

## 6677 Beatrice Drive



### Industrial Lease

6677 Beatrice Dr

Kalamazoo, MI 49009

Rate/SF/Year: \$6.50

Sharp industrial building located at I-94 Exit #72 (Oshtemo) is now available for lease. This building is a former food-grade facility with coolers and freezers (currently decommissioned). This super clean facility features 21' ceiling height, ten interior dock doors, three overhead doors (14' high), 15,500 sf of office, on-site parking, potential on-site trailer storage, 40' x 40' bay sizes, and 1200' frontage on I-94.

Suites	Space Available	Monthly Rent	Rate/SF/Yr	Type
Combined Space	171, 877 SF	\$93,100.04	\$6.50	NNN

### Property Details

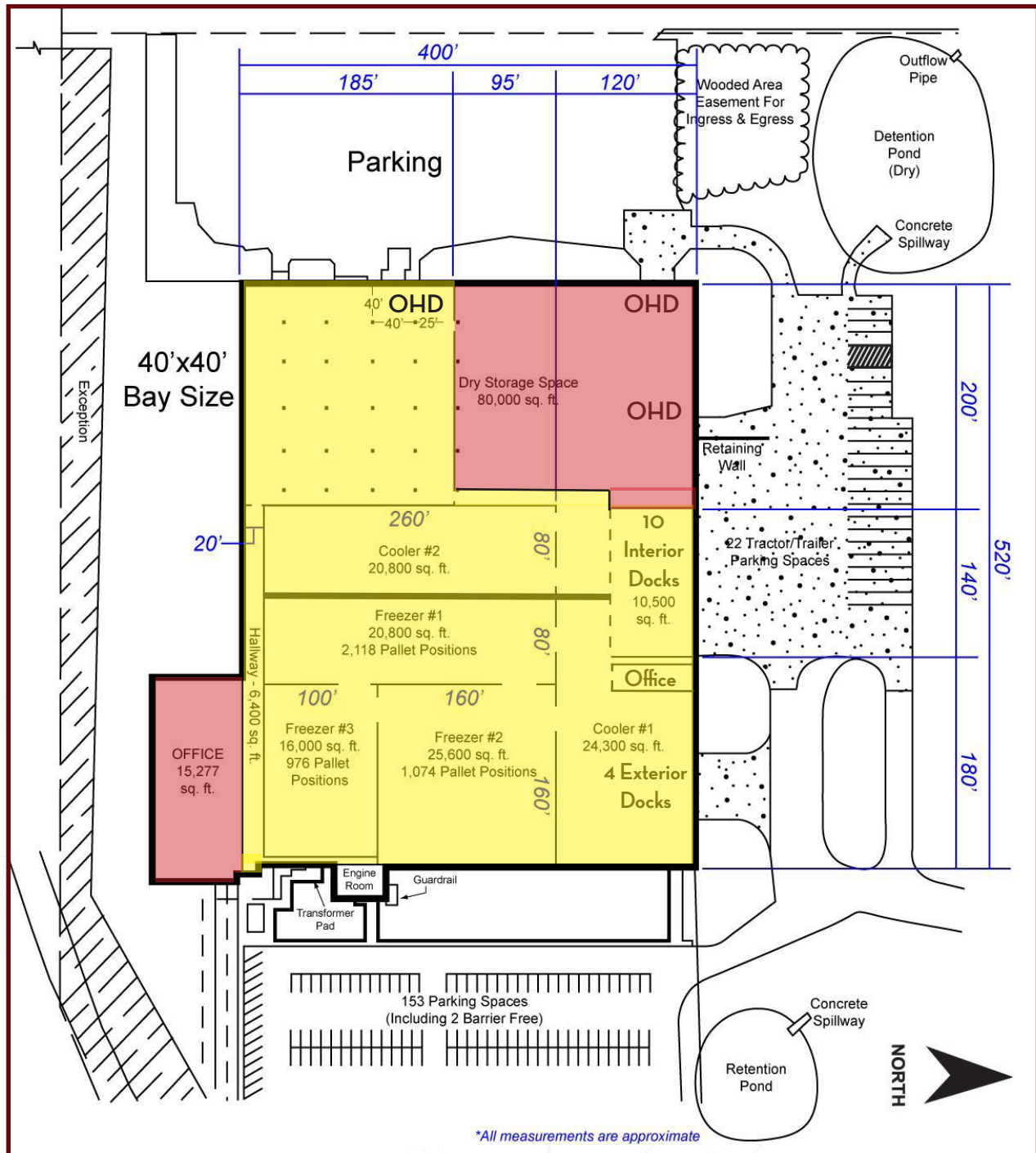
**Total Building Size:** 226,877 SF  
**Acreage:** 20.48  
**Lot Dimensions:** 100' x 500'  
**Zoning:** Industrial-1  
**Municipality:** Texas Township  
**Parking:** On-site  
**Parcel:** 09-02-176-015

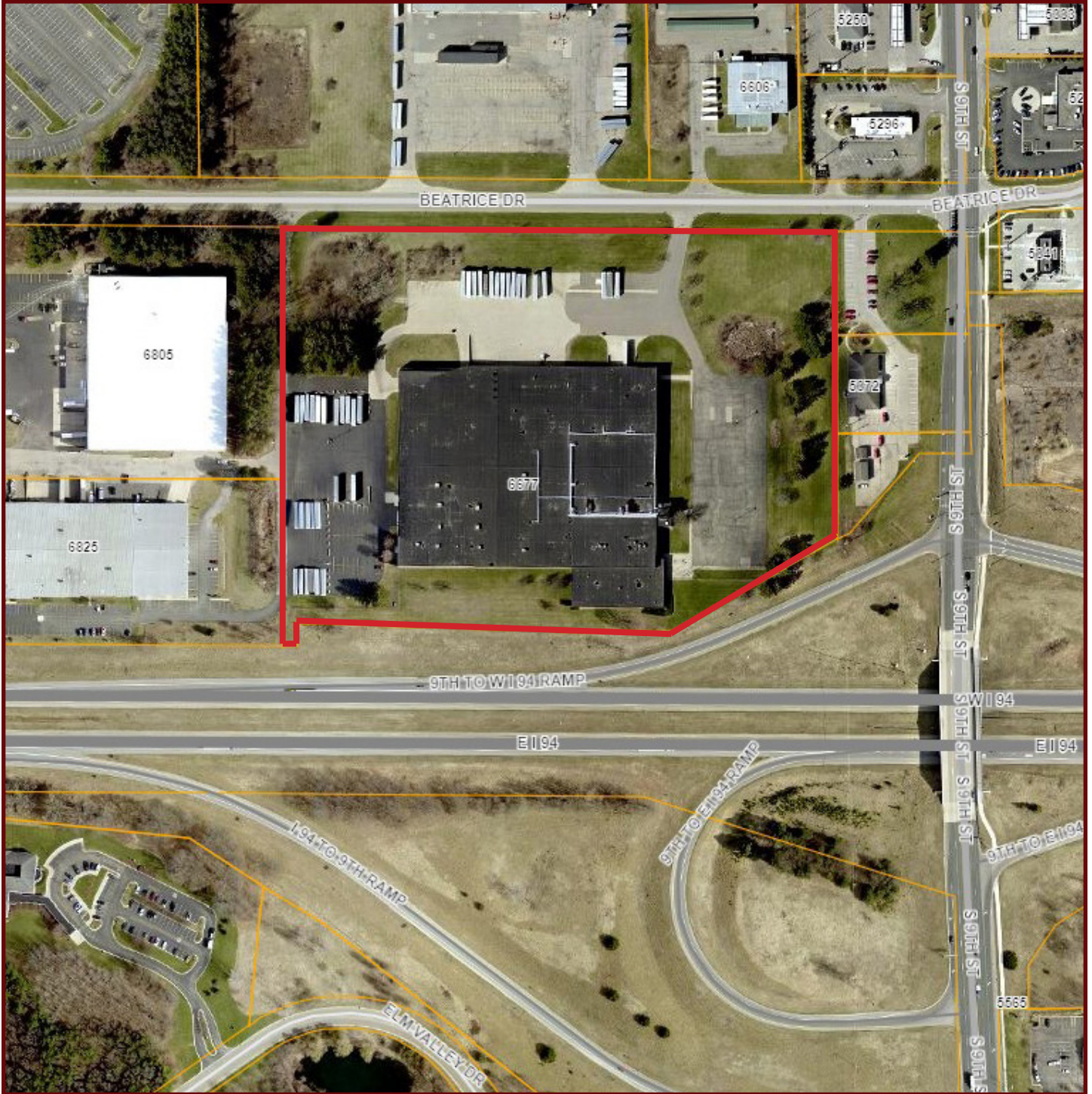
**Year Built:** 1991  
**Triple Net Expenses:** \$1.47 Budgeted 2026  
**# of Dock Doors:** 14  
**# of OH Doors:** 4  
**Sprinkled:** Yes

**Contact Information:**  
**Marc Tourangeau, MBA, CCIM**  
 Associate Broker  
 Cell: (269) 207-3072  
[marct@jaquarealtors.com](mailto:marct@jaquarealtors.com)

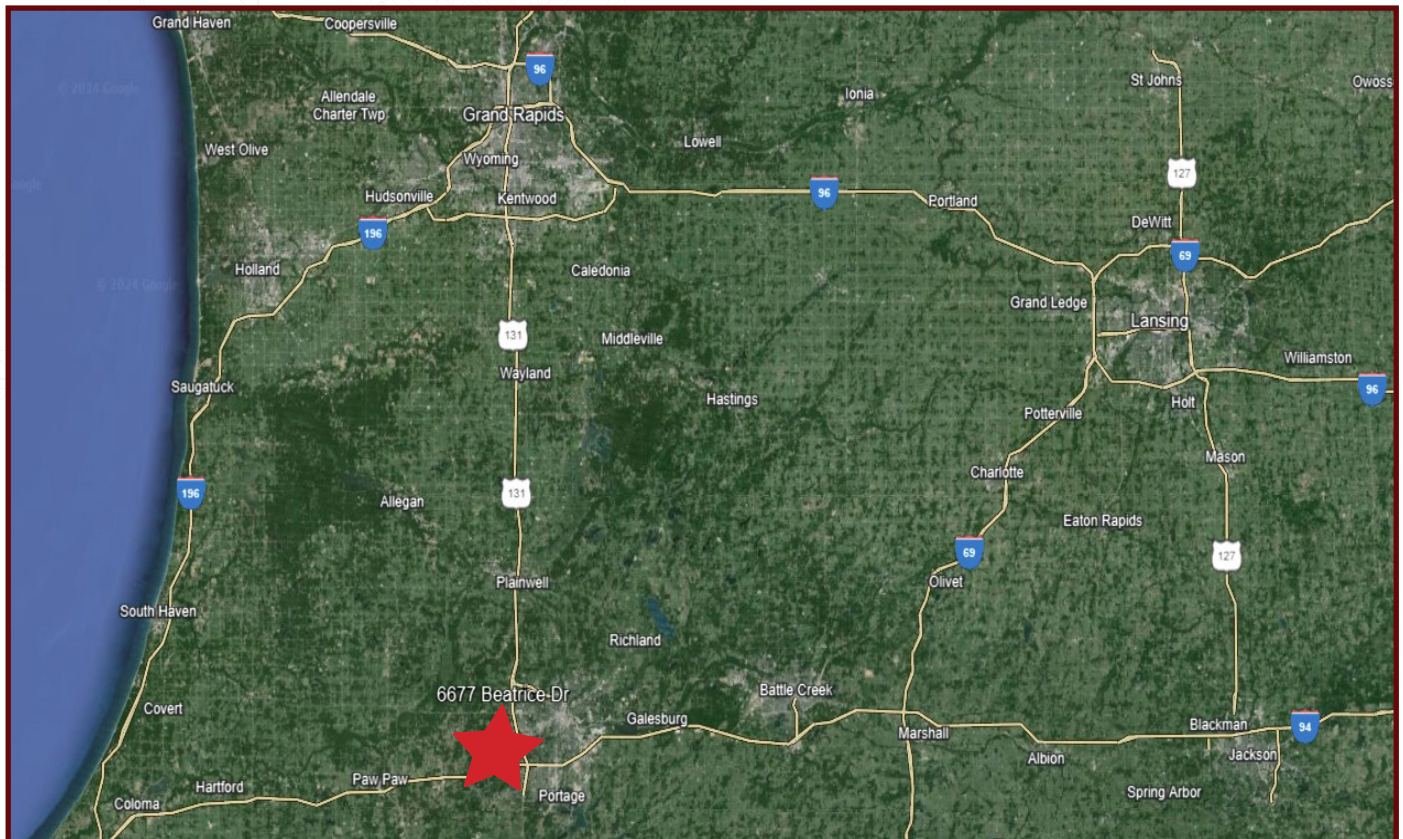
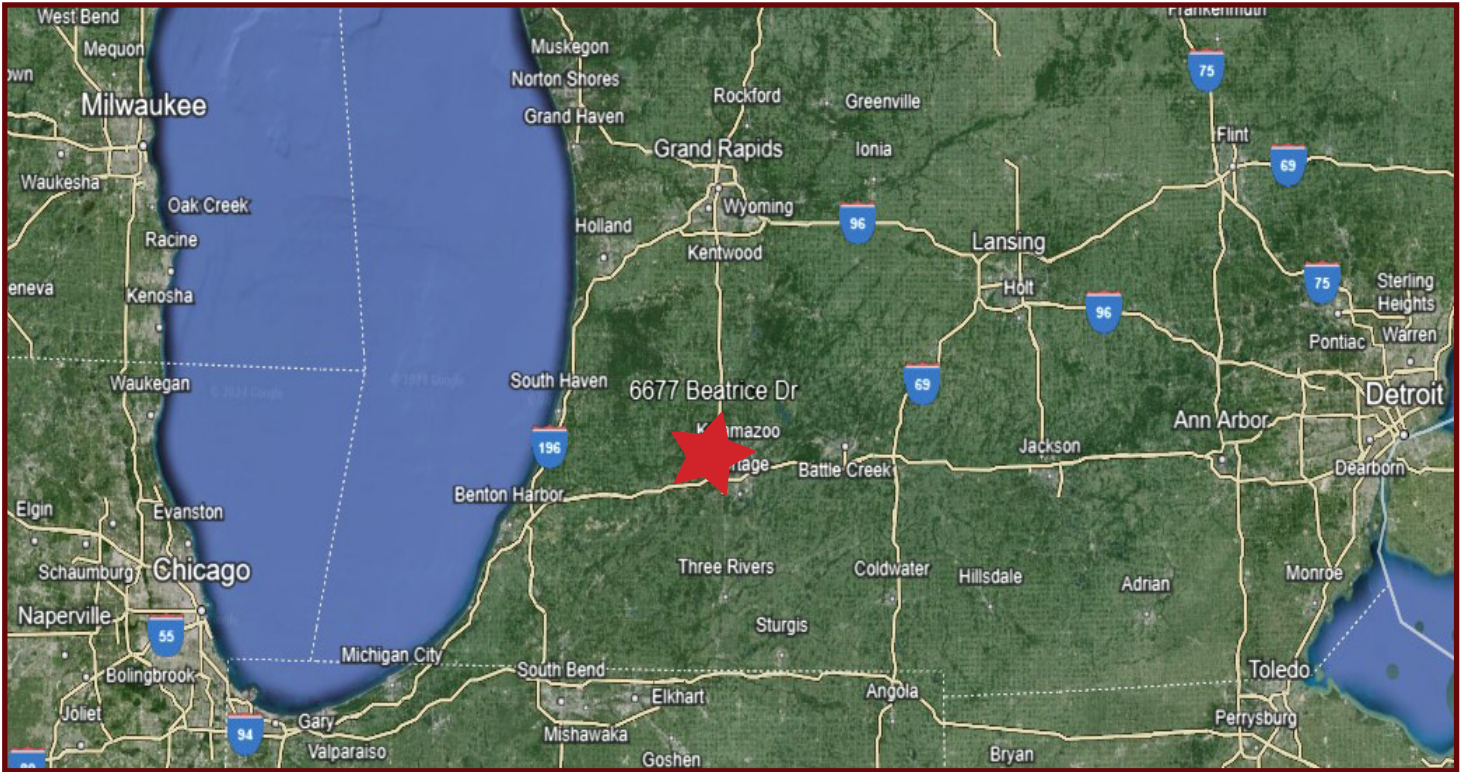


- Currently Available**
- Leased Space**

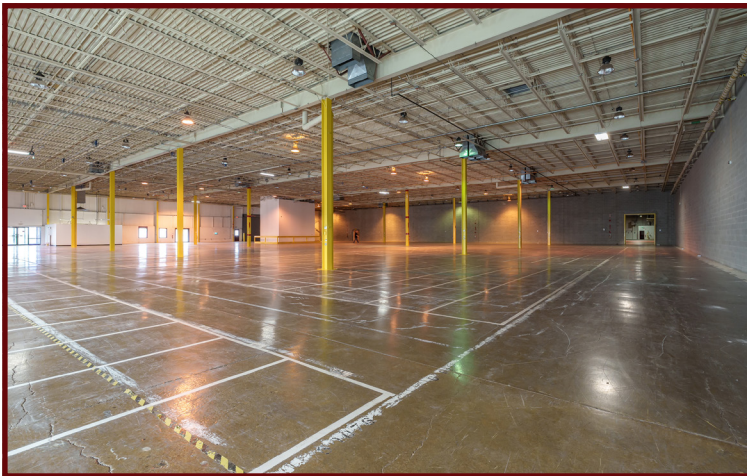
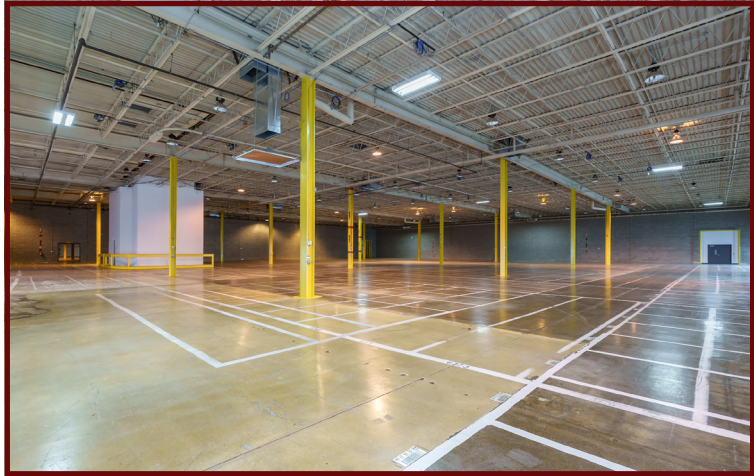




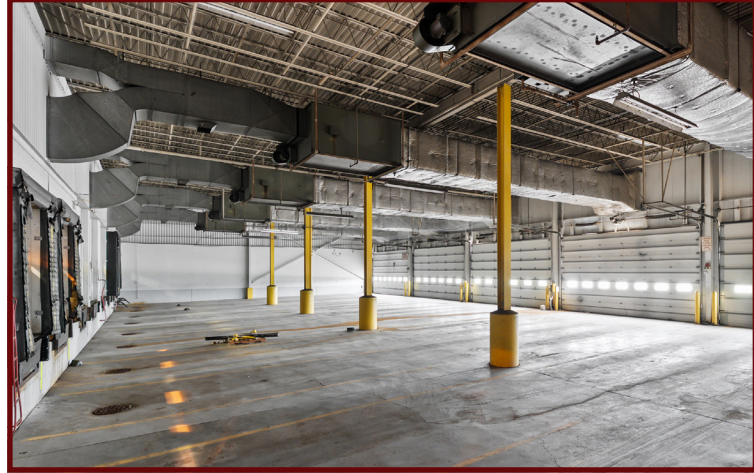
## Map Overview



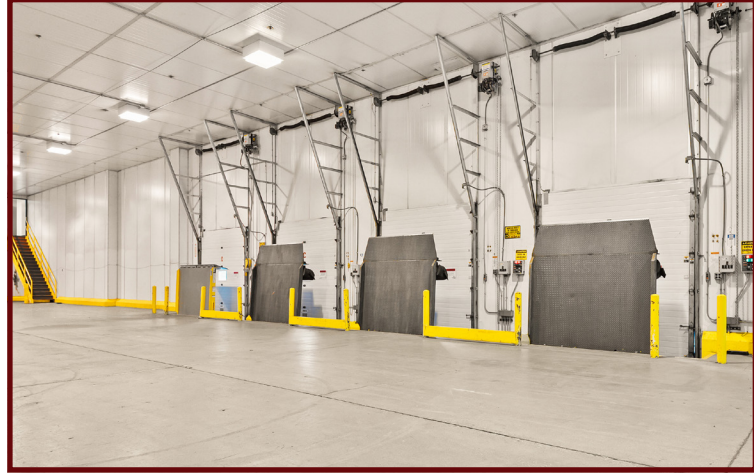
## Property Photos



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## Aerial Photos

