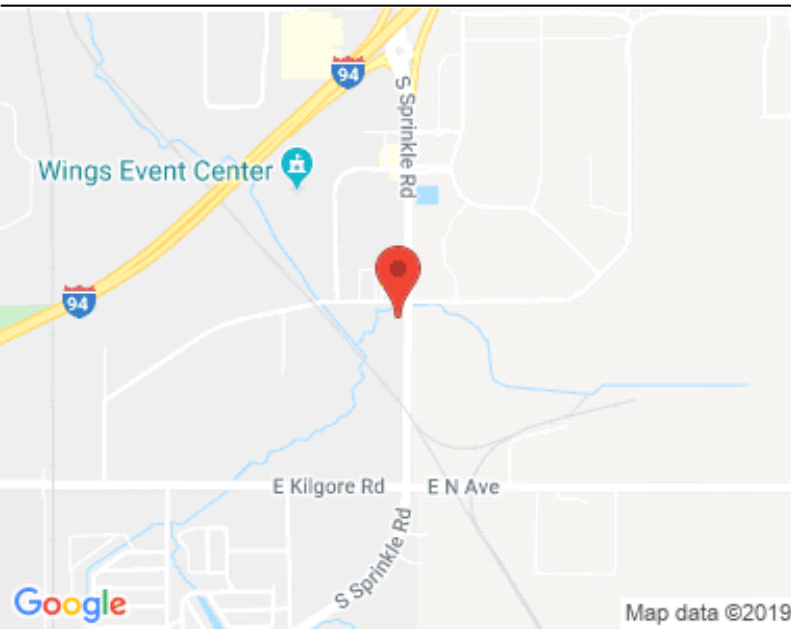


## Sprinkle Road Retail Situated Just South of I-94

Retail  
For Lease  
4104 S Sprinkle Road  
Kalamazoo, Michigan

### Overview:

Great retail opportunity on corner lot on highly traveled Sprinkle Road. Large pylon signage and high traffic counts. Situated across the street from Wendy's, near hotels and just south of busy I-94.



### Information:

County:	Kalamazoo
Gross Size:	2,499 SF
Available for Lease:	1,100 SF
Buildings / Units:	1 Building / 2 Units
Building Levels:	1 Level
Total Acres:	0.46 Acres
Lot Dimensions:	200' x 100'
Year Built / Renovated:	1971 / 2002
Zoning Code / Description:	M1 / Manufacturing
Construction:	Vinyl / Frame
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	15 / Asphalt
Restrooms:	1 / Common Area
Utilities Attached:	Gas and Electric
Tenant Pays:	Utilities & Int Janitorial & Snow Plowing

### Contact Information:

#### Eric Bolles

(269) 373-8108 [direct]  
(269) 535-4576 [mobile]  
ebolles@ccmichigan.com

### Lease Price:

**\$13.00/SF Modified**  
PRICE REDUCED !!