

## Industrial Buildings for Sale 17,023 SF with Room for Expansion

Industrial  
For Sale  
1809 Reed Avenue  
Kalamazoo, Michigan

### Overview:

Large Industrial building for sale at an excellent rate. Located in the industrial area off of Fulford. Abundance of open space, high ceilings, mezzanine and acreage to expand. Please note that this building is in need of repair and most of it is not heated.



### Information:

Municipality:	City of Kalamazoo
Gross Size:	17,023 SF
Total Acres:	1.09 Acres
Lot Dimensions:	171.75' x 276'
Year Built:	1926
Zoning Code / Description:	M-2 / Manufacturing
Between Streets:	Fulford & Factory
Construction:	Metal / Pole / Wood
Roof:	Rubber Membrane
Sewer / Water:	Public / Public
Parking # / Type:	20+ / Paved
Loading Docks:	One
Ceiling Ht Min/Max:	16' - 8'
Utilities Available:	All Public Utilities
Key:	See Agent
Barrier Free Access:	Yes

### Contact Information:

#### Kelly Cree

(269) 373-8106 [direct]  
(616) 430-0815 [mobile]  
kcrec@ccmichigan.com

#### Sandy Edwards (CCIM)

(269) 373-8102 [direct]  
(269) 207-0971 [mobile]  
sedwards@ccmichigan.com

### Sale Price:

**\$142,000**

Owner is willing to work with potential buyer and would consider seller financing.