

1961 Base Avenue

SPRINGFIELD, MI 49037

Rare opportunity to acquire a mission-critical, Cold War-era fortified warehouse with a 20-year tenant history and current lease.

113,373 SF fortified industrial warehouse facility on a 5.94-acre site in Battle Creek.

BUILDING FEATURES

- Secure facility with guard shack entry, barbed-wire perimeter fencing, controlled access, and advanced surveillance systems.
- Three truck wells with hydraulic levelers under a covered 40' x 60' shelter featuring one 10' x 12' overhead door. Clear heights: 20' in the 1st-floor high bay, 17' on the main floor, 13' on the 2nd floor, and 18'6" on the 3rd and 4th floors.

For Sale | Secure long-term NNN Investment

113,373 SF Fortified Industrial Facility

Built to withstand a nuclear blast.

Currently leased to Iron Mountain

- Features include 12-inch-thick reinforced insulated concrete and steel walls, an industrial-grade elevator, ample trailer parking, and robust power capacity with four 1,600-amp/600-volt service breakers.

INVESTMENT HIGHLIGHTS

- Iron Mountain (the tenant for the last 20 years) is in place until 2030 with net lease.
- Net Operating Income (NOI): \$393,140

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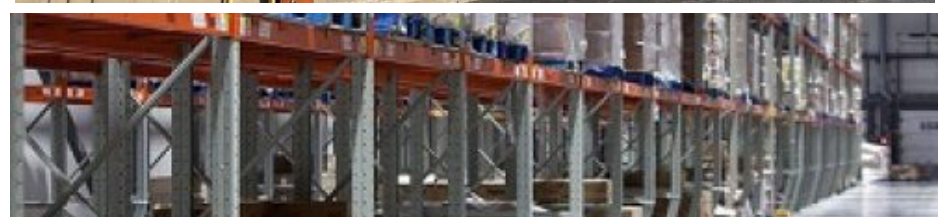
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