



4625 & 4645 Division Ave  
Moline, Michigan 49335

### Property Highlights

- Maintenance building and storage lot for lease
- Currently used as a truck parts and scrap/salvage yard
- Two buildings, one set up for maintenance and the other for office uses
- Wide variety of potential reuse possibilities



For More Information

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# Property Overview

4625 and 4645 Division Ave  
Moline, Michigan 49335

## Property Overview

The property located 4625 & 4645 Division Ave is presently being used as a disabled truck and spare parts yard but is set to be cleaned off for the next user. The buildings offer the opportunity for maintenance and or other ancillary type uses while the space behind is open and available for the next occupant. Finding open space of this sort is difficult in today's market. This will not last long.



## Property Information

<b>Location:</b>	US-131 to 100th Street exit, East on 100th Street to Division, South on Division to the property on the East side of the road.
<b>Total Building Size:</b>	3,144 SF
<b>Acreage:</b>	7.64 Acres
<b>Year Built:</b>	1950
<b>Year Renovated:</b>	2007
<b>Construction:</b>	Concrete Block
<b>Roof:</b>	Shingled
<b>Eave Height:</b>	9' Office building - 16' Shop Building
<b>Signage:</b>	On building
<b>Parking:</b>	On site
<b>Security System:</b>	No
<b>Zoning:</b>	C-2

## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone:</b>	Choice
<b>Natural Gas:</b>	Consumers Energy
<b>Sanitary Sewer:</b>	Dorr-Leighton Wastewater Authority
<b>Storm Sewer:</b>	Dorr-Leighton Wastewater Authority
<b>Water:</b>	Well - City water is available

# Lease Overview

4625 and 4645 Division Ave  
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## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	60 to 120 months
<b>Tenant Provides:</b>	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas / Heat, Snow Removal Janitorial, Refuse Removal, and Phone
<b>Landlord Provides:</b>	Roof and Structural
<b>Municipality:</b>	Leighton Township
<b>PPN:</b>	13-006-023-00 and 13-006-011-00
<b>SEV (2024):</b>	\$334,400.00
<b>Taxable Value (2024):</b>	\$263,320.00
<b>Summer Taxes (2023):</b>	\$6,170.57
<b>Winter Taxes (2023):</b>	\$6,220.63
<b>Total Taxes (2023):</b>	\$12,391.20
<b>Present Use:</b>	Junk yard
<b>Possession:</b>	At Lease Signing

## Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	TOTAL MONTHLY RENT
4645	3,144 SF	2,624 SF	520 SF	0 / 2	\$9,500.00

## Legal Description

### 4645 Division Ave

COM 923 FT N OF SW COR OF SEC 6 TH E 48 RDS N 243.5 FT W 48 RDS S 243. 5 FT TO BEG SEC 6 T4N R11W.  
4.3 A.

### 4625 Division Ave

COM AT A PT 648 FT N OF SW COR OF SEC 6 TH E 48 RDS TH N 275 FT TH W 48 RDS TH S 275 FT TO BEG SEC  
6 T4N R11W.

# Building Overview

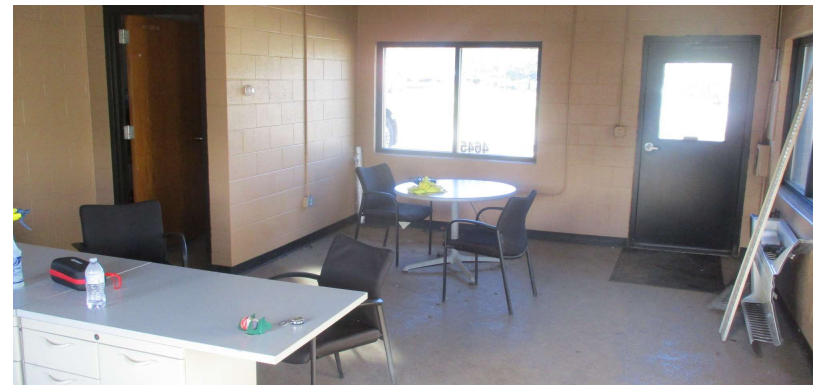
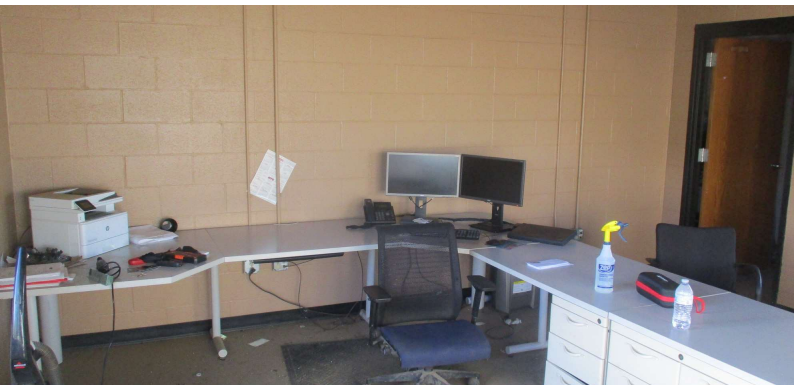
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## Mfg/Warehouse Information

<b>Mfg/Whse SF:</b>	2624 SF
<b>Floors:</b>	1 - Concrete
<b>Air Conditioning:</b>	No
<b>HVAC:</b>	Gas / Infrared
<b>Ceiling Height:</b>	16'
<b>Sprinklered:</b>	No
<b>Lighting:</b>	Fluorescent
<b>Electric Service:</b>	240 Volt
<b>Column Spacing:</b>	Clear Span
<b>Grade Level Doors:</b>	2
<b>Loading Docks:</b>	0
<b>Rail Siding:</b>	No
<b>Floor Drains:</b>	No
<b>Compressed Air:</b>	Yes
<b>Cranes:</b>	No
<b>Elevators:</b>	No
<b>Shop Office:</b>	No
<b>Shop Lunch Room:</b>	No
<b>Shop Restroom:</b>	Yes

## Office Information

<b>Office SF:</b>	520 SF
<b>Floors:</b>	One
<b>HVAC:</b>	Gas / Forced Air
<b>Air Conditioning:</b>	Yes
<b>Sprinklered:</b>	No
<b>Ceiling Height:</b>	10'
<b>Lighting:</b>	Fluorescent
<b>Communication Equipment:</b>	No
<b>Private Offices:</b>	No
<b>Conference Room:</b>	No
<b>Lunch Room:</b>	No
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	No
<b>Elevators:</b>	No



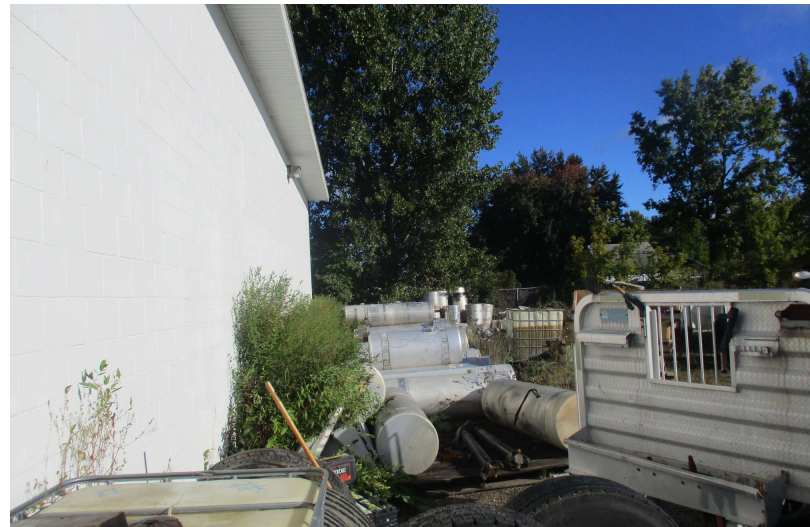
# Additional Photos

4625 and 4645 Division Ave  
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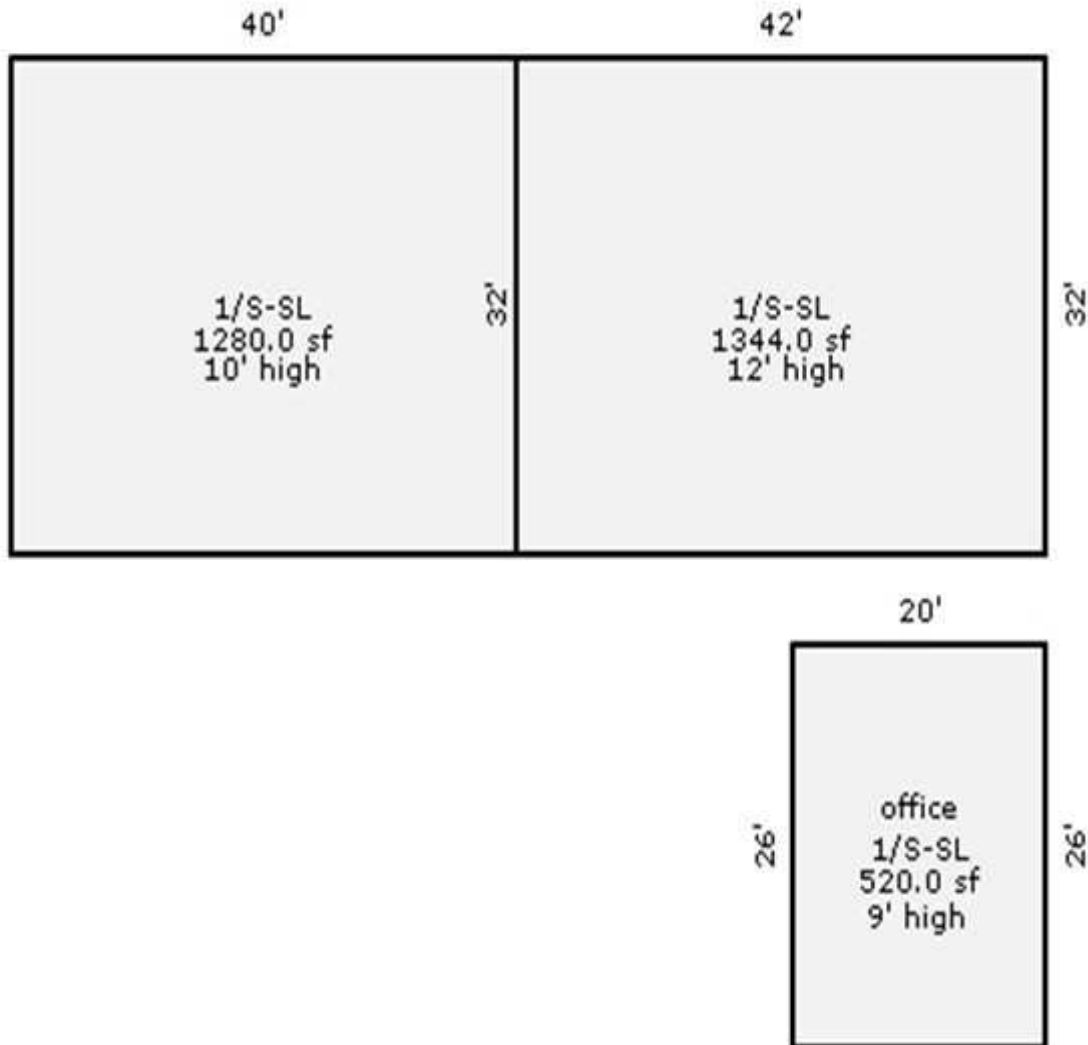
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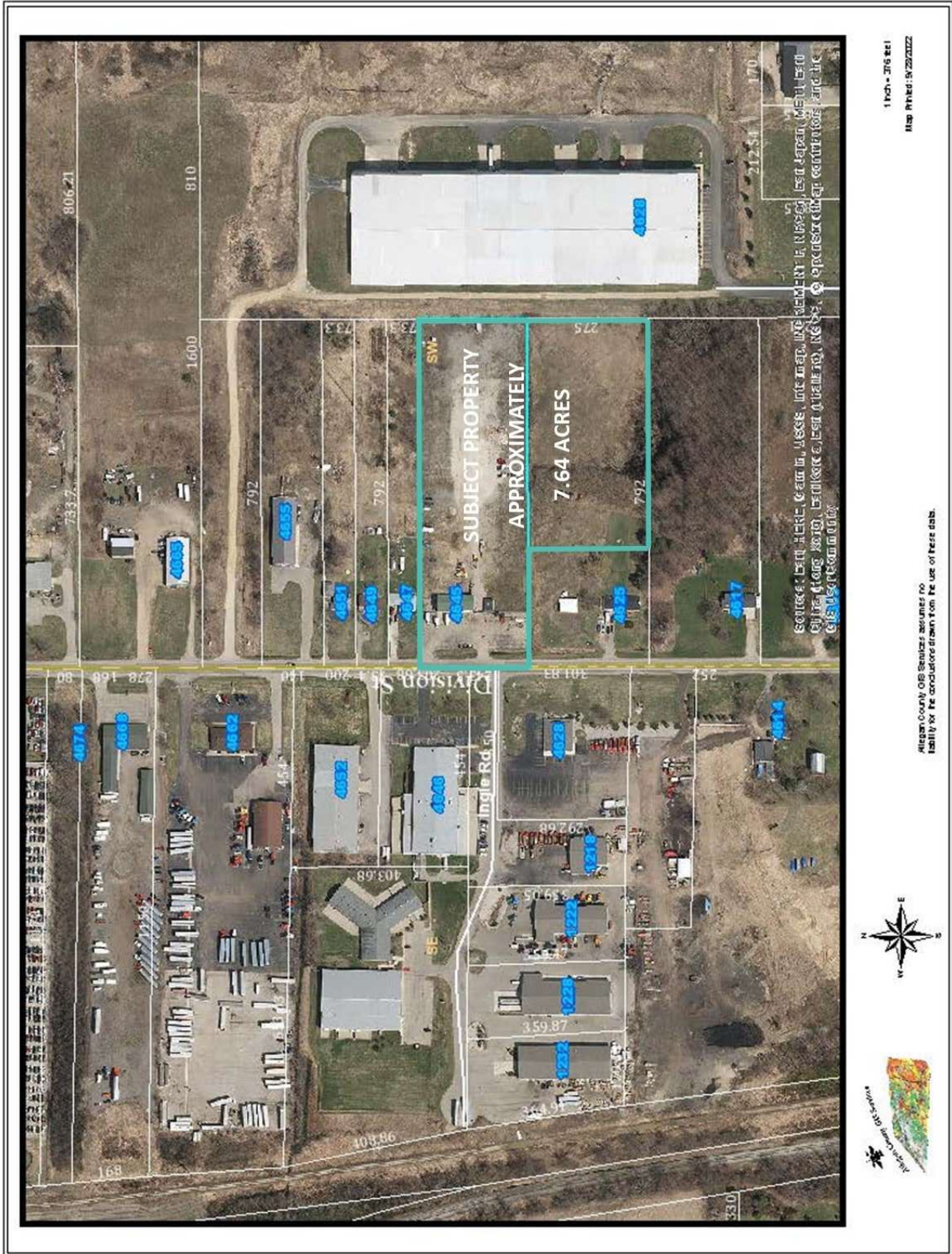
# Floor Plans

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# Parcel

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# Zoning Map

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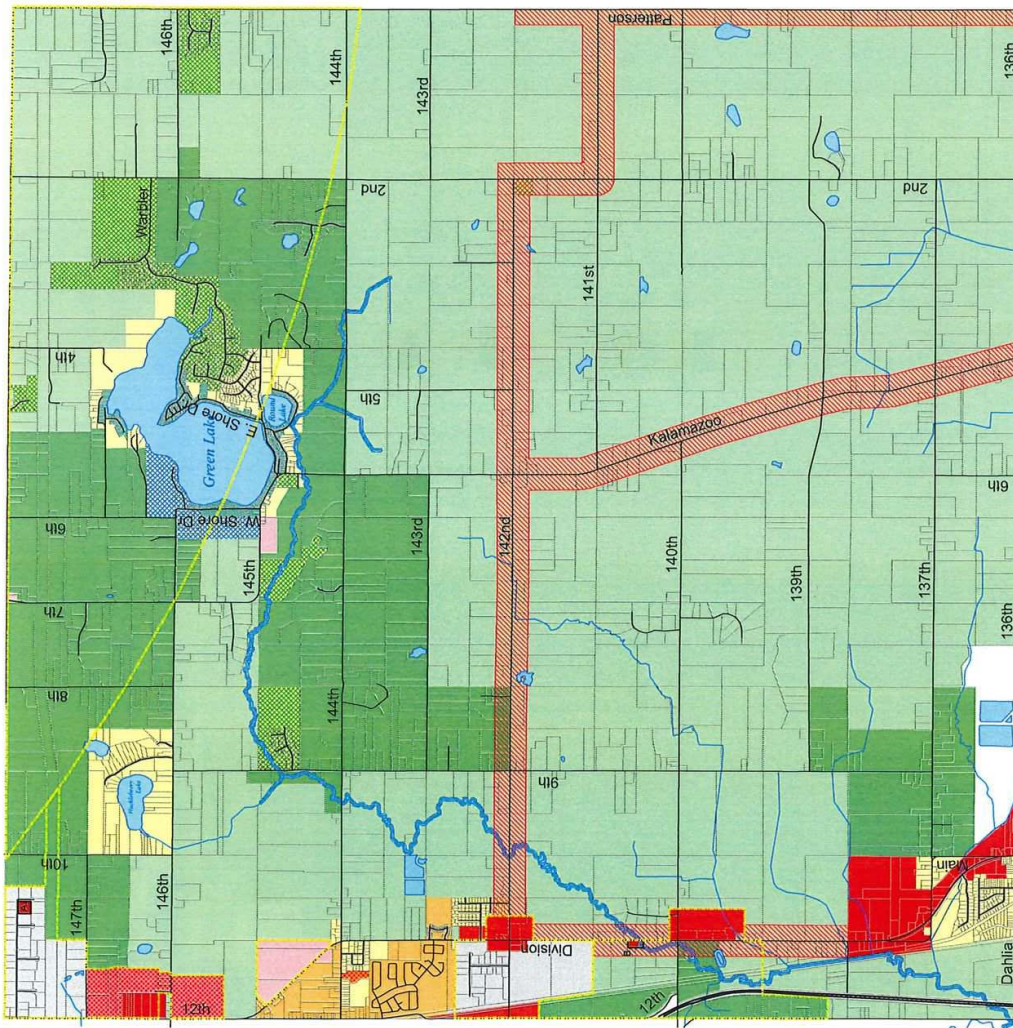
## Leighton Township Allegan County, Michigan

### Official Zoning Map as amended through June 13, 2019

- Legend**
- Zoning**
- Agricultural
  - R-1, Rural Estate
  - R-2, Low Density Residential
  - R-3, Medium Density Residential
  - LR, Lake Residential
  - C-1, Neighborhood Business
  - C-2, General Business
  - I-1, Industrial
  - O/I, Office/Industrial
  - PD, Planned Development
  - PLD, Planned Lakeside Development
  - MUPD, Mixed Use Planned Development
  - Riparian Area Protection Zone
  - RCD - Rural Corridor Overlay District
  - Wireless Communication Overlay District
  - Conditional Rezoning (see A and B)
- A. PPN 03-13-21-06-033-00; Ord 2005-10-01  
B. PPN 03-13-01-09-009-00; Ord 2007-11-01



**williams&works**  
engineers surveyors planners



2019-12-04

**CHAPTER 10**

**C-2 GENERAL BUSINESS DISTRICT**

**SECTION 10.01 INTENT.** This district is established to provide adequately sized and located areas in the Township where the principal uses of the land may be devoted to high activity commercial uses. Such uses provide retail-shopping opportunities and both personal and business services to the community and highway-oriented markets. The wide range of service and retail uses allowed are expected to have larger land area requirements, extended hours and higher traffic generation rates than similar businesses serving more localized and neighborhood markets.

**SECTION 10.02 PERMITTED USES.** Within the "C-2" General Business District, unless otherwise authorized under the provisions of this ordinance, no building or part thereof shall be erected, altered, or converted or the land used in whole or in part unless it is for the following or similar types of retail and service uses.

- (a) Hospitality and food service establishments including:
  - (1) Motels and hotels, bed and breakfast and other lodging establishments.
  - (2) Restaurants, including outdoor/patio seating and drive up or drive-through service.
  - (3) Cafes, delicatessens, food catering establishments.
- (b) Automobile related retail (except auto sales) and service establishments, including:
  - (1) Automobile service stations for the sale of gasoline or accessories and the performance of incidental services such as tire changing, greasing, mechanical repairs, and car washing, provided all work is conducted wholly within a completely enclosed building.
  - (2) Enclosed car washes (automatic or manual).
  - (3) Automobile repair shop or garage, auto-body and shops if all operations are conducted within a completely enclosed building.
  - (4) Automobile rental.
  - (5) New automobile parts and accessory stores.
- (c) Retail and wholesale sales establishments including:
  - (1) General merchandise stores such as department and variety stores.
  - (2) Food and grocery stores such as butcher shops and fish markets, fruit and vegetable markets dairy products stores, candy, nut, and confectionery stores and retail bakeries.
  - (3) Apparel and accessory stores.
  - (4) Furniture and home furnishings, and home and office supply stores selling items such as floor coverings, drapery and upholstery, household appliances, radios, televisions, and electronics, computers and software, videos, records, tapes and discs, musical instruments and office supplies.
  - (5) Miscellaneous retail stores for items such as used merchandise, hunting and sporting goods, bicycles, books, stationery, jewelry, art, hobbies, crafts, toys, and games, cameras and photographic supplies, gifts, novelties, and souvenirs, luggage and leather goods, sewing, needlework, catalog and mail-order, tobacco products and accessories, and news dealers.
  - (6) Pet shops, not including boarding.
  - (7) Flower shops with or with out accessory green houses.

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10-C-2 General Business District

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- (8) Drug stores including drive up and drive through service.
- (9) Resale shops, pawn shops and auction houses (except livestock), excluding outdoor storage and display.
- (10) Lumber and other building materials stores such as paint, glass, wallpaper, hardware stores, electrical and plumbing supplies, excluding outdoor storage.
- (d) Personal service establishments including:
  - (1) Beauty and barbers shops, travel agencies, fitness, tanning and manicure salons, tailor and dress making shops, shoe-repair shops, taxidermy shops.
  - (2) Funeral parlor or Mortuary without residential living quarters.
  - (3) Laundry/Dry Cleaning including pickup and drop-off.
  - (4) Dance, art, music and other professional studios.
  - (5) Fitness centers.
  - (6) Medical clinics.
  - (7) Commercial kennels, animal shelters, animal hospitals, veterinary clinics including boarding provided that all animal runs shall be totally enclosed unless authorized as a Special Land Use.
- (e) Business and miscellaneous services including:
  - (1) Advertising agencies, adjustment and collection services, credit reporting services, direct mail services, photocopying and duplicating services, commercial art and graphic design, secretarial and court reporting, disinfecting and pest control services, building maintenance services, employment agencies, computer programming services, data processing, messenger/telegraph-service stations and parcel-delivery stations.
  - (2) Repair services such as for radios, television, computers and similar electronics, household and business appliances and furniture, watches, clocks and jewelry, tools and gauges.
  - (3) Sign painting and repair services, locksmiths, vending machine service.
  - (4) Packaging services, frozen food lockers, self-service storage facilities.
- (f) Offices including but not limited to:
  - (1) Banks, credit unions and other financial institutions including drive thru and ATM facilities.
  - (2) Real estate, insurance and title offices.
  - (3) Professional offices of doctors, dentists, lawyers, architects, engineers, or other professionals, and corporate, executive, administrative, or sales offices of any business.
  - (4) Laboratories: dental and medical.
  - (5) Showrooms, offices and base operations for plumbers, heating, cooling contractors, electricians, decorators, and similar trades provided that operations are conducted within a completely enclosed building.
- (g) Amusement, recreational and institutional uses including but not limited to:
  - (1) Bowling alleys.
  - (2) Theaters, except drive-in.
  - (3) Nature centers.
  - (4) Indoor archery and firearm practice ranges.
- (h) Governmental and institutional uses including:
  - (8) Post offices.
  - (9) Churches and other places of religious assembly.

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10-C-2 General Business District

2019-12-04

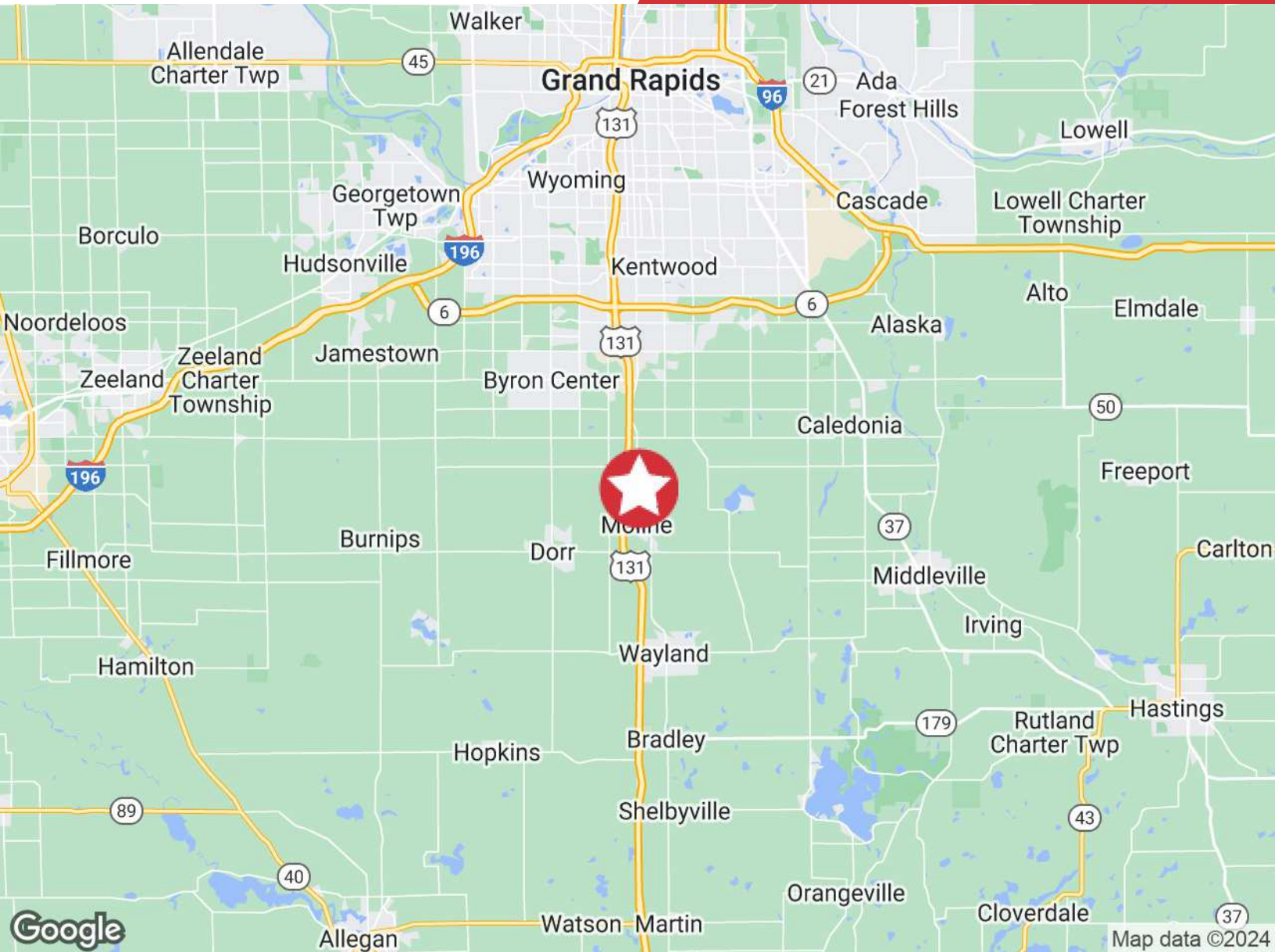
- (10) Public libraries, museums, community centers, service organizations and similar institutional uses.
- (11) Government administration offices and social service buildings.
- (12) Fire stations, police offices.
- (13) Business, trade and technical schools.
- (14) Lodges, fraternal organizations.
- (j) Outdoor display or sales of merchandise not exceeding a total of 500 square feet of area when accessory to a principle business conducted indoors.
- (k) Multiple tenant retail, office and personal service building containing less than 20,000 square feet of gross floor area.
- (l) Wind energy systems 65 feet or less in total height in accordance with the standards of Section 3.29.

**SECTION 10.03 AUTHORIZED SPECIAL LAND USES.** The uses of land and structures listed in this Section may be permitted as Special Land Uses within the C-2 General Business District if approved by the Planning Commission as provided under the procedures Chapter 20 and subject to all general and specific standards applicable to the use contained therein.

- (a) Automobile, truck, farm equipment, recreation vehicle and boat sales, new or used.
- (b) Outdoor display, sales or storage of merchandise not authorized as principal use.
- (c) Moto-cross/auto/animal racing.
- (d) Hospitals and state-licensed residential care and tenant facilities.
- (e) Resorts, seasonal cabins.
- (f) Essential services buildings, municipal garages and storage yards and essential service structures such as electrical sub-stations, water treatment and storage structures
- (g) Wireless Communication Facilities/antenna and towers exceeding 35 feet and all associated transmitters, receivers, relays and equipment shelters in accordance with the standards of Chapter 23.
- (h) Private elementary and secondary schools.
- (i) Colleges and universities.
- (j) Child day-care centers, adult day-care centers.
- (k) Sand and gravel mining, commercial sod-and- topsoil removal.
- (l) Solid waste transfer, composting and recycling stations located at least five hundred (500) feet from residentially-zoned property.
- (m) Junk yards/auto salvage yards.
- (n) Self-service and mini storage facilities including those within converted agricultural buildings.
- (o) Amusement parks, go cart rides and miniature golf.
- (p) Excavating and trade contractors yards.
- (q) Multiple tenant retail offices and personal services buildings or shopping centers containing more than 20,000 square feet.
- (r) Conference centers, educations camps and retreats.
- (s) Roadside stands.
- (t) Outdoor animal runs.
- (u) Outdoor archery and firearm practice ranges.
- (v) Public and private correction facilities.
- (w) Wind Energy Systems greater than 65 feet in total height in accordance with the standards of Section 3.29.
- (x) Uses not listed as determined by the Planning Commission in accordance with the provisions of Section 28.05 (*Amended by Ord. # 20-10-01*).

# Location Map

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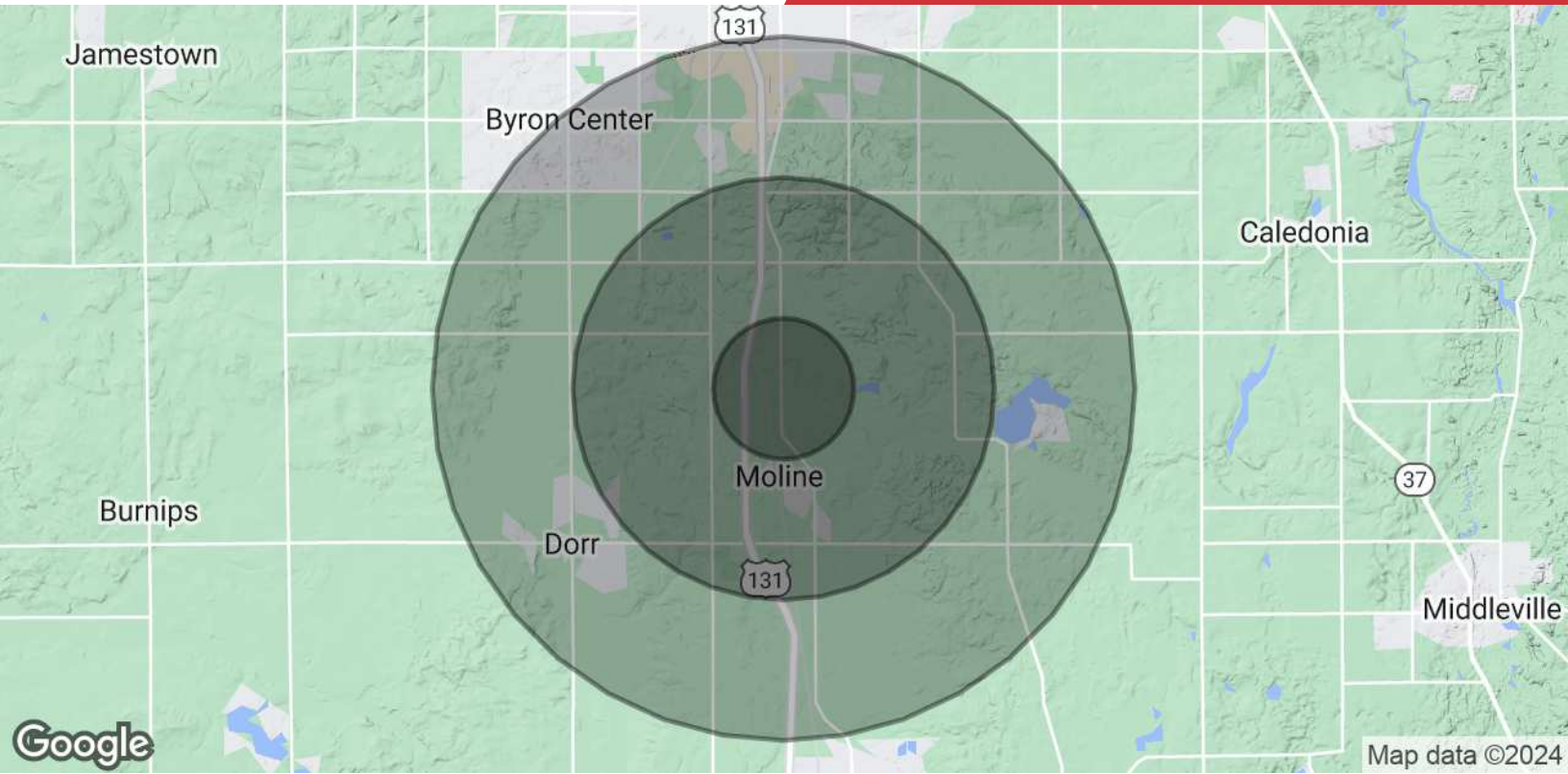


## Proximity

US-131	1.98 Miles
I-196	14.67 Miles
I-96	17.55 Miles
M-6	6.38 Miles
Gerald R Ford International Airport	16.97 Miles
I-94 / Kalamazoo	37.66 Miles

# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	703	5,656	22,712
<b>Average Age</b>	32.7	36.8	37.3
<b>Average Age (Male)</b>	30.9	34.8	36.7
<b>Average Age (Female)</b>	32.2	36.9	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	254	2,107	8,165
<b># of Persons per HH</b>	2.8	2.7	2.8
<b>Average HH Income</b>	\$78,689	\$85,269	\$91,336
<b>Average House Value</b>	\$193,105	\$210,298	\$230,662

\* Demographic data derived from 2020 ACS - US Census