

Industrial Space for Lease

Niles Distribution Center
2121 Chicago Road

Niles, Michigan 49120



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Excellent for Distribution Hub and Break Bulk, with Ample Power for Light Manufacturing



Snapshot

Building:	614,405 SF
Available:	57,370 SF
Land:	107 Acres
Zoning:	M-1
Ceiling Height:	32' 4"
Column Spacing:	35' x 55'
Power:	800A/480V/3Ph
Docks:	Multiple
Grade Level Access:	Yes
Lease Rate:	\$2.85 PSF NNN

Property Details

Available for lease 57,370 square feet of distribution/manufacturing space. Clear ceiling height 32'4", column spacing is 35' x 55', wet sprinkler fire protection, 800A/480V/3Ph power and T-5 lights with occupancy sensors. 28 loading docks, grade level access, 2,000 sq. ft. office space, 6" floor thickness with rating of 650 lbs per sq. ft. Excellent facility for distribution hub, break bulk, and distribution. Large 107 acre site provides area for trailer parking and adequate employee parking.

AVAILABLE FOR LEASE	SF	DOCKS	LEASE RATE	ADDITIONAL INFORMATION
SUITE C	57,370	21	\$2.85 PSF NNN	Office with A/C: 2,000 SF Restrooms: 2 HVAC: Cambridge heaters & radiant tube Exhaust Fans: 3

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

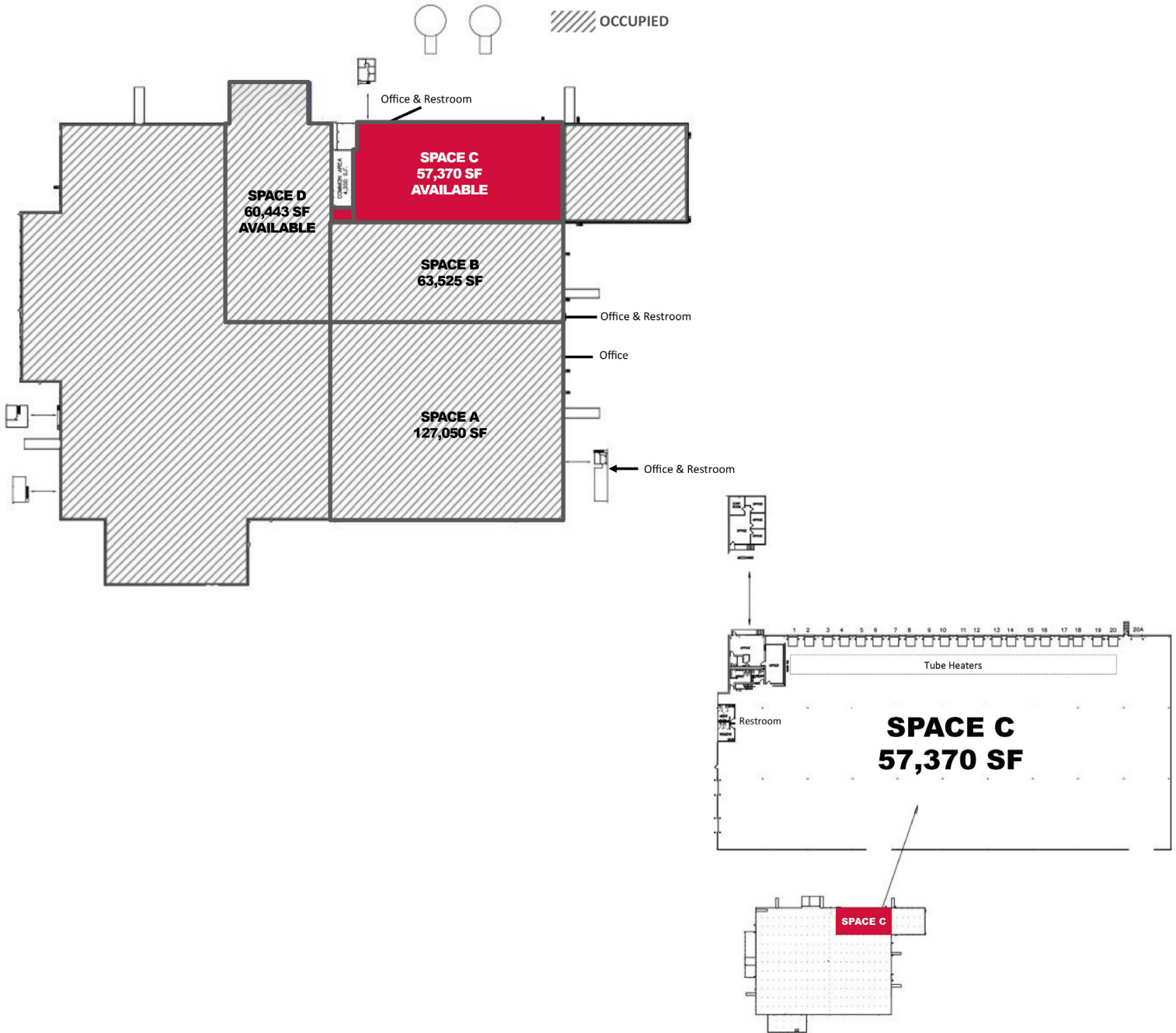
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Floor Plans



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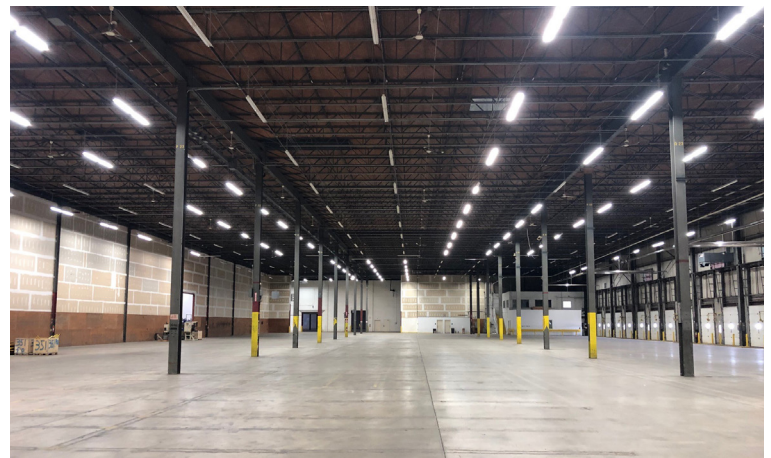
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Suite C Property Photos



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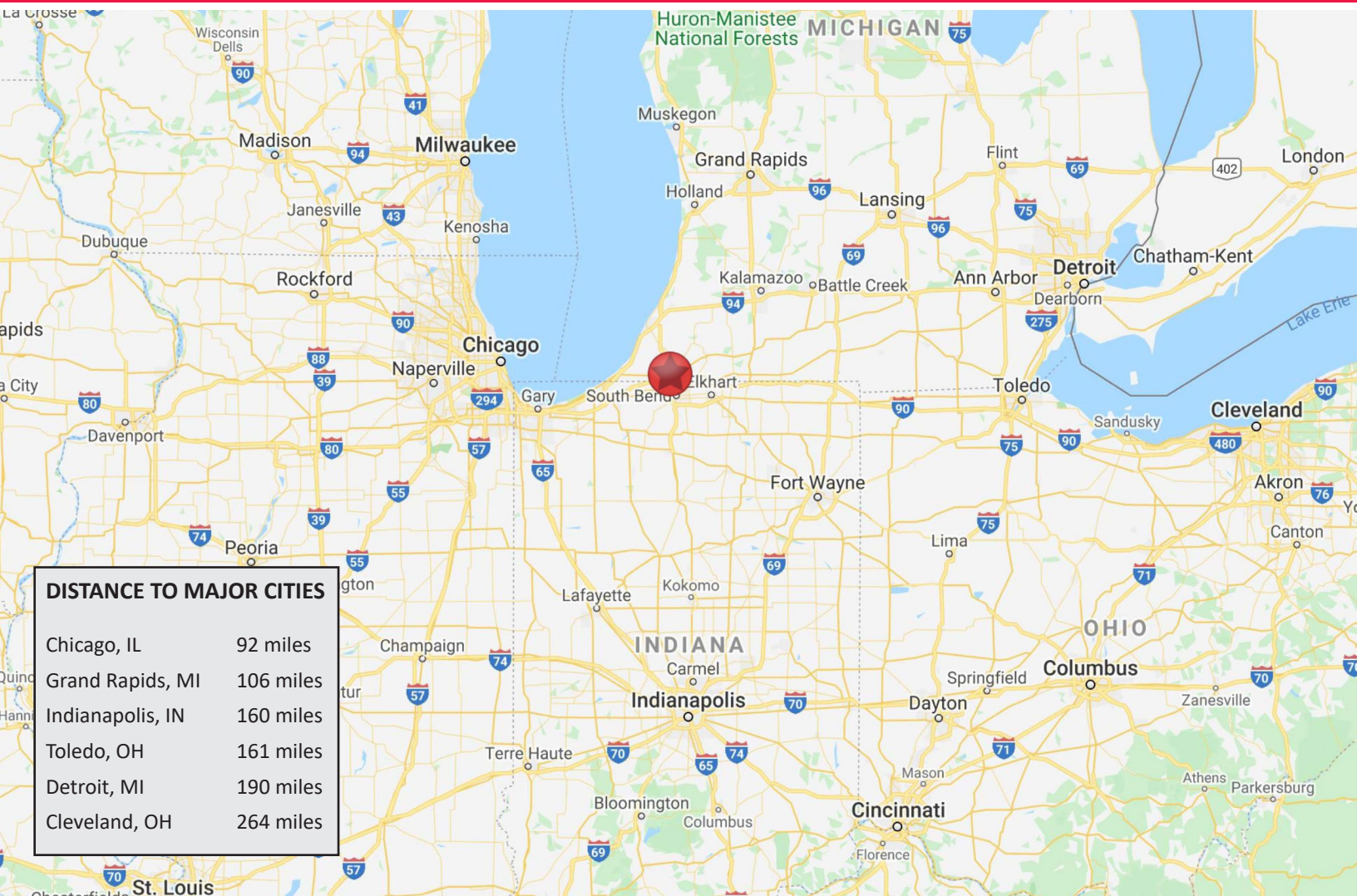
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Strategically Located on the Chicago/Detroit, Grand Rapids/Indianapolis Vectors



Location

Great Midwest distribution facility in southwestern Michigan. The property is 5.3 miles from the I 80/90 toll way and ¼ Mile to the US 20/31 ByPass (St. Joseph Valley Parkway) that connects to Interstate 94. Berrien County's excellent location in the heart of "Michigan's Great Southwest" makes it a prime market for business, industry and tourism. Strategically located on the Chicago/Detroit, Grand Rapids/Indianapolis vectors, The Southwest Michigan Corridor boasts North America's second largest over-the-road UPS distribution zone can consequently reach more than 40 million customers overnight, over-the-road – that's more than one-seventh of the U.S. population in a five state area. The area's broadband technology offers lightning-fast transmission speeds that ensure the fastest, real-time e-commerce and co-location logistics for any company ready to hook-up. This results in large-market speed capacity in a cost-savings small town setting.

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