

# 4460, COMMERCIAL, PORTAGE, MI, 49002

<https://tuckerbenner.com>



**\$1,399,000**

Awesome flex-type industrial building. Great location in an industrial park sitting off Sprinkle Rd near Pfizer and Stryker. Fully loaded 3 phase 20 ft ceilings, loading docks and OH doors. Owner will consider a lease back, could easily be a multi-tenant investment. The back 5000 SF is separate and leased.

- 6 baths
- Industrial
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 2.79 sq ft

**Bathrooms Full:** 6

**Business Type:** Professional/Office, Distribution, Storage

**Type:** Industrial

**Bathrooms:** 6 baths

**Year built:** 1991

**Lot Size Acres:** 2.79 acres

**County:** Kalamazoo



### Call us now

Phone: (231)730-8781  
 Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)  
 Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Building Area Total:** 20000 sq ft

**Number Of Units Total:** 1

**Construction Materials:** Metal Siding **Sewer:** Public Sewer

**Stories Total:** 1

**Building Features:** Util Sep Mt, Bath Common Area, Multi User Facility

**Roof:** Metal

**Number Of Buildings:** 1

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## Amenities & Features

**Inclusions:** 1

**Utilities:** Phone Available, Public Water Available, Public Sewer Available, Natural Gas Available, Electric Available, Cable Available, Phone Connected, Natural Gas Connected, Electric Connected

**Water Source:** Public **Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$243,409

**Tax Year:** 2023

**Tax Annual Amount:** \$16,839

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## School Information

**High School District:** Portage

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** S Sprinkle Rd & American Ave

**Listing Terms:** Conventional, Cash

**Tenant Pays:** Building Insurance, Common Area Maintenance, Electricity, Gas, Janitorial Service, Taxes, Sewer, Trash Collection, Water



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