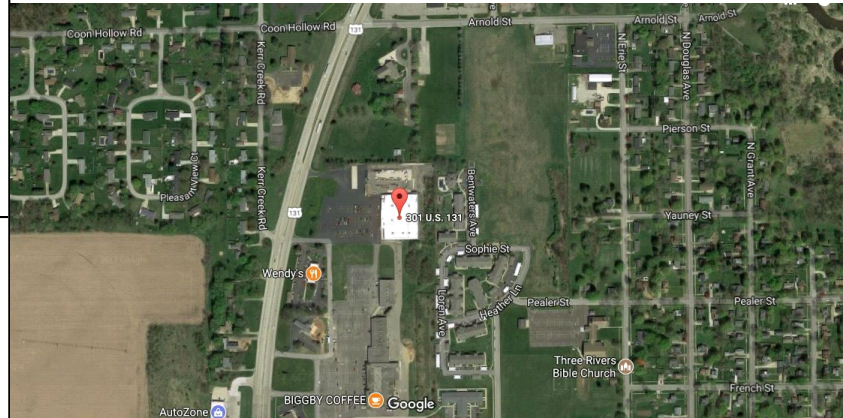


Build-to-Suit Various Size Options

Retail / Build-to-Suit
For Lease
301 N US 131
Three Rivers, Michigan

Overview:

Out lots available for Build to Suit options in front of Tractor Supply. Excellent opportunity for drive-thru restaurants and any other retail use demanding high visibility.



Information:

County:	St Joseph
Municipality:	Three Rivers City
Gross Size:	4,000 SF
Total Acres:	7.29 Acres
Lot Dimensions:	425' x 748.10'
Recommended Use:	Retail / Build-to-Suit
Zoning Code / Description:	B-2 / Retail
Between Streets:	Arnold & W. Michigan
Sewer / Water:	Public / Public
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities

Contact Information:

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Dave Keyte (CCIM)

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(269) 806-0554 [mobile]
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Lease Price:

\$17.00/SF NNN