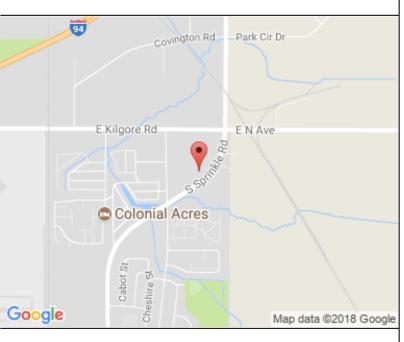
# Office/Industrial Space Portage, Michigan

Industrial For Lease 5162 Sprinkle Portage, Michigan

#### **Overview:**

Nice office with industrial space just south of I-94. Great for any type of business that needs to be near the highway. Great exposure on busy Sprinkle Road and signage. The current tenant will need 60 days to vacate.



# **Contact Information:**

#### Sandy Edwards (CCIM)

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5162 Sprinkle | Portage

# Information:

County: Kalamazoo
Municipality: Portage
Gross Size: 9,450 SF
Available for Lease: 1,750 SF
Office SF: 495 SF
Warehouse SF: 1,255 SF

Buildings / Units: 1 Building / 1 Unit

Total Acres: 2.00 Acres
Year Built: 1989

Zoning Code / Description: L1 / Light Industrial

Construction: Brick / Steel
Sewer / Water: Public / Public
Grade Level Doors: One Door
Ceiling Ht Min/Max: 9' - 16'

Utilities Available: All Public Utilities

Tenant Pays: Utilities

## **Lease Price:**

## \$6.95/SF Modified

\$6.95 + utilities and CAM (estimated at \$.45 psf) - This is a sublease and new tenant must be approved by Landlord. Landlord will extend the lease term further if tenant is not in default.

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