

SOUTHWEST MICHIGAN COMMERCE PARK

East N Avenue | Kalamazoo, MI 49048

Jaqua
Realtors
COMMERCIAL



www.AdvantageCRE.com
@
f
t

CONTACT

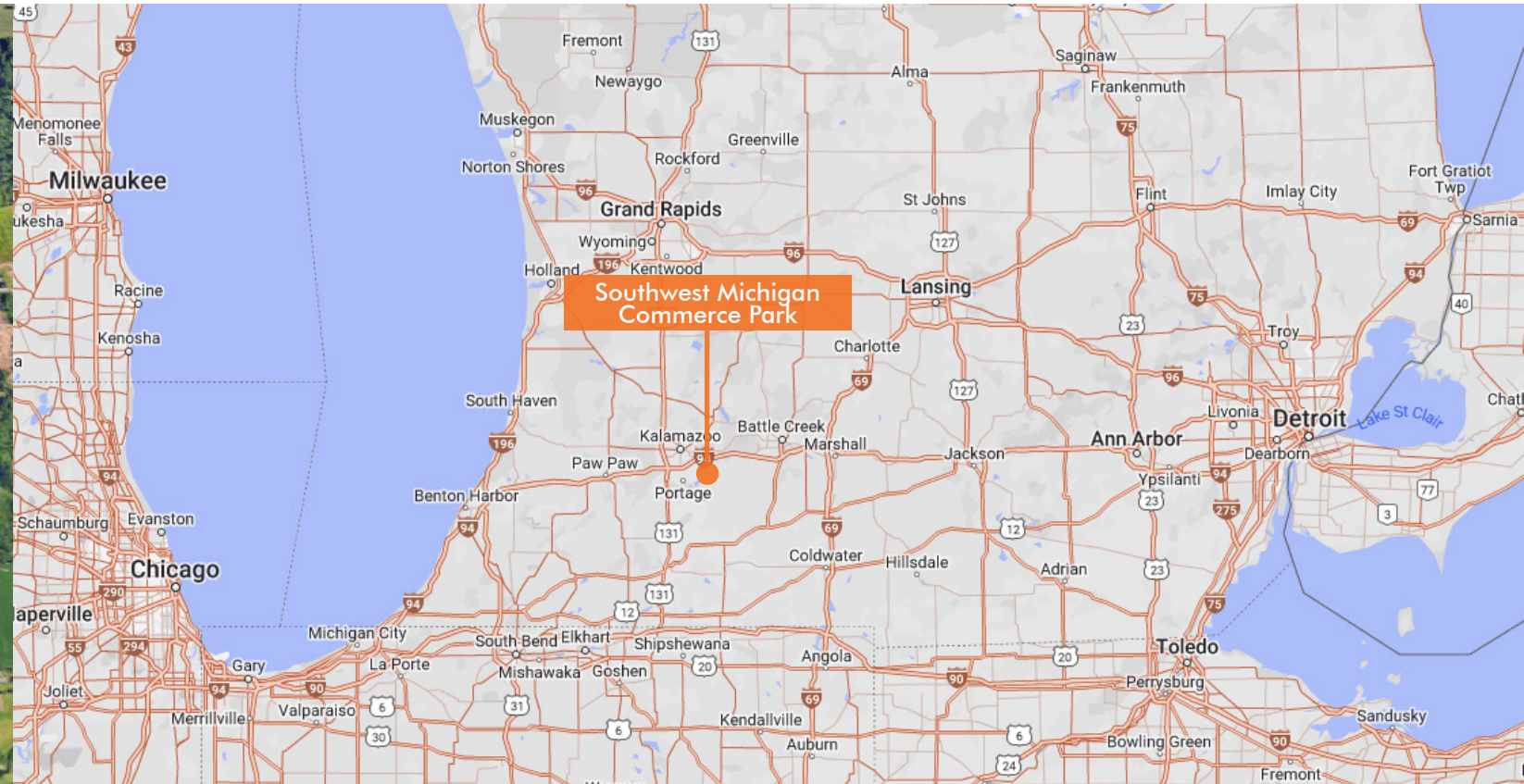
DUKE SUWYN SIOR, CCIM
Advantage Commercial Real Estate
direct 616 327 2615
mobile 616 581 7777
Duke.Suwyn@AdvantageCRE.com

MARC TOURANGEAU MBA, CCIM
Jaqua Commercial
direct 269 488 8826
mobile 269 207 3072
marct@jaquarealtors.com

Developed by



www.franklinpartners.net



BUILD-TO-SUIT OPPORTUNITY

Up To 2,000,000+ SF

Southwest Michigan Commerce Park is one of the last remaining parcels of land zoned for industrial development in the Greater Kalamazoo market. **Totalling nearly 265 acres**, the North Park offers Light Industrial zoning while the South Park is zoned for Manufacturing. Ideally positioned at the corner of South 26th Street and East N Avenue in Kalamazoo’s primary Industrial Corridor, this Park offers **excellent accessibility, utilities in place to the site, up to 200 MW of power available to site**, and frontage along two all-weather roads. This parcel can accommodate multiple sizes and layouts of facilities and provides quick access to I-94. Kalamazoo is located halfway between Chicago and Detroit, offering easy access to the Midwest via I-94, US-131, I-69, and I-80/90, all located within 10 to 90 minutes from this site. Twenty-one million consumers are located within 3 hours of Kalamazoo. This development offers a fantastic build-to-suit opportunity with Franklin Partners, an experienced and well-respected Western Michigan developer. **This is an ideal and unique opportunity with size and power to handle your largest user!**

LEASE INFORMATION

Available Area	60,000 SF to 2,000,000 SF
Lease Rate/SF	\$6.50
Lease Terms	Net

PROPERTY LOCATION



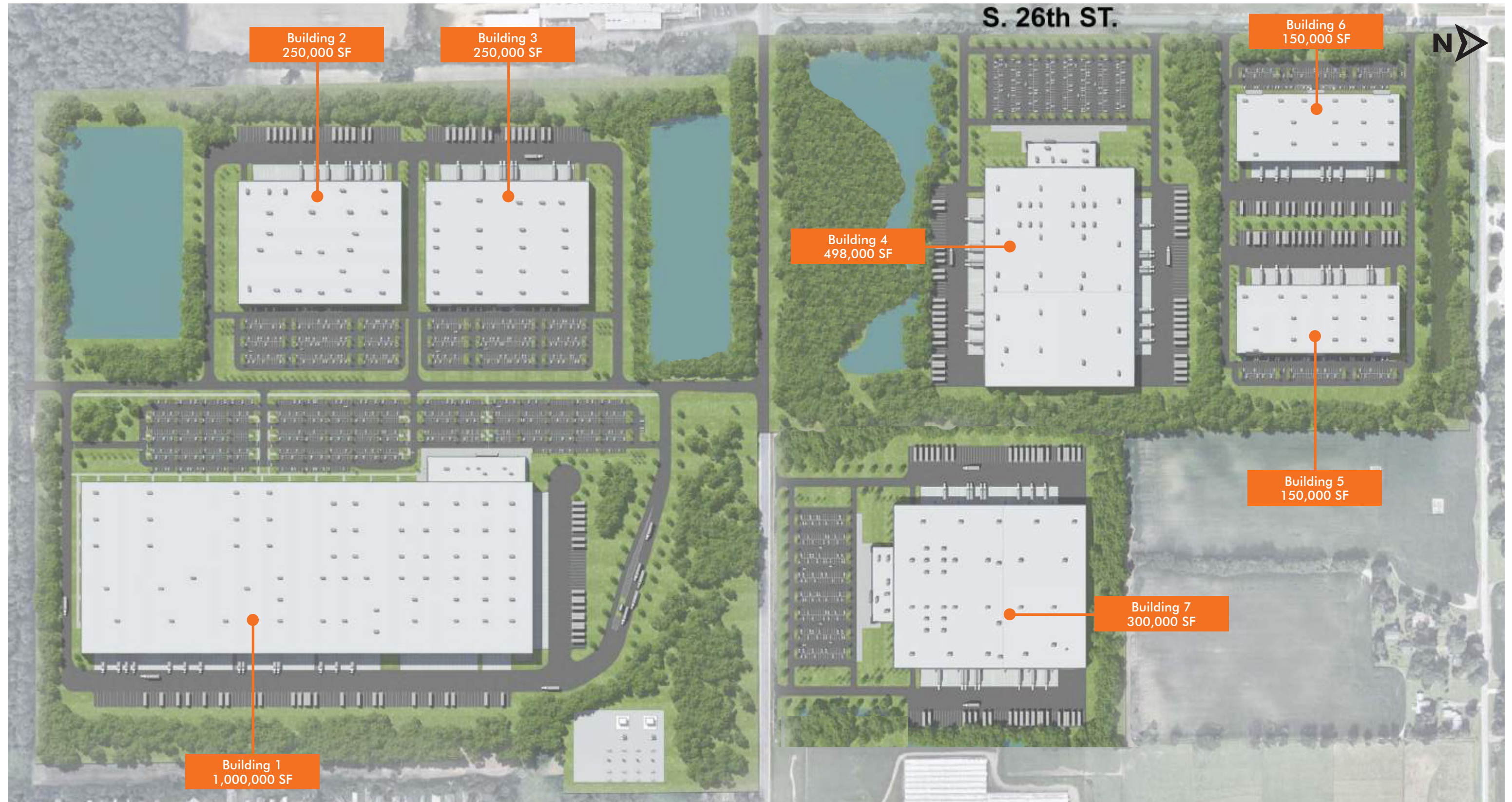
PROXIMITY TO	Distance
I-94	1 mile
Downtown Kalamazoo	4 miles
Grand Rapids	53 miles
Lansing	73 miles
Detroit	137 miles
Chicago	151 miles
Indianapolis	242 miles

AREA AERIAL



SOUTHWEST COMMERCE PARK - SOUTH

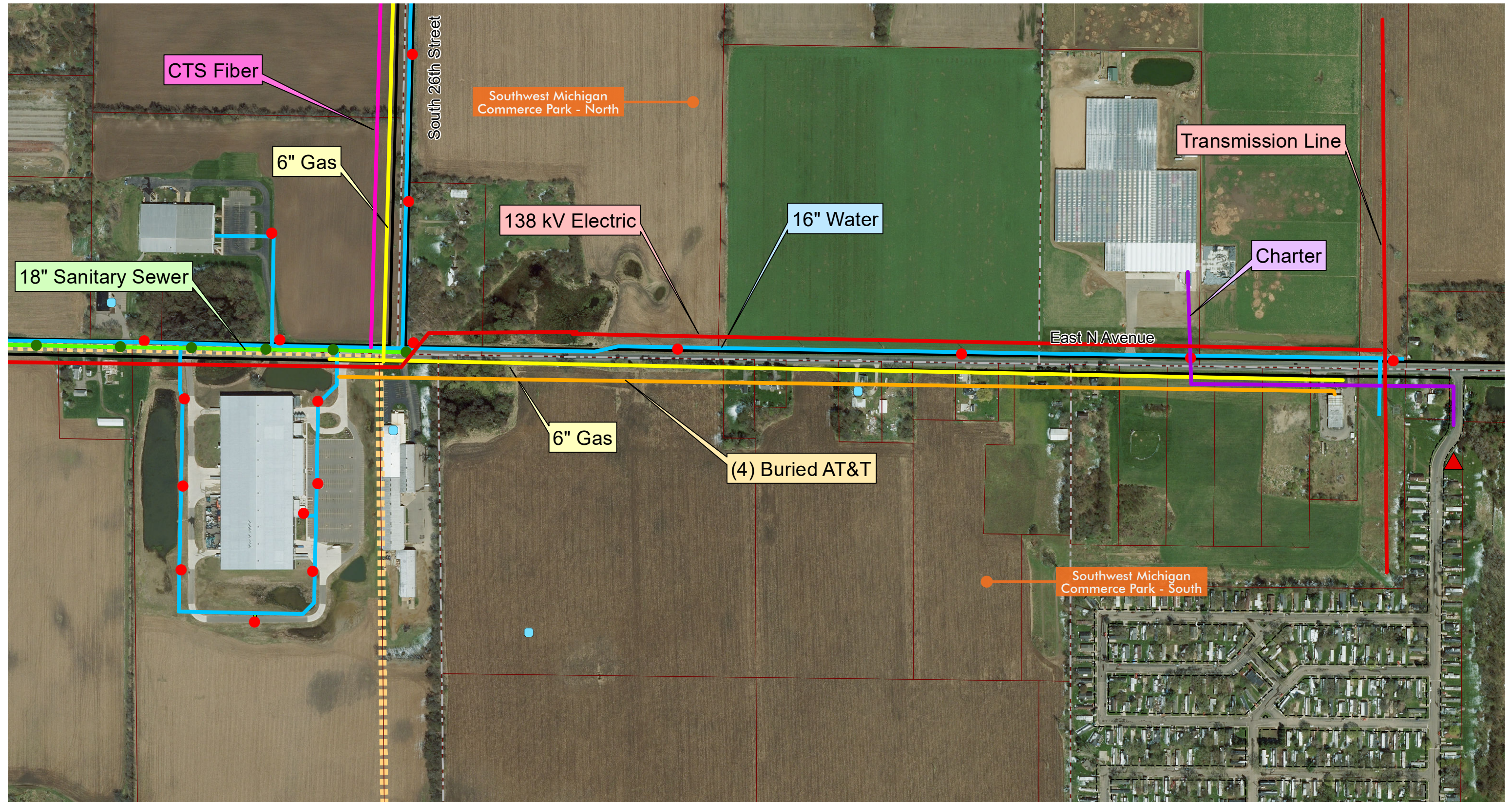
SOUTHWEST COMMERCE PARK - NORTH

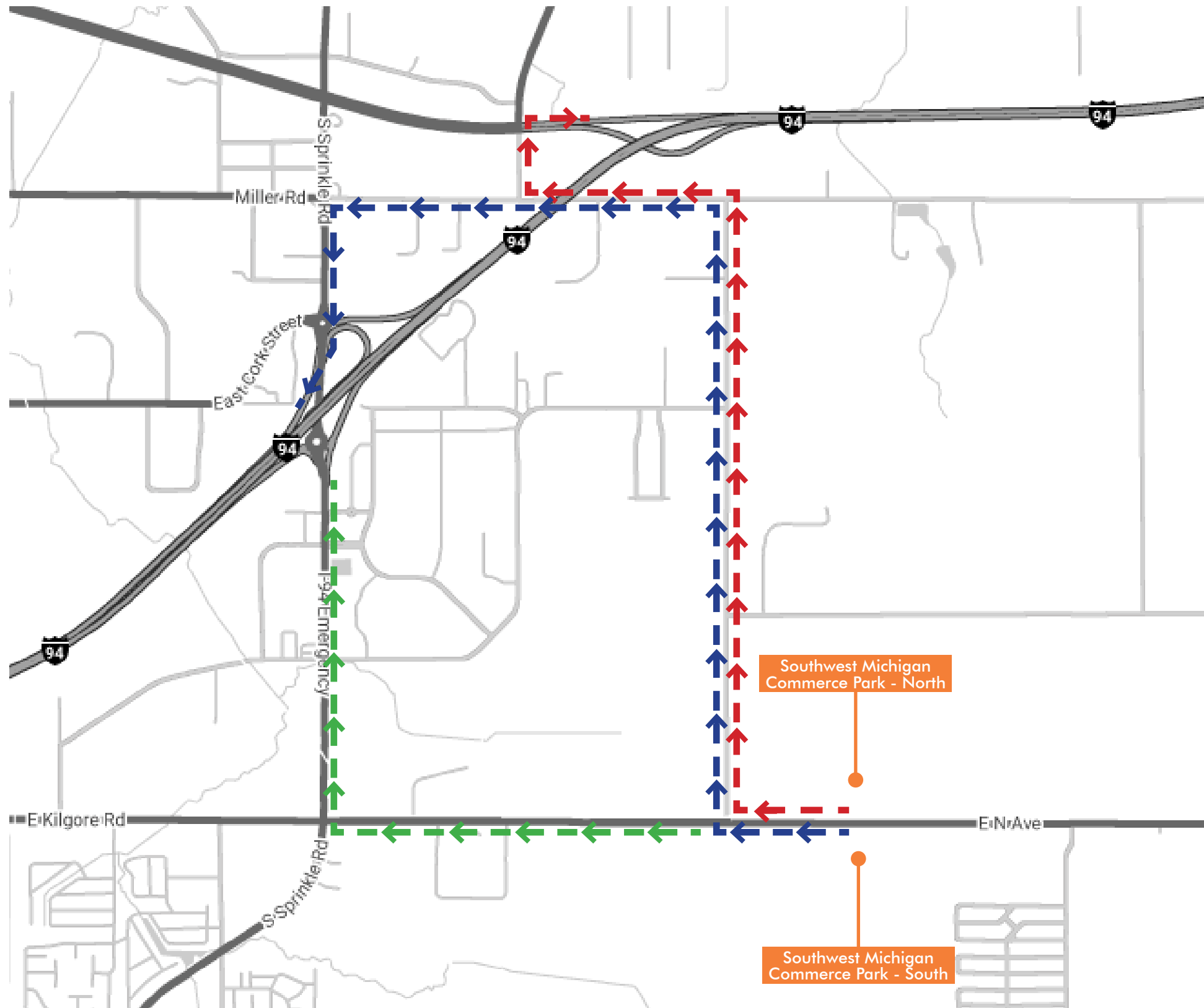


SOUTHWEST COMMERCE PARK - SOUTH POTENTIAL SITE PLAN



UTILITY MAP





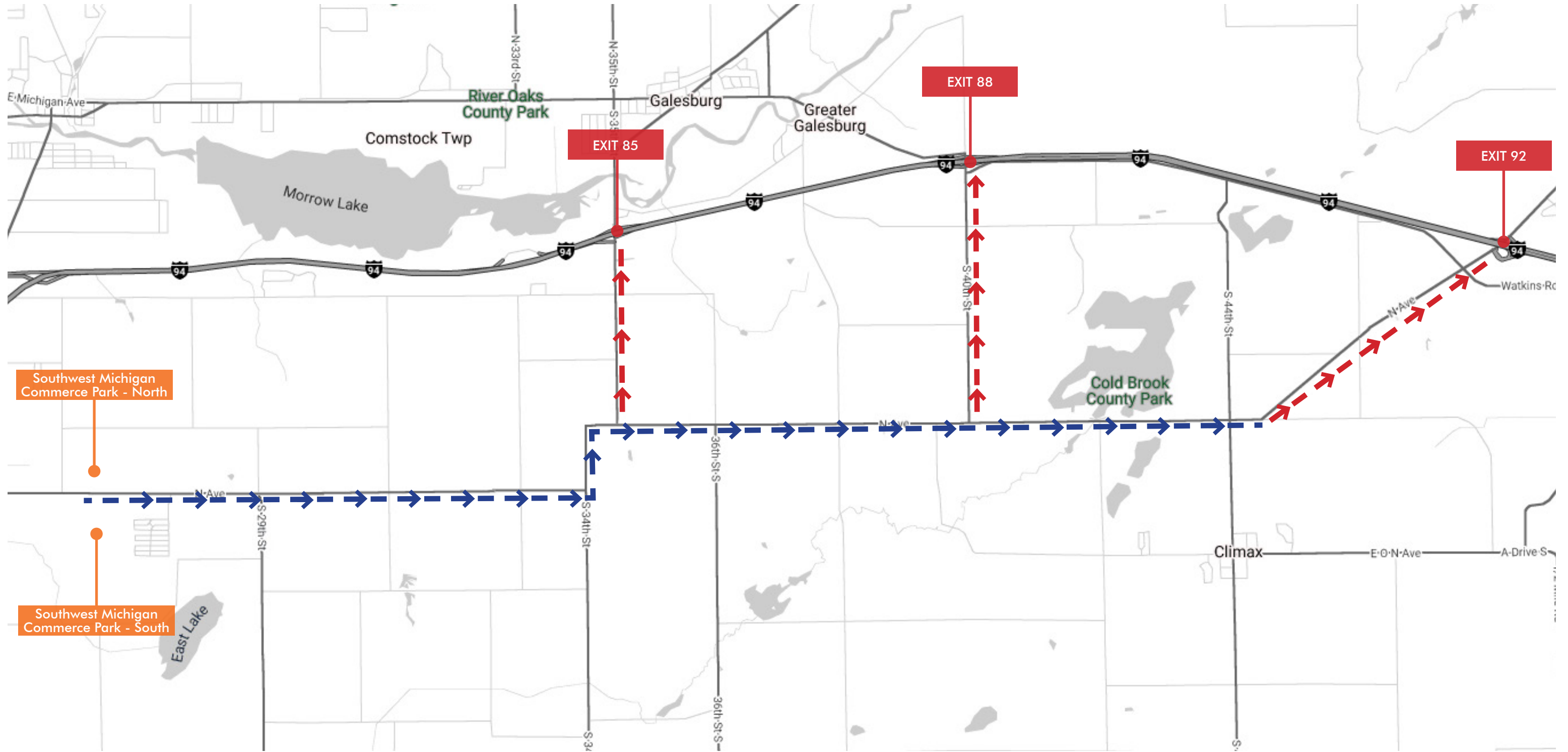
HIGHWAY ACCESSIBILITY

	N Avenue to 26th Street to E ML Avenue to I-94 Eastbound	2.3 miles	3:40
	N Avenue to 26th Street to E ML Avenue to Sprinkle Road to I-94 Westbound	2.8 miles	4:20
	N Avenue to Sprinkle Road to I-94	1.9 miles	2:50

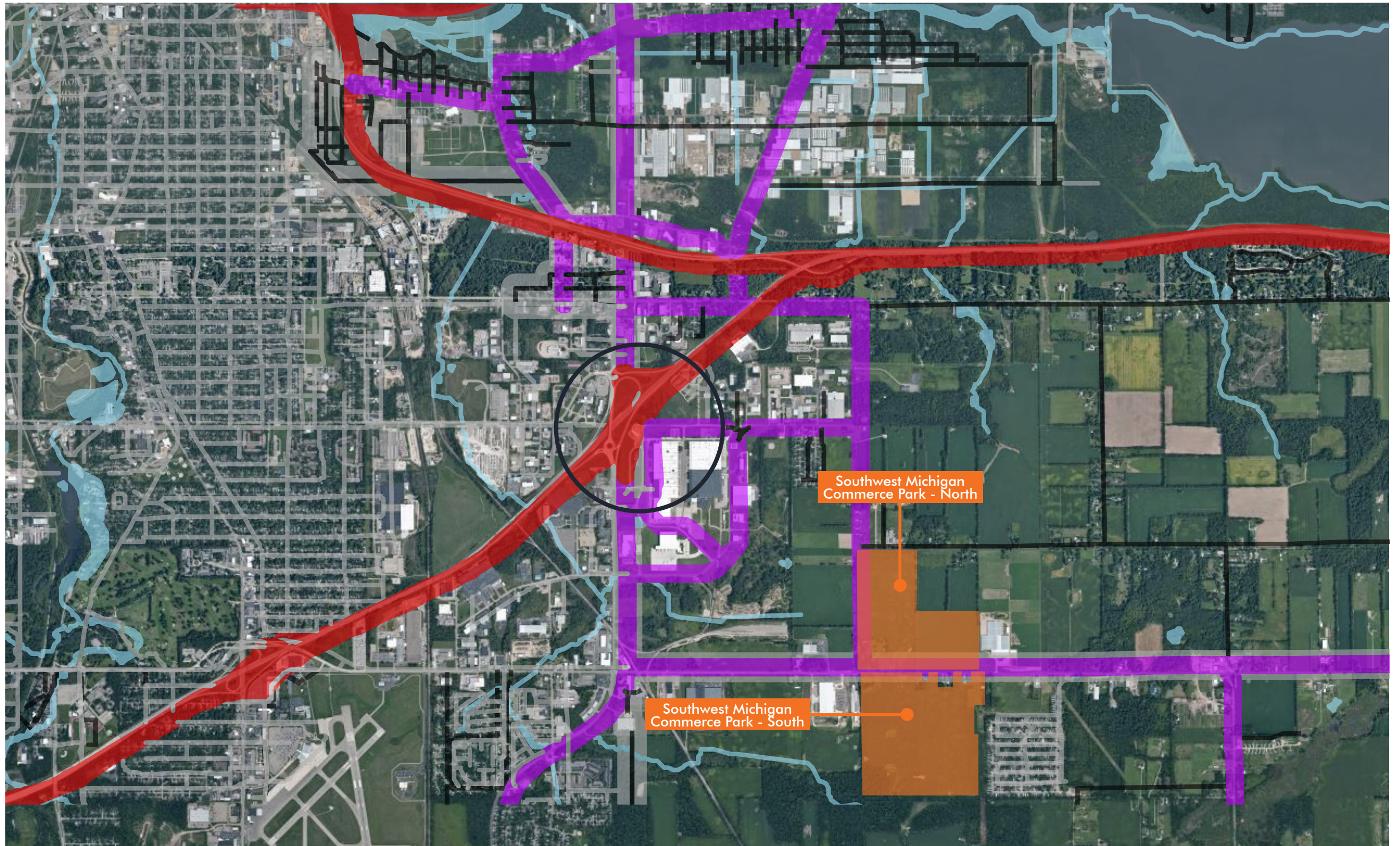
Significant advantages of this site are the multiple routes of access to the expressways and the closeness of I-94 to the development (less than 5 minutes).

EASTBOUND MULTIPLE EXIT OPTIONS

Given the multiple access points to the expressways, this site allows the security if knowing the traffic issues caused by snowstorms, trains, or accidents will not substantially impact your operations.



ALL SEASONS ROUTES



Road Classification

- State Trunkline
- RCKC - All Season
- RCKC - Other
- Non-RCKC

COMSTOCK CHARTER TOWNSHIP ZONING NORTH

300.1800 - LM, LIGHT MANUFACTURING DISTRICT

300.1801 - Intent.

Sec. 18.01. The intent here is to provide a district wherein those resources and services essential to good industrial development may be provided, while guarding against such development encroaching into other districts where they would be incompatible.

300.1802 - Uses permitted.

Sec. 18.02. (See also Article 22 for site plan review requirements.) In all LM Districts, no buildings or land shall be erected or used, except as otherwise provided for in this Ordinance, for other than the following uses:

- a. Wholesale and Warehousing: The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; tobacco and tobacco products; beer, wine and distilled alcoholic beverages, paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this District.
- b. Industrial Establishments:
 1. The assembly, fabrication, manufacture, packaging or treatment of such products as food projects, candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances; radio and phonographs; pottery and figurines or other similar ceramic products using only previously pulverized clay.
 2. The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, wax, wire, wood (excluding saw and planing mills) and yarns.
 3. Tool and die shops; metal working machine shops involving the use of grinding or cutting tools: manufacturing of tools, dies, jigs, and fixtures; publishing, printing or forming of box, carton, and cardboard products.
 4. Laboratories — research or testing.
 5. Central dry cleaning plants and laundries.
- c. Public Utility Uses: Electric transformer station and substation; electric transmission towers; municipal building and uses; gas regulator and municipal utility pumping stations.
- d. Retail and Service Establishments.
 1. Barber shops.
 2. Truck, tractor and trailer sales, rental and repair.
 3. Dog kennels. (See Article 21.00, Section 21.15.)
 4. Automobile repair facilities and tire vulcanizing and recapping businesses.
 5. Outdoor drive-in theaters. (See Article 21.00, Section 21.03.)
- e. Accessory buildings and uses.
- f. Child care centers. (See Article 21.00, Section 21.06).
- g. Microbreweries, breweries, cideries, distilleries and wineries.
- h. Mini-storage facility.
- i. Medical and dental appliance laboratory, medical and dental tool laboratory or medical or dental production facilities, with associated administrative offices.
- j. Temporary outdoor sales and service.

COMSTOCK CHARTER TOWNSHIP ZONING NORTH, CONT

(Amended: Ord. No. 199, 6-16-81; Ord. No. 216, 11-15-82; Ord. No. 283, 11-6-89; Ord. No. 463, § XI, 11-18-13; Ord. No. 470, § II, 4-27-15; Ord. No. 473, § IX, 11-16-15; Ord. No. 510, § VIII, 11-18-19)

300.1803 - Uses permitted only by special exception.

Sec. 18.03. (See also Article 22.00 for site plan review requirements.)

- a. Municipal waste treatment or water treatment facilities.
- b. Airports, heliports, landing fields and platforms, helipads, hangars, masts and other facilities for the operation of aircraft (see Article 21.00, Section 21.16).
- c. Mining, processing and transporting of stone, sand, or gravel aggregate.
- d. Automobile service stations. (See Article 21.00, Section 21.11.)
- e. Essential services, subject to the conditions and limitations contained in Section 9.03 (q).
- f. Single-Family dwellings under the following terms and conditions:
 1. Said structure may be constructed only on a lot or parcel of land exceeding five acres in size.
 2. Said structure may only be constructed in connection with an existing permitted use or special exception use on the parcel.
 3. Said residence shall only be used by the owner of said parcel or a resident caretaker or watchman.
 4. A restriction recorded in the office of the Register of Deeds for Kalamazoo County be placed on the title to said parcel providing that for a period of at least 20 years from the date of the grant of the special exception use permit for said single family dwelling, said structure may not be sold separately from the permitted use or special exception use to which it is accessory.
- g. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building.
- h. Offices.
- i. Heavy equipment contractor's equipment yard.
- j. Telecommunication antennas located on structures other than telecommunication towers (see Section 4.19).
- k. Telecommunication towers (see Section 4.19).
- l. Reserved for future use.

(Amended: Ord. No. 199, 6-16-81; Ord. No. 216, 11-15-82; Ord. No. 283, 11-6-89; Ord. No. 354, 7-7-97; Ord. No. 357, 4-20-98; Ord. No. 373, § III, 8-30-99; Ord. No. 375, § IV, 6-5-00; Ord. No. 388, § II, 9-4-01; Ord. No. 432, § I, 5-7-07; Ord. No. 470, § II, 4-27-15)

300.1804 - Open storage.

Sec. 18.04. All storage of building, contracting or plumbing materials, gravel, stone, lumber equipment, and other supplies, shall be located within an area not closer than one hundred fifty (150) feet from any street right-of-way line. The storage of lumber, coal, or other combustible material shall not be less than twenty (20) feet from any interior lot line and a roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the property to permit free access of fire trucks at any time. All such open storage shall be screened from all streets, and on all sides which abut any residential or business district, by a solid six (6) foot wall or fence sufficient to serve as a permanent retaining wall.

300.1805 - Dimension and setback requirements for buildings and lots.

Sec. 18.05. (In accordance with the attached Schedule of Regulations, Article 23.)

(Amended: Ord. No. 408, § VIII, 11-17-03)

PAVILION TOWNSHIP ZONING SOUTH

200.414 - I-2 INDUSTRIAL DISTRICT, MANUFACTURING.

Sec. 4.14.

4.141. Description of district. The purpose of this district classification is to establish a zone where designated industrial activities may locate which produce a minimum amount of adverse effect on adjoining premises, which are more uniform in character and which provide for a higher quality industrial land use. In this regard, no building or premises shall be used and no building shall hereafter be erected or altered within an I-2 Industrial District unless otherwise provided in this Ordinance, except for one or more of the following uses and subject to the following conditions and limitations.

4.142. Permitted uses:

- a. Uses permitted in I-1.
- b. Wholesale distributor of goods and merchandise.
- c. Offices and office buildings.
- d. Essential services, municipal or public utility buildings.
- e. Fully enclosed warehouses.
- f. Industrial manufacturing operations and operations for the servicing, compounding, assembling or treatment of articles of merchandise.
- g. Accessory uses or buildings, when in accordance with the provisions of section 200.604.
- h. Signs, when in accordance with the provisions of section 200.602.
- i. Child care centers, or day care centers.
- j. Community buildings and public parks, playgrounds and other recreational areas.
- k. Lumber yard.
- m. Contractors work shops.

4.143. Special exception uses:

- a. Banks.
- b. Gas station.
- c. Service station.
- d. Convenience stores.
- e. Restaurant.
- f. Any industrial use which meets the intent and purpose of this district.
- g. Recycling center.
- h. Material recovery facility (M.R.F.).
- i. Telecommunication towers and antennas.
- j. Adult entertainment.

4.144. Conditions and limitations:

- a. All operations must be carried on within fully enclosed buildings except for the following:
 1. Outdoor storage in the rear yard area of such buildings must not exceed 15 percent of the square-foot area of the principal building upon the premises. Such outdoor storage must be screened from adjoining premises and public streets. (See section 200.606 now)
 2. Delivery operations to and from said business which do not involve excessive noise, excessive fumes or any

PAVILION TOWNSHIP ZONING, CONT SOUTH, CONT

3. Such outdoor storage or activities as may be allowed under special exception permit by the Planning Commission which may be granted by said commission where, in its discretion, the purposes of this district classification are still fully complied with and no greater adverse effect would result therefrom to adjoining premises.
 - b. No building shall be located nearer than 100 feet from the property line abutting any public street not nearer than 25 feet from any interior, side, or rear property line or in accordance with section 13 [section 200.614]. Any building or structure which exceeds 35 feet in height as measured from the west abutting grade level shall be set back one additional foot for each foot of height in excess of 35 feet from all boundary lines of the site.
 - c. Parking. See section 200.601.
 - d. All land of any individual site in use hereunder, not occupied by buildings, structures, improved parking areas or storage areas shall be maintained in a neat and attractive manner, free of junk and debris.
 - e. The principal building on the premises must not be less than 4,000 square feet in area.
 - f. The total area of buildings on any individual site shall not exceed 30 percent of the total land area of such site refer to section 13 [section 200.614].
 - g. No site shall be developed for use until a plan, drawn to scale, has been prepared and filed with the Township Building Department, showing the intended future development of all adjoining lands under ownership or control of the applicant and which were under the ownership or control of the predecessor entitled to said applicant, complying with the requirements of the "I-2" Industrial District Manufacturing Classification.
 - h. No lighting shall be allowed which produces any unreasonable glare upon adjoining residential zones or premises, nor which in the opinion of the Zoning Board of Appeals would be a nuisance or annoyance to such adjoining premises.
 - i. No exposed or outdoor loading and unloading docks or areas shall face any adjoining residential zone unless the same are screened therefrom by other buildings, structures, or natural screening adequate to obscure the view thereof from such adjoining residential area.
 - j. Public water and sanitary sewer shall be utilized, if available. Surface drainage shall be through public storm sewers or shall be disposed of upon the site.
 - k. No use shall be allowed which shall emanate noise, smoke, odor, dust, dirt, noxious gases, glare, heat, vibration or psychological ill effects to such an extent as will be a nuisance or annoyance to occupants of surrounding premises. (Fly ash in excess of .15 grains per cubic foot of flue gas at a stack temperature of 500 degrees Fahrenheit and smoke of density in excess of "Ringelman Chart No. 1" are hereby declared such a nuisance). The Planning Commission is hereby given the right and authority to determine any question of nuisance or annoyance which might arise hereunder, and such determination shall be conclusive.
 - l. The Planning Commission is further hereby given the right and authority to grant permission for the establishment and operation of any use within this district, not expressly included within the permissible uses hereinbefore set forth but which shall, in the absolute discretion of said commission, comply with the spirit, intent and purpose of these provisions. As provided by statute, said Planning Commission shall further have the right and authority to interpret and construe the provisions of the "I-2" Industrial District as the same apply to any particular industry or trade operating or proposed to be established within such district. Such decision of said commission shall be conclusive.

(Ord. No. 105, 5-8-95; Ord. No. 118, 5-8-00; Ord. No. 130, 5-12-03)

SOUTHWEST MICHIGAN OVERVIEW

www.southwestmichiganfirst.com

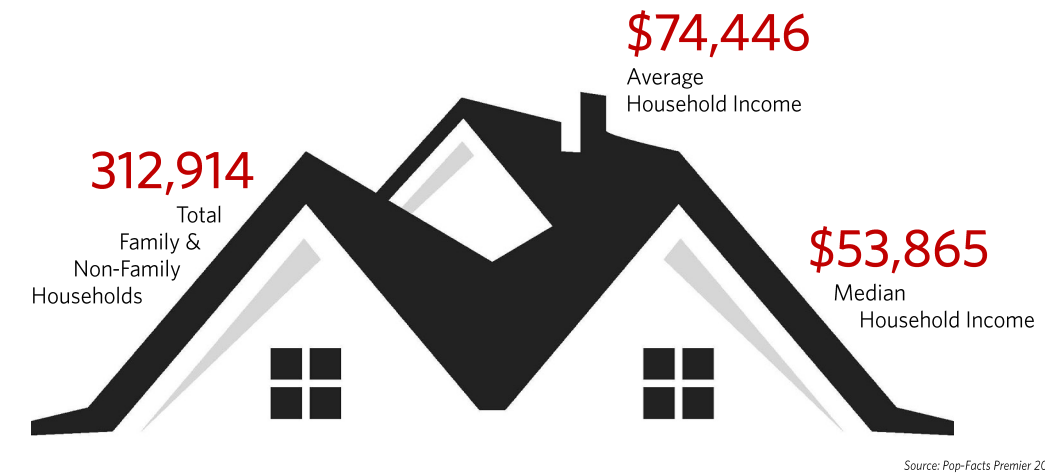


The Southwest Michigan Region is full of strengths: dynamic companies, a vibrant workforce and a rich set of private, government and philanthropic organizations. As a seven-county region including Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph and Van Buren counties, our approach is bold and collaborative. We work together to leverage the region's world-class research and academic institutions, historical legacy of innovation and entrepreneurship and our distinctive open, young and diverse culture. Plus – we're located exactly halfway between Chicago and Detroit, just two hours each way. These key competitive advantages ensure that Southwest Michigan is the place where talented people want to live, work and play!

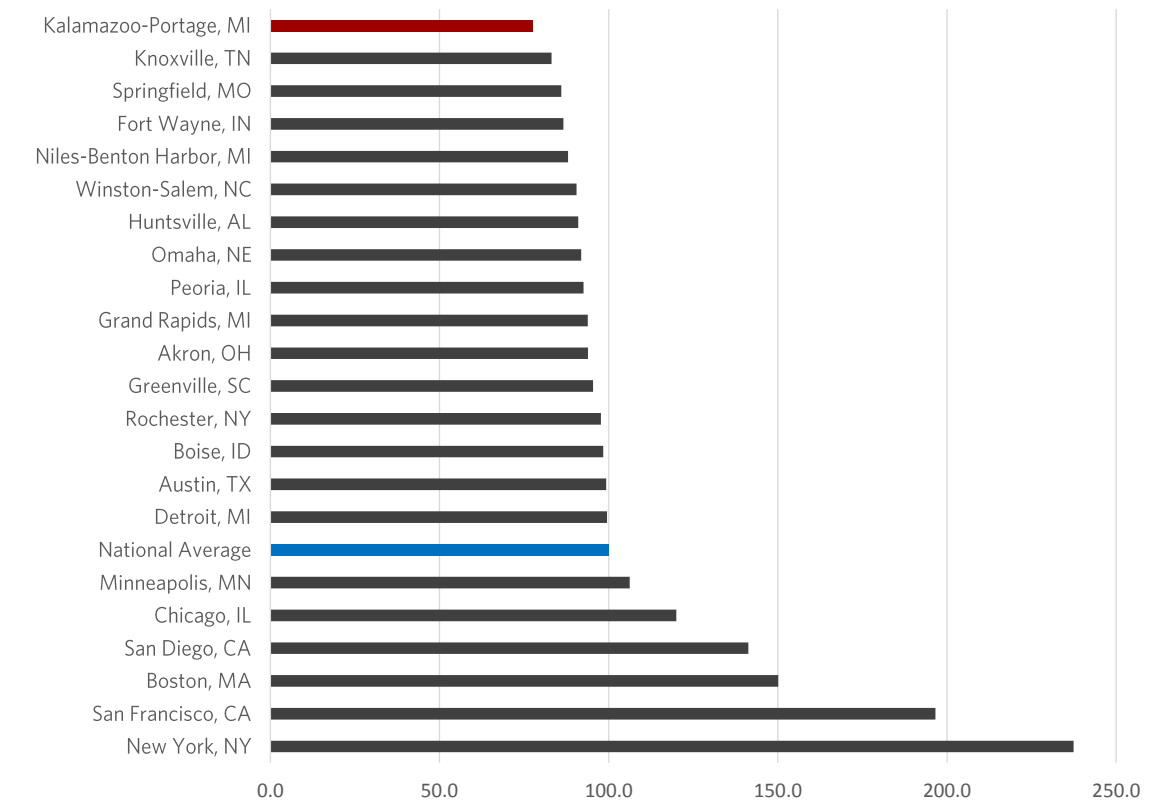


JARED LUTZ
 Director of Southwest Michigan First
 269 553 9588
 jlutz@southwestmichiganfirst.com

HOUSEHOLDS AND INCOME

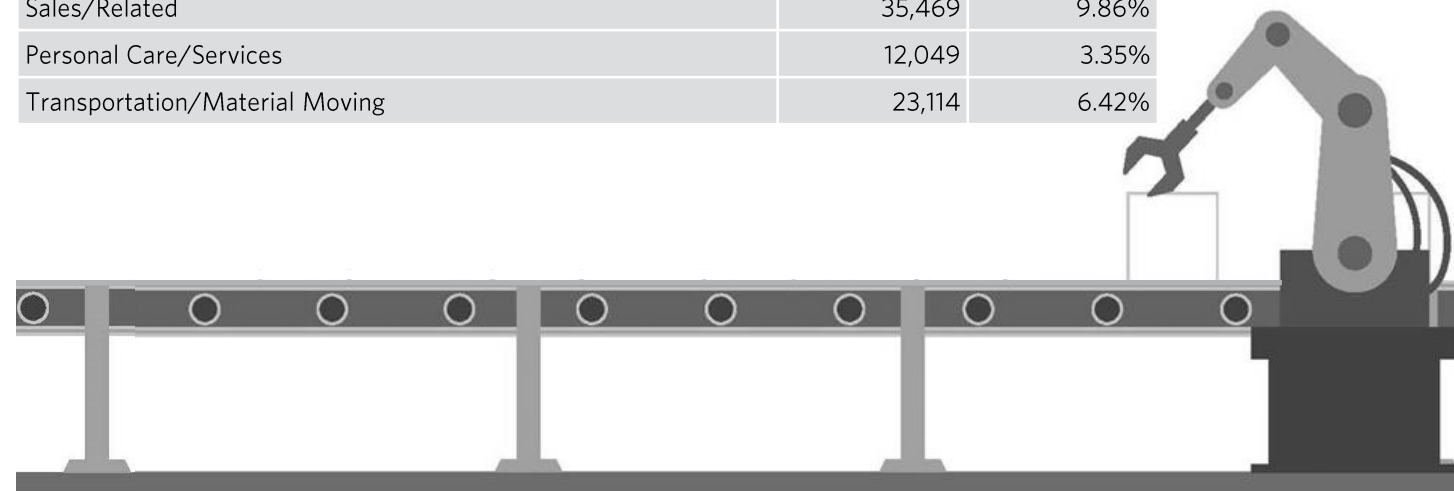


COST OF LIVING

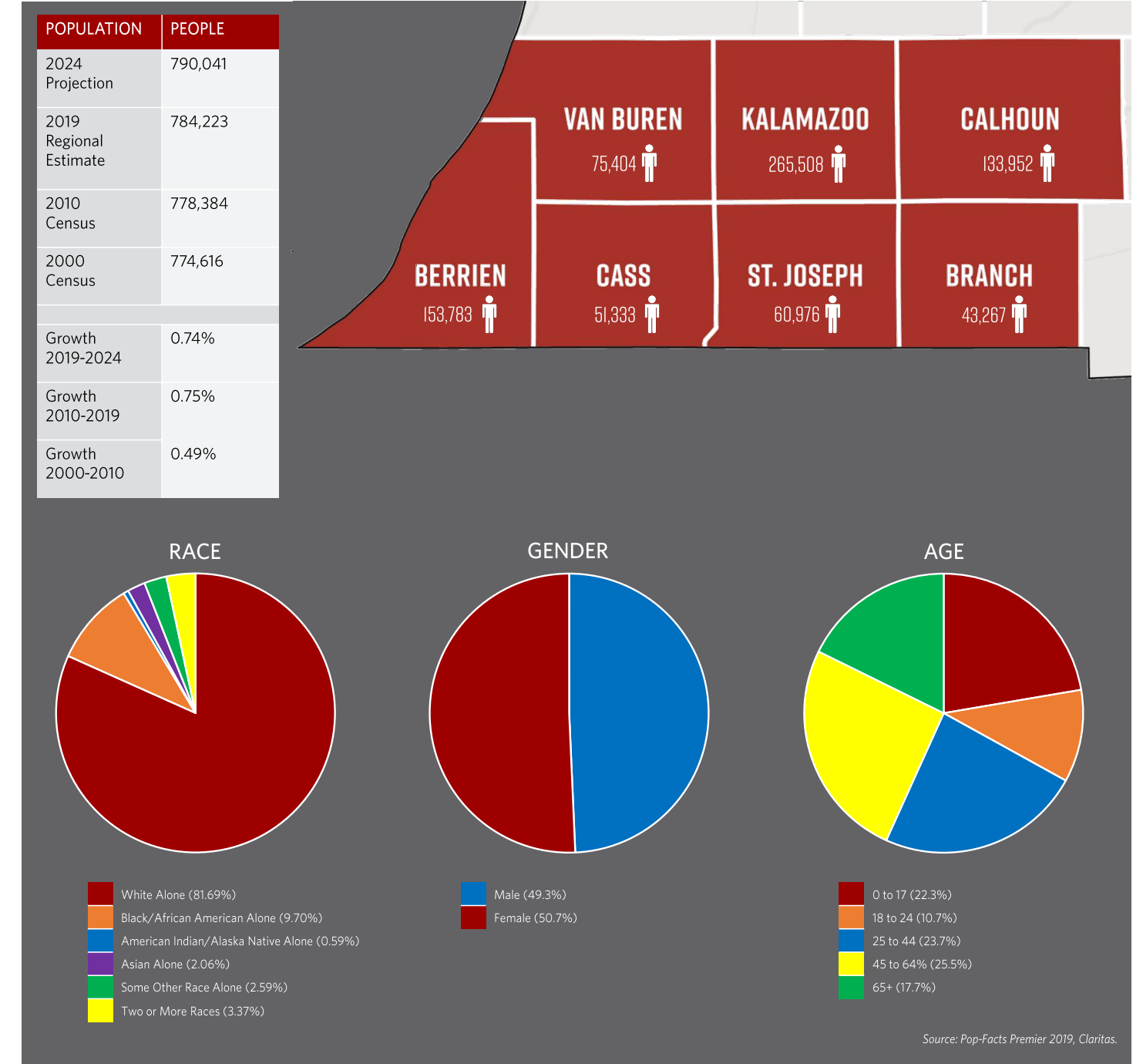


SOUTHWEST MICHIGAN TOP INDUSTRIES BY OCCUPATION

OCCUPATION	EMPLOYEES	SHARE
Architecture/Engineering	7,450	2.07%
Arts/Design/Entertainment/Sports/Media	4,506	1.25%
Building Grounds/Cleaning/Maintenance	15,153	4.21%
Business/Financial Operations	13,487	3.75%
Community/Social Services	5,724	1.59%
Computer/Mathematical	5,853	1.63%
Construction/Extraction	14,155	3.93%
Education/Training/Library	21,223	5.90%
Farm/Fish/Forestry	3,593	1.00%
Food Preparation/Serving Related	22,959	6.38%
Health Practitioner/Technician	20,718	5.76%
Healthcare Support	10,118	2.81%
Installation/Maintenance/Repair	12,259	3.41%
Legal	1,931	0.54%
Life/Physical/Social Science	3,679	1.02%
Management	32,799	9.12%
Office/Administrative Support	44,047	12.24%
Production	44,141	12.27%
Protective Services	5,403	1.50%
Sales/Related	35,469	9.86%
Personal Care/Services	12,049	3.35%
Transportation/Material Moving	23,114	6.42%



SOUTHWEST MICHIGAN POPULATION



ABOUT FRANKLIN PARTNERS

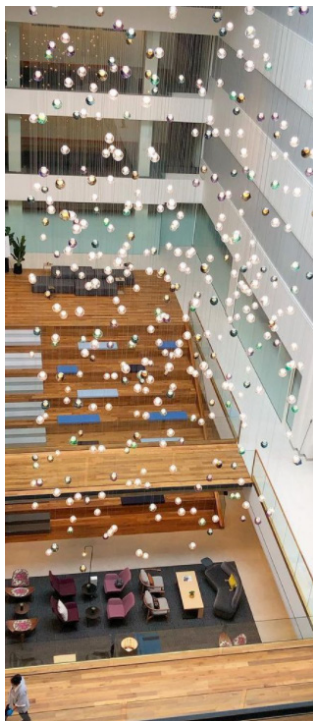
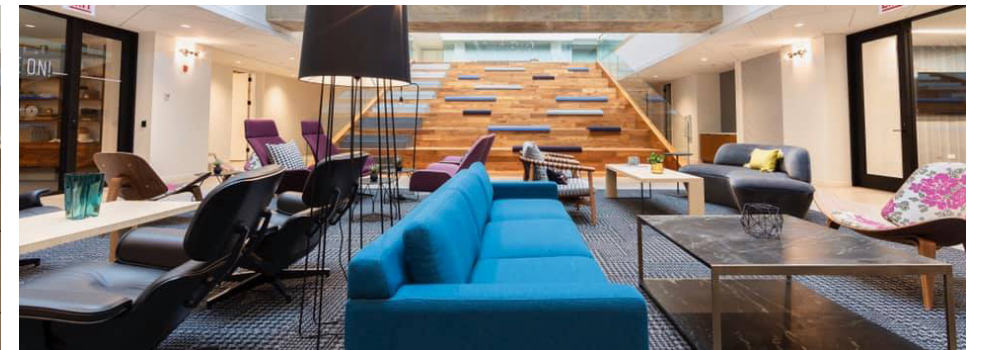
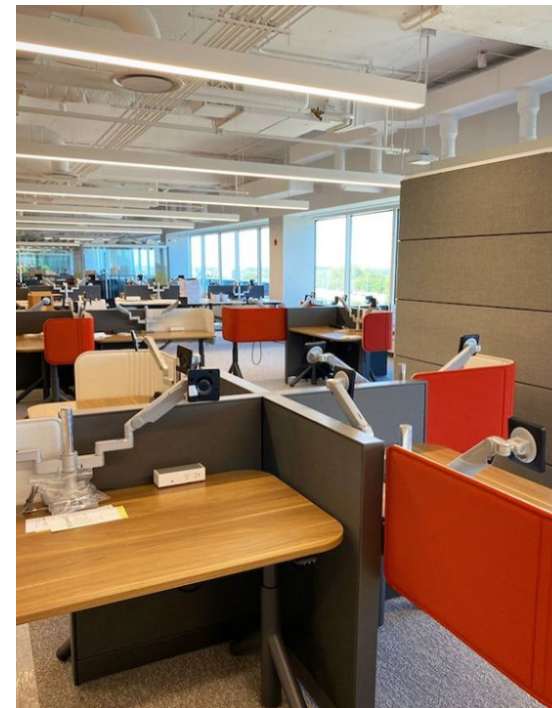
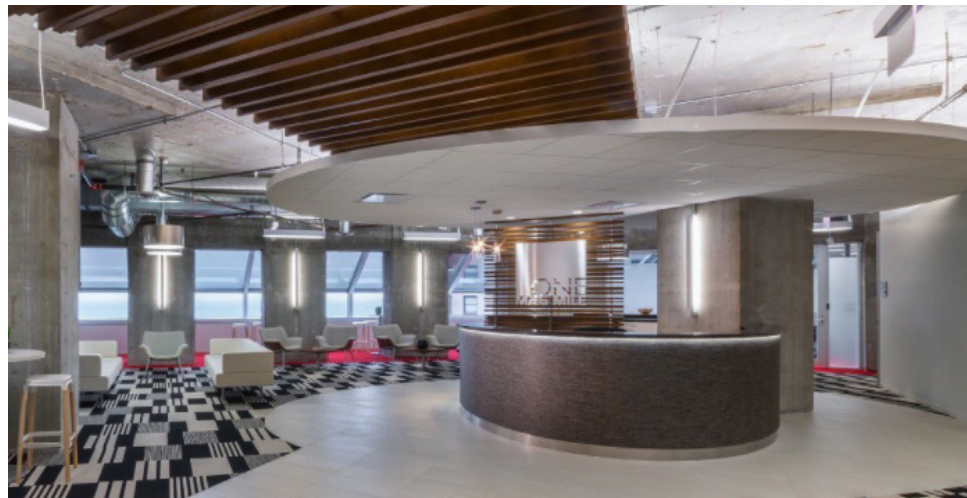
www.franklinpartners.net



The Franklin Partners' team is as innovative and adaptable as the real estate we acquire, develop, manage and build. Since 1995, Franklin Partners has brought its focus on quality and innovation to more than 20-million square feet of commercial real estate. Their experience allows them to be adaptable in an ever-changing real estate market, embracing opportunities that require challenging the status quo, bringing new life to under-utilized assets. The Franklin Partners' portfolio spans Illinois, Michigan, Ohio, and Missouri, where they acquire, develop, redevelop, build, manage and own real estate with a focus on industrial, office and land development.

They succeed because the culture of innovation and quality touches everything they do. Franklin Partners works with the best and look to what hasn't been done—yet. Their ability to form a creative team to assess opportunities from the inside out builds trusting relationships with their investors, tenants and partners.

Franklin Partners takes pride in their work, from hospitality-inspired property management, to leading edge redevelopment. Their experience allows them to be adaptable across investment, development, property management and new construction.





Jaqua Realtors COMMERCIAL

3333 Deposit Drive NE, Suite 330
Grand Rapids, MI 49546
616 327 2800 | www.AdvantageCRE.com

328 W. Milham Avenue
Portage, MI 49024
269 216 4222 | www.JaquaCommercial.com



CONTACT

DUKE SUWYN SIOR, CCIM
Advantage Commercial Real Estate
direct 616 327 2615
mobile 616 581 7777
Duke.Suwyn@AdvantageCRE.com

MARC TOURANGEAU MBA, CCIM
Jaqua Commercial
direct 269 488 8826
mobile 269 207 3072
marct@jaquarealtors.com

Updated 1/4/2023

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.