



# FOR SALE

Industrial and Office Space

267 Urbandale Ave.

\$240,000



## Features:

- ◆ Clear Span
- ◆ 15' Beam Height
- ◆ Large 1.09 Acre Site
- ◆ 2— 14' Overheads



For complete information  
Contact:

**Dave Kwekel, CCIM**

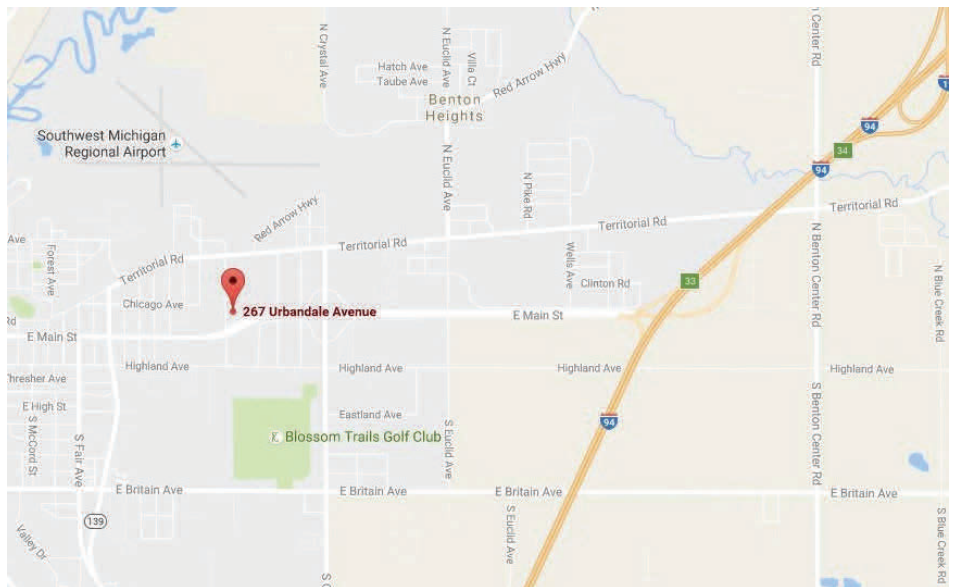
**(616) 583-1200**

**dave@dkwekel.com**



## Why locate here?

- ◆ Easy Access to I-94
- ◆ Built in 1991



**FOR SALE**  
**267 Urbandale Ave.**

**SIZE:** • 4,000 sq. ft.

**LOCATION:** Easy access to I-94

<b>GENERAL BUILDING FEATURES:</b>	<b>Construction:</b>	Steel
	<b>Heat:</b>	Forced Air / Gas
	<b>Ceiling Height:</b>	15'
	<b>Lighting:</b>	Fluorescent
	<b>Roof:</b>	Metal
	<b>Sprinklered:</b>	No
	<b>Parking:</b>	On Site
	<b>Year Built:</b>	1991

<b>GENERAL INTERIOR FEATURES:</b>	<b>Air Conditioning:</b>	100%
	<b>Ceiling:</b>	15'
	<b>Construction:</b>	Drywall
	<b>Windows:</b>	Thermal
	<b>Heat:</b>	Forced Air / Gas
	<b>Restrooms:</b>	Yes

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 03-7850-0023-01-3

**MUNICIPALITY:** City of Benton Harbor

**ZONING:** Commercial 201

**PRICE & TERMS:** \$240,000.00 Cash / Conventional

**POSSESSION:** At Close

**For More Information  
Contact:**

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**SEE OUR WEBSITE AT:** <http://www.dkwekel.com>

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