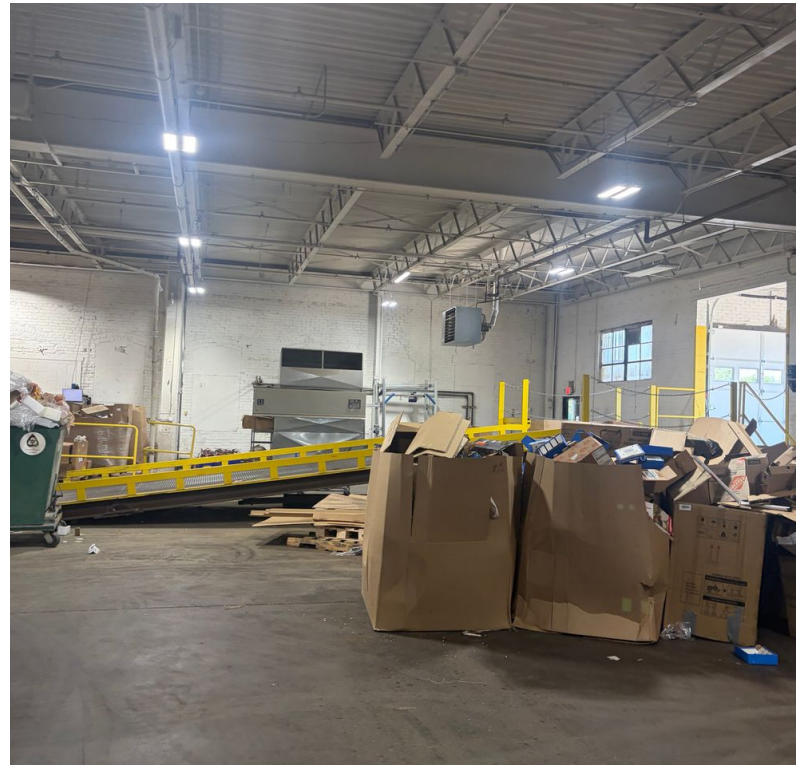
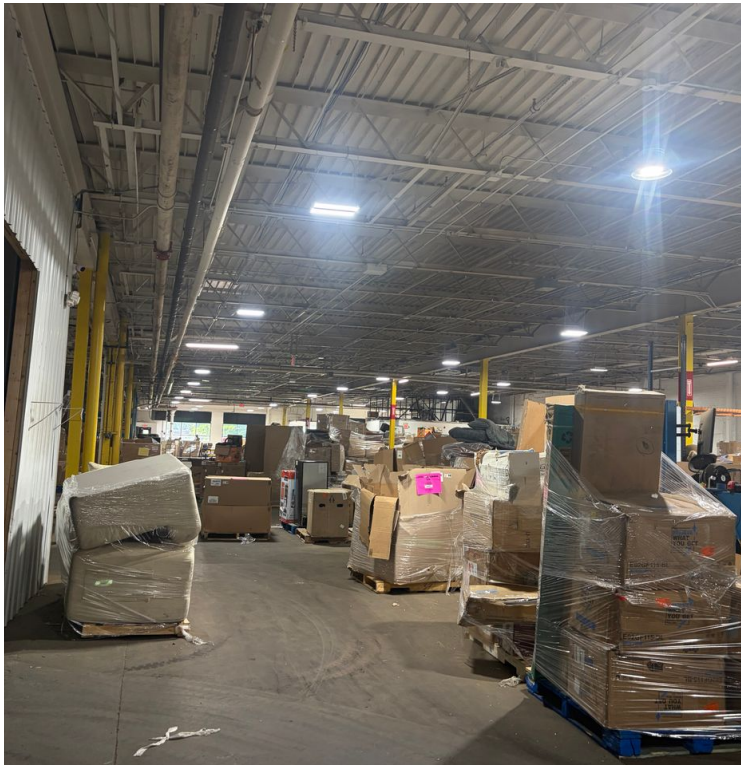
|                            |           |
|----------------------------|-----------|
| Building Size              | 33,000 SF |
| Office Size                | 1,512 SF  |
| Warehouse Size             | 31,488 SF |
| Number of Buildings        | 2         |
| Ceiling Height             | 13'-14'   |
| Year Built                 | 1920      |
| Number of Floors           | 1         |
| Docks                      | 1         |
| Grade-Level/Drive in Doors | 4         |
| Crane                      | N/A       |
| Construction               | Brick     |
| Number of Restrooms        | 4         |

## Utilities & Amenities

|                |                        |
|----------------|------------------------|
| Gas            | Michigan Gas Utilities |
| Water / Sewer  | City of Sturgis        |
| Power Type     | 208-3 Phase            |
| Power Supplier | City of Sturgis        |
| Sprinkler      | Yes                    |
| HVAC           | Warehouse Heat         |

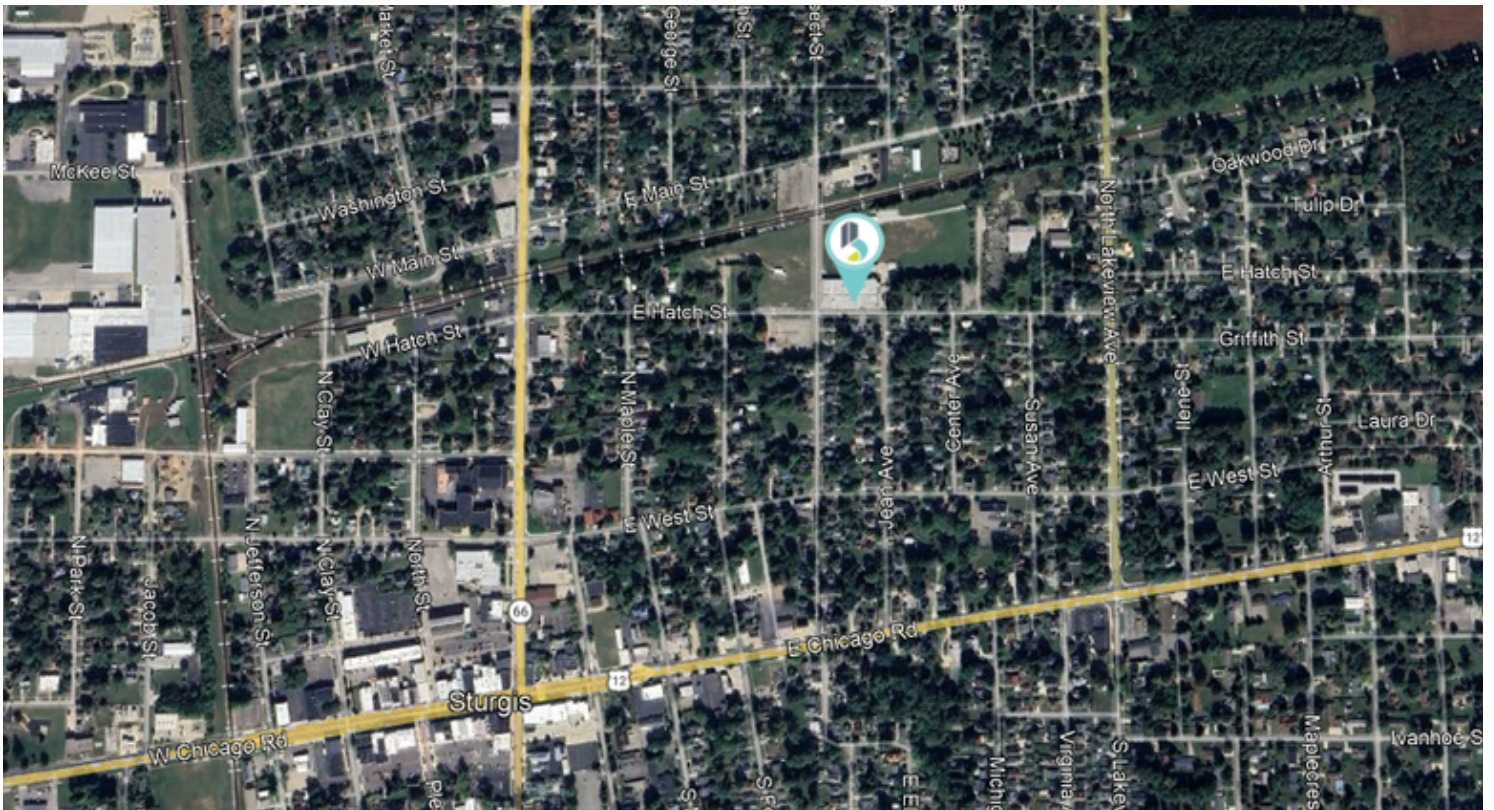
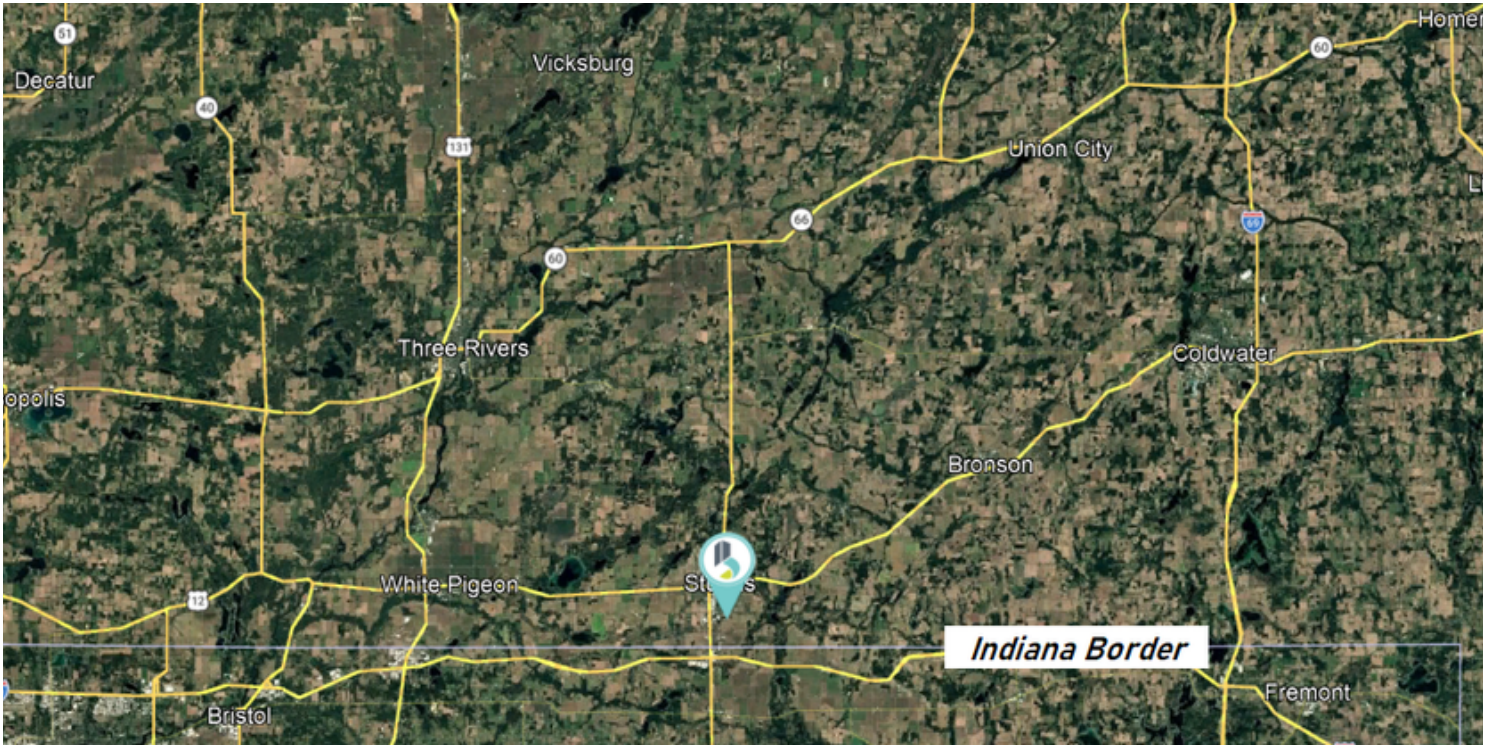
# Interior Photos

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



# Aerial Map

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



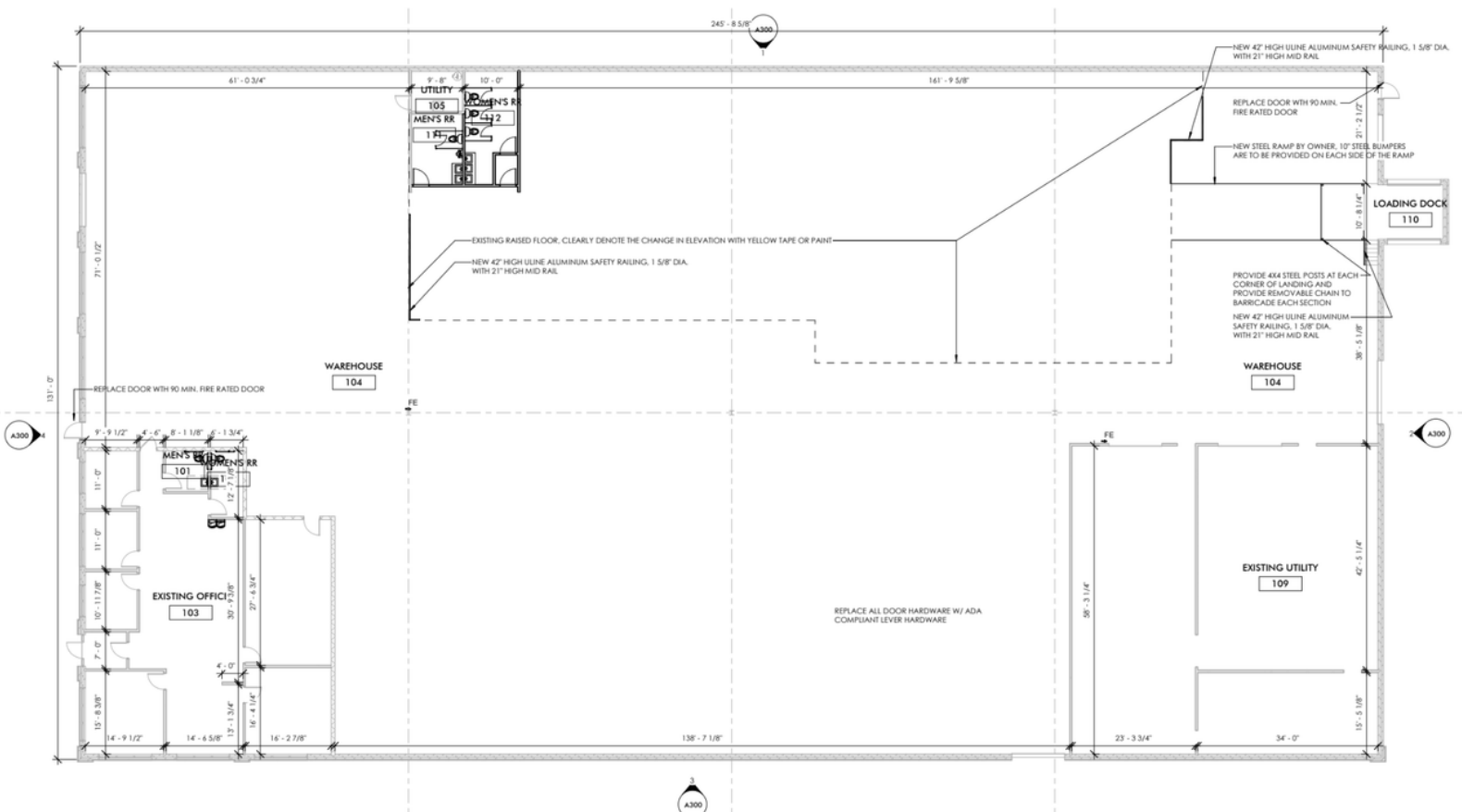
# Site Plan

309 N Prospect St. & 305 E Hatch St. & 335 Center St.

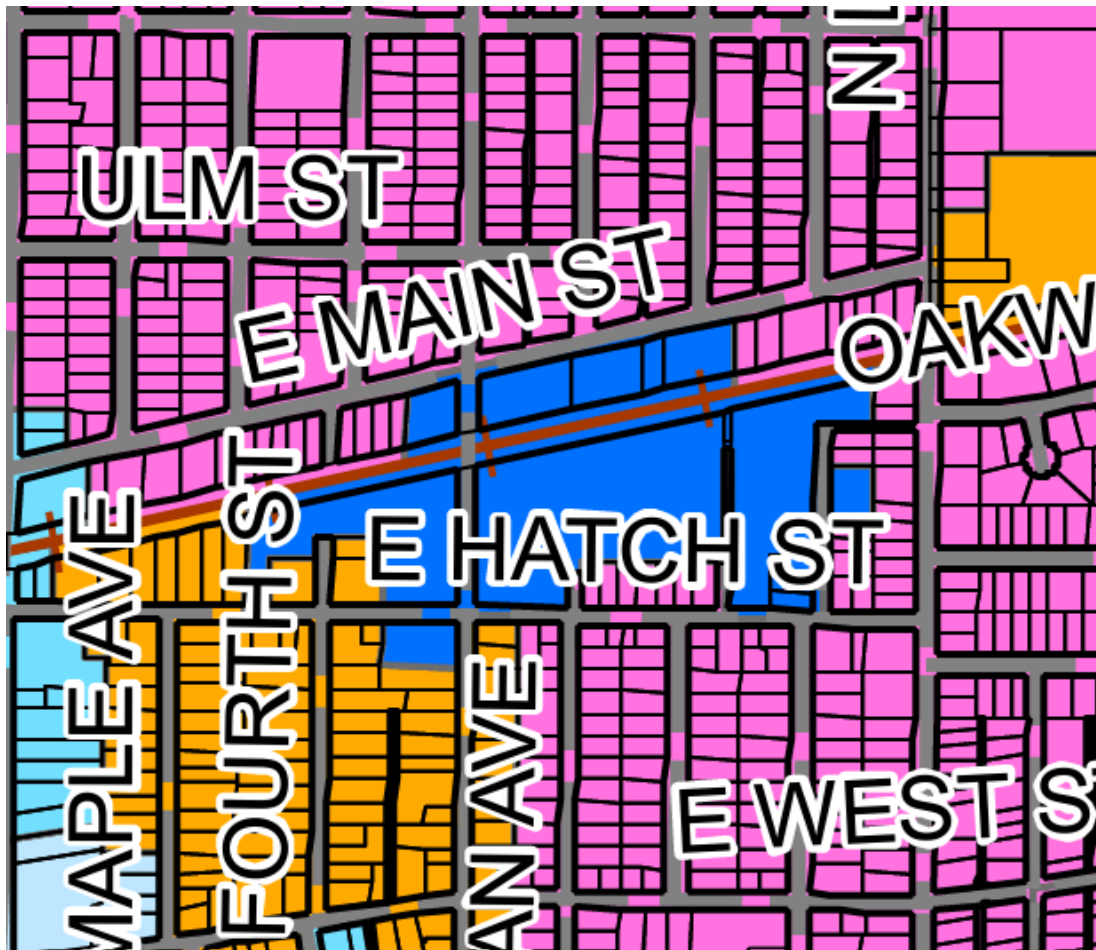


# Floorplan

210 Hall Street, Grand Rapids, MI 49507



309 N Prospect St. & 305 E Hatch St. & 335 Center St.



### Legend



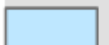
## Township\_Parcels Under City Zoning Regulations



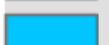
## Parcels



## City Limits



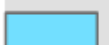
### B-C - Central Business



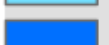
B-H1 - Business Highway 1



## B-H2 - Business Highway 2



B-N - Business Neighborhood



B-OS - Business Office Space



M - Manufacturing

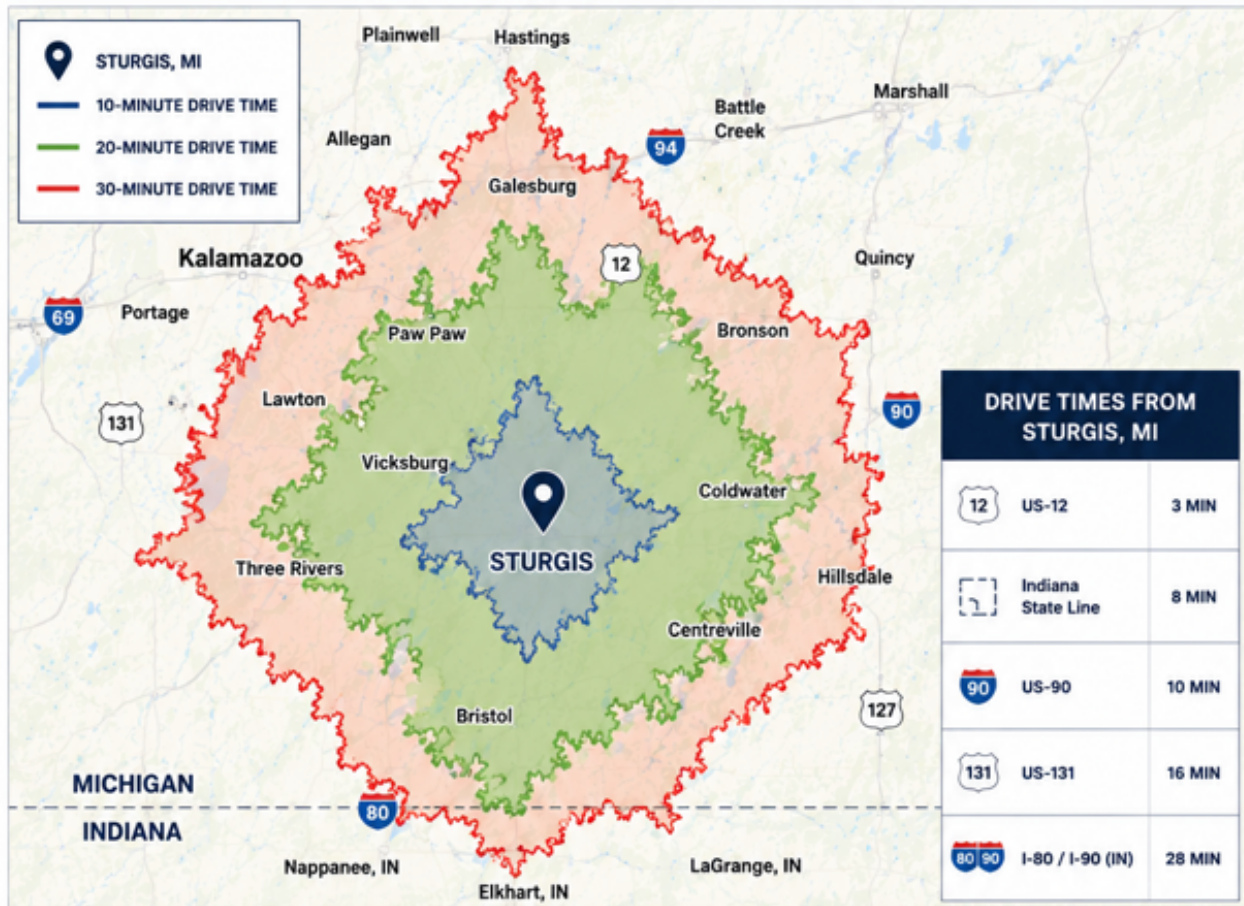


# Demographics

309 N Prospect St. & 305 E Hatch St. & 335 Center St.

## STURGIS, MI DRIVE TIME RADIUS MAP

309 N PROSPECT ST. & 305 E HATCH ST. & 335 CENTER ST.



### A STRATEGIC LOCATION SERVING SOUTHWEST MICHIGAN & NORTHERN INDIANA

Located in Sturgis, Michigan, just minutes from the Indiana border, the property provides access to a broad regional labor force and customer base throughout Southwest Michigan and Northern Indiana. Close proximity to major highways ensures convenient connectivity to surrounding markets.

| 10-MINUTE DRIVE TIME                                                                                                           | 20-MINUTE DRIVE TIME                                                                                                           | 30-MINUTE DRIVE TIME                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|  <b>10,362</b><br>POPULATION                |  <b>24,268</b><br>POPULATION                |  <b>53,340</b><br>POPULATION                |
|  <b>5,216</b><br>DAYTIME EMPLOYEES          |  <b>11,691</b><br>DAYTIME EMPLOYEES         |  <b>24,882</b><br>DAYTIME EMPLOYEES         |
|  <b>\$61,312</b><br>MEDIAN HOUSEHOLD INCOME |  <b>\$63,589</b><br>MEDIAN HOUSEHOLD INCOME |  <b>\$64,411</b><br>MEDIAN HOUSEHOLD INCOME |
|  <b>4,078</b><br>HOUSEHOLDS                 |  <b>9,700</b><br>HOUSEHOLDS                 |  <b>21,409</b><br>HOUSEHOLDS                |

Source: ESRI 2024

# Tenant

309 N Prospect St. & 305 E Hatch St. & 335 Center St.



# MadCheetah

**Established in 2008, MadCheetah is a liquidation e-commerce auction house with 3 locations in Michigan employing approximately 50 people.**





# Advisor Biography

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## Contact

jwenzel@bradleyco.com  
c 616.206.7658

## Office

220 Lyon St NW, Suite 400  
Grand Rapids, MI 49503  
616.254.0005

## Education

Cornerstone University  
Bachelor of Science, Marketing &  
Management, Entrepreneurial and  
Small Business Operations

## Community Involvement

Commercial Alliance of Realtors (CARWM)  
CARWM Networking Committee

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## Jordan Wenzel

*Advisor | Land & Industrial Specialist*

Jordan Wenzel joined Bradley Company as an advisor in the Grand Rapids market, specializing in industrial, land, office, and investment assets. Previously, Jordan owned and operated a business in the lawncare and landscape industry and has transferred his skills into the commercial real estate world specializing in industrial and land representation.

Jordan is a graduate of Cornerstone University, where he double majored in Business Management and Marketing. Jordan continued his leadership skills from Hudsonville High School with four college years on the Cornerstone varsity baseball team. He is an avid participant in Bradley Company's volunteer work with local non-profits, lending his expertise to cleanup events benefiting C-SNIP and United Way Heart of West Michigan.

## Services:

- Asset acquisition & due diligence
- Portfolio representation including leasing and property management
- Property valuations
- Sales and lease comparables
- Lease negotiations
- Market and demographic research
- Incentives procurement and tax advisory

## Specialties:

- Industrial
- Land
- Office
- Investments



# Advisor Biography

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rkg@bradleyco.com  
951.733.3833

## Office

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Grand Rapids, MI 49503  
616.254.0005

## Affiliations & Memberships

CARWM  
MAR  
NAR  
Grand Rapids Chamber  
Southwest Michigan Regional Chamber

## Community Involvement

Rider & Fundraiser, Make-A-Wish  
Foundation - Michigan  
Volunteer, Heart Of West Michigan  
United Way  
Sponsor, The Right Place  
Sponsor, Cornerstone

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## R. Kyle Grooters

*Senior Associate Broker, Industrial Specialist*

Kyle Grooters joined Bradley Company in January of 2021. In his role as Senior Associate Broker, Kyle utilizes his experience to best serve clients with forward-looking information that allows for well-informed decisions. He specializes in industrial properties in West Michigan.

Prior to joining Bradley Company, Kyle served as a Leasing Agent and Marketing Manager for Robert Grooters Development Company, where he began his career in commercial real estate. Before transitioning into commercial real estate, Kyle also worked at an insurance defense law firm and later served as a Senior Graphic Designer. He says the best deal he's ever made is with his wife.

## Clients Represented

- Alro Steel/Plastics Corp
- La Colombe Coffee Roasters
- TRANE
- CDS Logistics
- Clark's White Glove Delivery
- One Earth Packaging
- Weiss Technik North America
- Eprelia
- BELFOR
- Kenona
- Herdegen Commercial Equipment
- Clark Logic

## Specialties & Services

- Industrial
- Development
- Investment