

LIGHT INDUSTRIAL

Sale: \$350,000
Lease: \$2.10/sf/nnn



- Lot Size: 1.66 Acres (Shared)
- Building Size: 16,000 sq ft
- Ceiling Height: 16' to 20'
- Docks: 2
- Overhead Doors: 1
- Municipal Water and Sewer

1370 M-139

Benton Harbor, MI 49022
(Benton Charter Township)

Very clean 16,000 SF manufacturing/warehouse building available for sale. Built in 1986, this building features two docks (one with leveler), one grade-level overhead, 50 x 25 and 30 x 25 bay spacing, 16-foot to 20-foot ceilings and 3-Phase power. Building is wet sprinklered, has mercury vapor and fluorescent lighting, and has 4-inch concrete floors. Parking for 30 cars (shared). Also available for sale: Neighboring retail/commercial building at 1350 M-139 is offered at \$235,000 (see listing# 400202). Or buy both for \$550,000. Buildings currently share 1.66 acres, but will be split if sold separately. Parking Description: 30 shared on-site spaces. The property is located in southwestern Michigan, Berrien County. Property is located on the West side of M-139 approximately 1/4 mile North of the M-139 & Napier Avenue intersection in Benton Harbor.

Site Contact Information:

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