

Now Available for **SALE/LEASE** by Owner

9702 Portage Road, Portage, MI 49002 | \$772,000



9702 PORTAGE ROAD

PORTAGE, MI 49002

- Two driveway entrances off of Portage Road
- 10 minute (5 miles) drive to I-94, US-131, and the Kalamazoo International Airport
- Portage recently funded for revitalization of the Lake Center Business District, \$6 million allocation

For Sale/Lease At:
\$772,000

For Sale/Lease by Owner

Mark DeLisle

269-207-2922 | markd@delisleassoc.net

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.

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SALIENT FACTS

LAND INFORMATION

- Kalamazoo County
- Lot: 0.84 acres (Frontage: 167.00ft, Depth: 218.00)

PUBLIC IMPROVEMENTS

- Paved road
- Water
- Sewer
- Electric
- Gas
- Street lights
- Standard utilities

TYPOGRAPHY

- Level

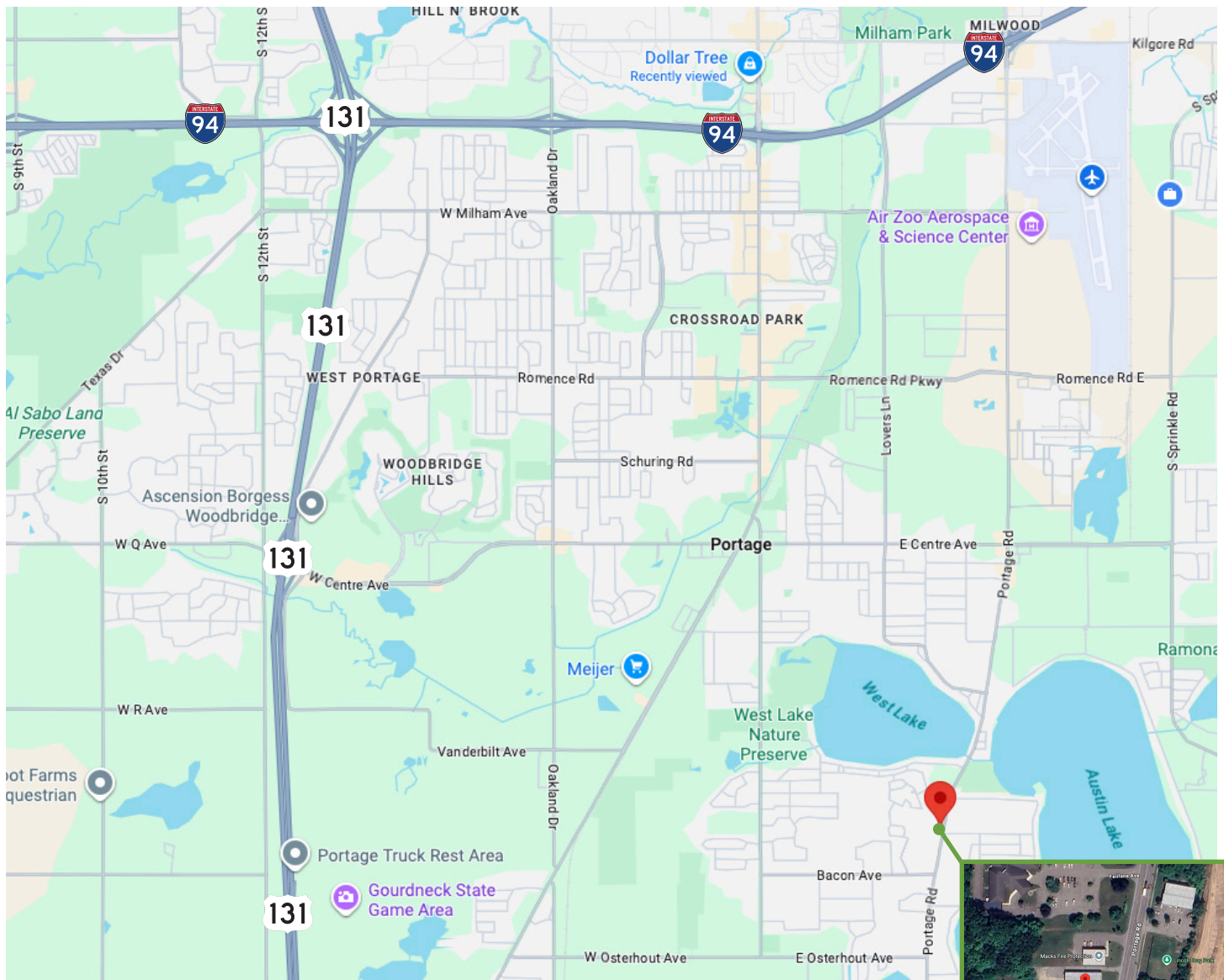
BUILDING INFORMATION **Building layout map can be found on page 5**

- 10,560 square feet
- Classification is LC-B Light Industrial
- All building areas have 15ft ceilings, except Area D, which has a 25ft raised ceiling
- Electrical service is new from the street, building has 480 volt, 3-phase with new service panel inside
- New furnace/air conditioning in the office/break/bathroom areas
- Overhead with fan heaters in shop areas
- New concrete in rear of building outside with large 12ft x 15ft overhead door
- Dual trench drains in main manufacturing area (Area B)
- Enclosed truck well bay 14ft x 35ft
- Removable wall between Area C and Area D
- Removable wall between Area B and Area D
- Employee shower in center of building with slop sink (Area F)
- All areas have 5in reinforced concrete floors
- Area B slopes from center to trench drains
- Brick front and balance of building is on cinder block

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AREA AERIAL MAP



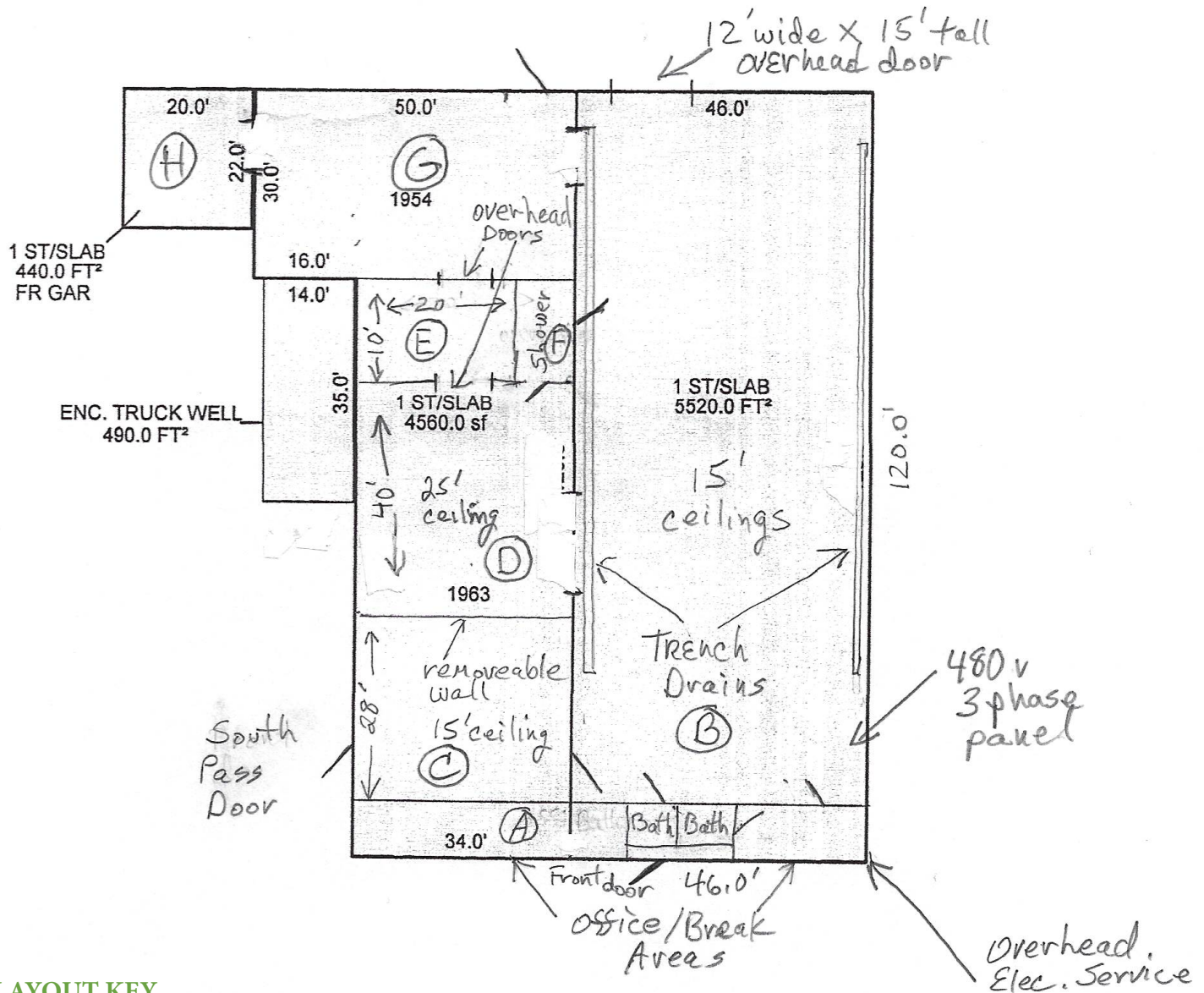
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BUILDING LAYOUT



LAYOUT KEY

- A:** Office/Break/Bathrooms
- B:** Main Floor Area (15ft Ceilings)
- C:** Front Room (Can be made contiguous with Area D)
- D:** Extra High Ceiling Bay (25ft Ceiling)
- E:** Pass Through to Area G (2 Overhead Doors)
- F:** Shower/Slop Sink/Storage
- G:** Back Room (Has Dock Access)
- H:** Back Storage

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EXTERIOR IMAGES, FRONT



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EXTERIOR IMAGES, BACK



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EXTERIOR IMAGES, LEFT SIDE



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EXTERIOR IMAGES, RIGHT SIDE



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