

FOR LEASE

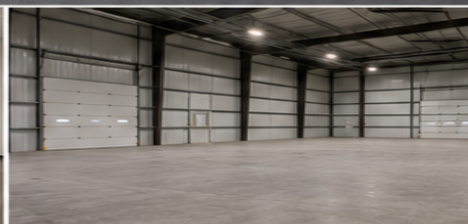
INDUSTRIAL WAREHOUSE / MANUFACTURING FACILITY



**301 INDUSTRIAL DRIVE
CONSTANTINE, MICHIGAN**



**NEW 200-AMP
3-PHASE POWER**
BUILT FOR YOUR BUSINESS



**CLEAN. MODERN.
FUNCTIONAL.**
READY FOR
YOUR OPERATIONS.

PROPERTY HIGHLIGHTS

- New 200-Amp, 3-Phase Electrical Service
- New LED Lighting Throughout
- Ceiling Heights 14' to 20'
- Three (3) Overhead Doors
- Heated Warehouse
- Two (2) Private Offices
- One (1) Restroom
- Brand New Paved Parking Lot
- City Water
- City Sewer
- Outdoor Storage Available
- Clean Outdoor Storage Area
- Excellent Truck Access
- Industrial Zoning

IDEAL USES

- Manufacturing
- Warehousing
- Distribution
- Logistics
- Equipment Storage
- Contractor Operations
- Service Businesses
- Light Industrial Operations

LOCATION ADVANTAGES

- Convenient access to US-131
- Centrally located in Southwest Michigan
- Easy access to Elkhart, South Bend, Kalamazoo, Three Rivers, and Sturgis
- Strong labor market and industrial corridor



OUTDOOR STORAGE AVAILABLE
CLEAN. SECURE. CONVENIENT.



CONTACT

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UPDATED. UPGRADED. READY FOR YOU.

A modern industrial facility with the power, space, and features your business needs to succeed.



**CALL TODAY FOR LEASING INFORMATION
PRICING AND A PRIVATE TOUR.**



**AVAILABLE
NOW**