



15,375  
**Square Feet**

## STATE-OF-THE-ART LABORATORY FOR LEASE

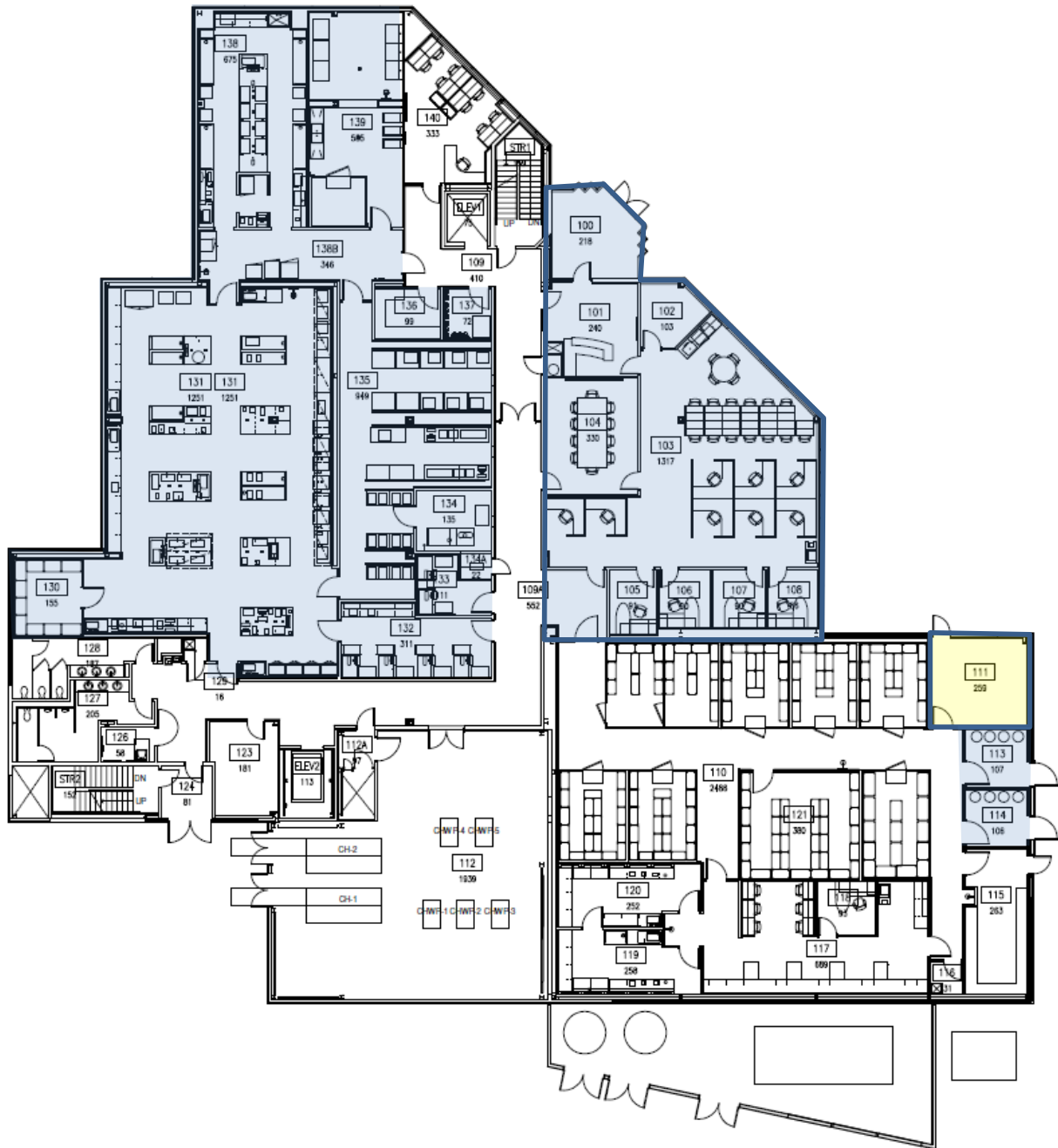
55 HAMBLIN AVENUE EAST  
BATTLE CREEK, MI 49017

- State-of-the-art 41,000 square foot laboratory building with availability
  - Ground Floor:** 4,691 SF laboratory space
    - 2,107 SF of office space
  - Second Floor:** 2,937 SF of open lab space
    - 949 SF of laboratory space in instrument room
    - 4,691 SF of general laboratory space
- Segregated by security doors
- Redundant air handling and boiler systems
- Purified circulating water system
- Seamless epoxy floors
- Emergency back-up generator
- Common space available for breakroom, lavatories, storage, loading dock
- Existing tenant is a contract food microbiology laboratory

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Floor Plan | Ground Floor



- 4,691 SF of laboratory space
- Nine (9) fume extraction hoods
- 344 linear feet of bench
- Instrument gas distribution to benches
- Glassware washing & drying chamber
- 2,107 SF of office space
- Common area loading dock with access to second floor via elevator and ground floor space for deliveries
- Hazardous material (solvent) storage

Floor Plan | Second Floor

- 2,937 SF of open laboratory space
- Common breakroom with kitchenette



## Floor Plan | Ground Floor

### INSTRUMENT ROOM

- 949 SF of laboratory space
- High capacity lines for air, helium, nitrogen and argon
- Instrument gas distribution to benches

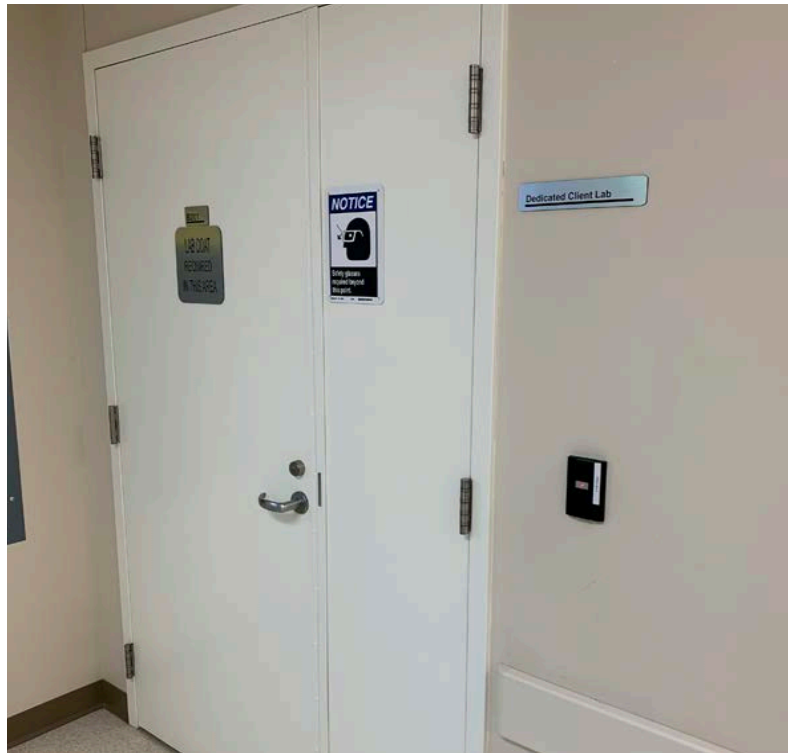


# Floor Plan | Ground Floor

## GENERAL LABORATORY

- 4,691 SF of laboratory space
- 9 fume extraction hoods
- 344 linear feet of bench





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Properties

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For more information, please contact:

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