

## I-94 Industrial Lease Climate Controlled Facility

Industrial  
For Lease  
6387 Technology Avenue  
Kalamazoo, Michigan

### Overview:

7,250 SF Industrial space located at the 9th Street exit off I-94. The space has approximately 3,000 SF of office. The office and warehouse are climate controlled. The warehouse has 440 three phase power, 2 loading docks and one OH door.



### Information:

Gross Size:	59,000 SF
Office SF:	3,000 SF
Warehouse SF:	4,250 SF
Total Acres:	5.25 Acres
Lot Dimensions:	319' x 358.51'
Year Built:	1999
Zoning Code / Description:	IR / Restricted Industrial
Roof:	Metal
Sewer / Water:	Public / Public
Air Conditioning:	Central Air
Loading Docks:	Two
Grade Level Doors:	One Door
Ceiling Ht Min/Max:	20' - 24'
Fire Sprinkled:	Sprinklers
Power (Volts):	480
Power (Phase):	three

### Contact Information:

#### Dave Keyte (CCIM)

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### Lease Price:

**\$6.75/SF NNN**

NNN are approximately \$1.50 PSF