



Pavilion Development

Industrial Park located off Michigan Exit 81 on I-94

For Lease



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PROPERTY SPECIFICATIONS

Prime Industrial Opportunity

Located just off I-94 Exit 81, JLL & Bradley Co are pleased to offer 110 acres of development in Pavilion Township. This new development will feature three potential 345,000 square foot phased industrial buildings, with 36-foot ceilings at eave and 60 truck doors. Kalamazoo is home to 10 of the Fortune Top 100 Companies with an outstanding talent pool and very cooperative municipal community.

Specifications

TOTAL AVAILABLE	1,035,000 SF
OFFICE SPACE	10,000 SF
ACREAGE	117.4 Acres
DOCK DOORS	60 Docks, with Additional 128 Knock-Outs
COLUMN SPACING	50' X 50' with 60' at receiving bay
ELECTRIC	3600 Amp/450 V
LIGHTING	Motioned LED Interior LED Light Lighting -35' Candles
CLEAR HEIGHT	32'
EXTERIOR WALLS	Pre-Engineered Insulated Paneled Steel
SPRINKLERS	ESFR
PARKING	500+ automobile, 115 trailer

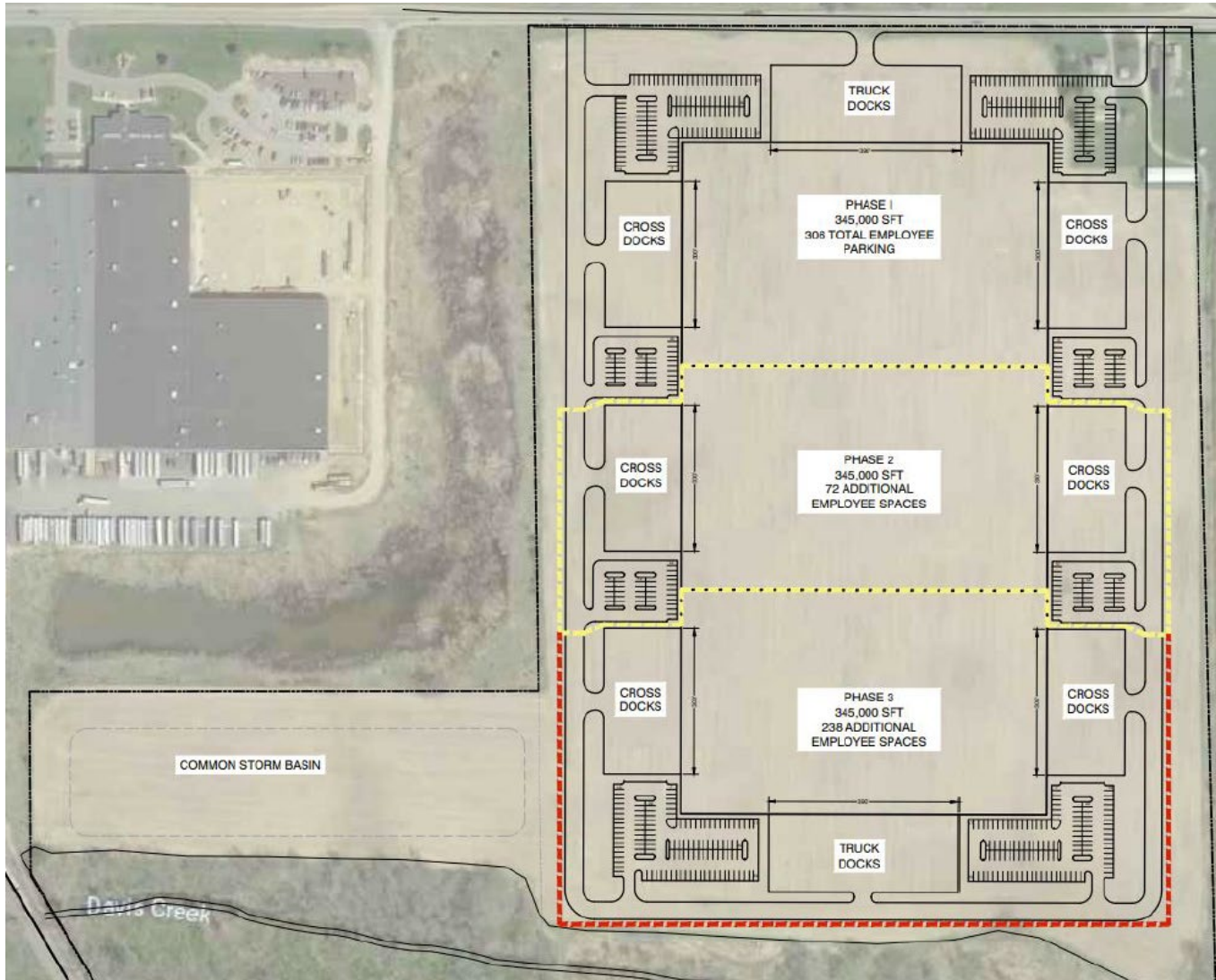


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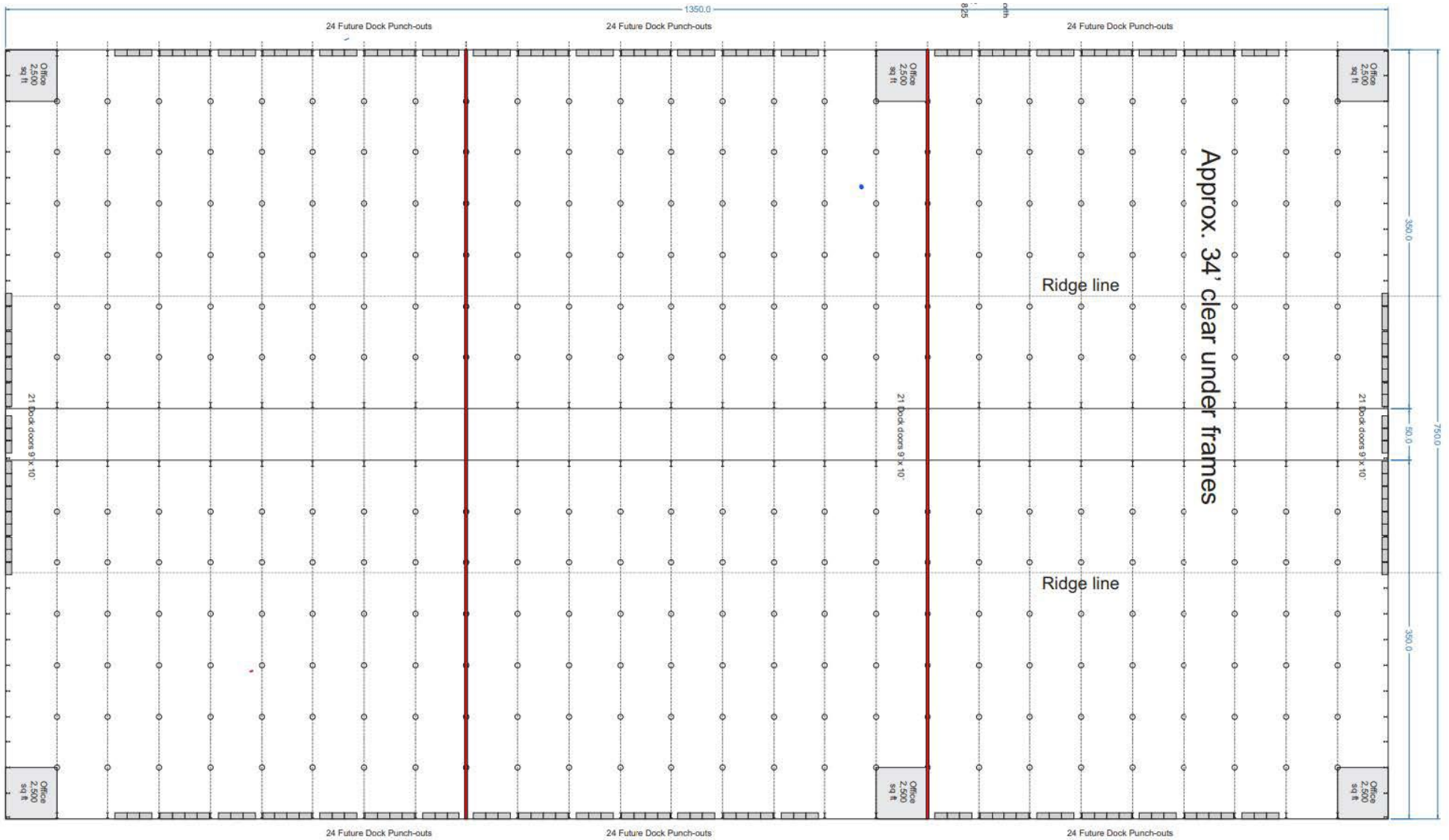
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Lease Availability

345,000 SF	TBD
690,000 SF	TBD
1,035,000 SF	TBD



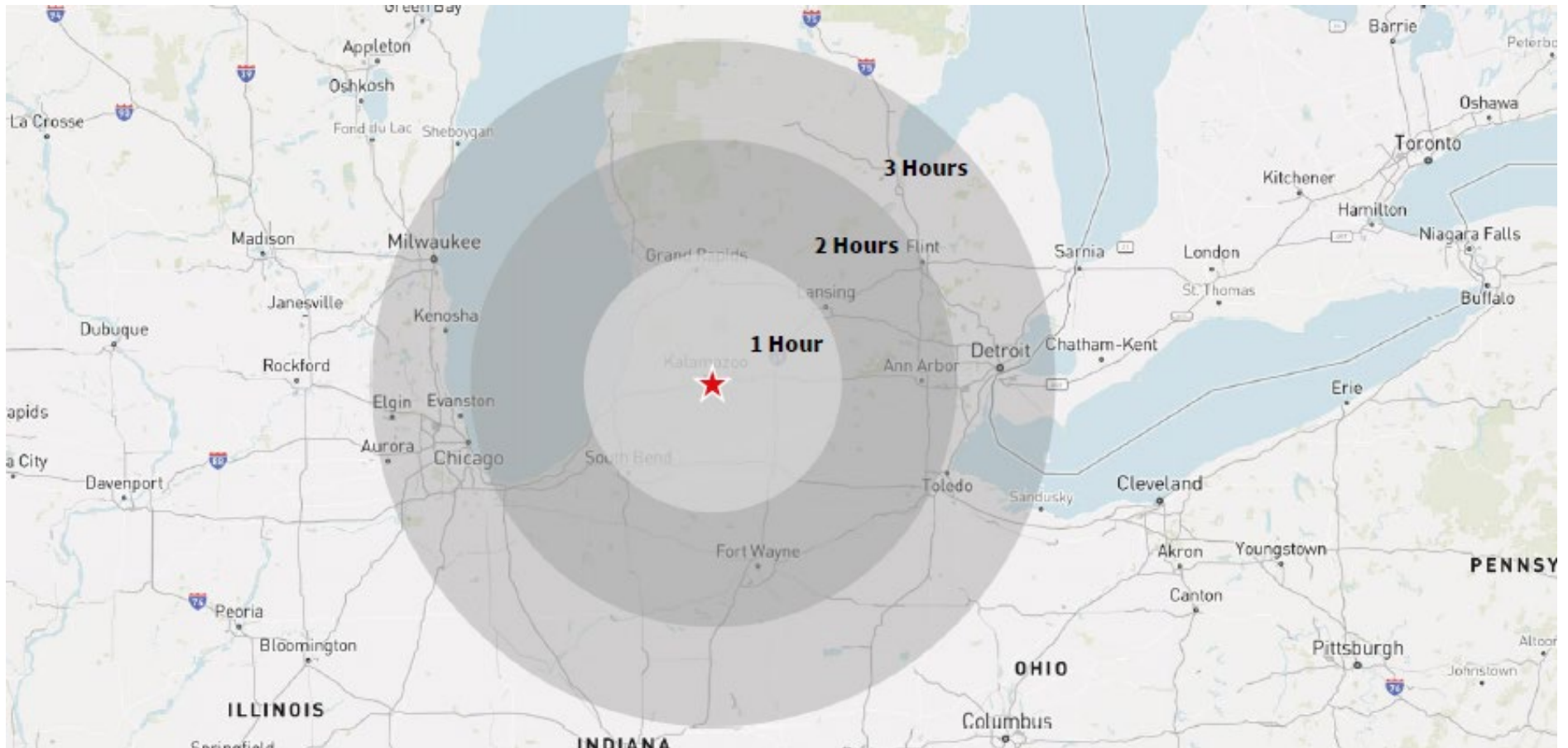
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PROPOSED FLOOR PLAN



24,000,000
2022 population
within 150-mile radius

250,000
2022 labor force
within 40min drive

198 Tax Abatement
Designated area

BTL airport
direct cargo access

NS & CSX
rail access



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