

# MIXED USE

Lease: \$9.95/sq. ft. gross



- Total Size: 27,000 sq ft
- Available: 19,000 sq ft
- Minimum: 6,500 sq ft
- Available Stories: 2
- Truck Docks: 1
- Truck Doors: 1
- Parking: 300 spaces
- Multiple Tenants: Yes

## Former Wightmans

2303 Pipestone Road  
Benton Harbor, MI 49022  
(Benton Charter Township)



This facility was last used as a Telecommunications Center for a Fortune 500 company. Open plan office space with selective fixed offices. Nicely landscaped. 3 Phase electric and telephone system in place including fiber optics. Great location and access to the tri-state area. Crossroads are Meadowbrook and I-94. Close proximity to both US-31 Bypass and M-139 also.

### Site Contact Information:

CORE Real Estate  
5750 James Drive  
Stevensville, MI 49127  
Office Phone: 269-429-8001

Loren Gerber  
Phone: 269-429-7692  
E-mail: leg32@aol.com  
Website: www.corerealestateinc.com



Berrien County Community Development  
Jennifer Arent  
701 Main Street  
St. Joseph, MI 49085

Phone: (269) 983-7111 x8788  
Fax: (269) 982-8611  
E-mail: jarent@berriencounty.org  
Website: www.berriencounty.org