

# 9075, INDUSTRIAL, WATERVLIET, MI, 49098

<https://tuckerbenner.com>



\$1,700,000



Discover a prime opportunity with this versatile warehouse property, ideal for your business needs. Situated on over 5 acres and conveniently located near I-94 and Red Arrow Hwy, this building features 3-phase, 400-amp electrical service, 5 overhead doors, and 1 loading dock. It includes 250 sq. ft. of heated and air-conditioned office space with 2 [...]

- 3 baths
- Industrial
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 5.15 sq ft

**Bathrooms Full:** 3

**Business Type:** Other, Distribution, Storage

**Type:** Industrial

**Bathrooms:** 3 baths

**Year built:** 2007

**Lot Size Acres:** 5.15 acres

**County:** Berrien



### 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:** 21927 sq ft

**Construction Materials:** Metal Siding

**Heating:** Forced Air

**Roof:** Metal

**Number Of Units Total:** 1

**Sewer:** Public Sewer

**StoriesTotal:** 1

**Number Of Buildings:** 1

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## Amenities & Features

**Inclusions:** 1

**Utilities:** Water Available, Sewer Available, Natural Gas Available, Electricity Available, Natural Gas Connected

**WaterSource:** Public **Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$303,056

**Tax Year:** 2023

**Tax Annual Amount:** \$13,528.40

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## School Information

**High School District:** Watervliet

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Red Arrow Hwy & I-94

**Listing Terms:** Conventional, Cash



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