



Warehouse#50 | 60 12th St, Springfield/Battle Creek, Michigan |
www.behnkelogistics.com

"Worlds of Storage Space"

Description of the Property: Ware house is rented-Office space available!

In 2004 we completed the acquisition of one of the finer building we have in our portfolio. Building #50 is a 190' x 450' x 24' high building. Built in 2000 this building was a former manufacturing facility and has 3000 AMPS of electric power attached to it. It has office space of 2500 square feet with another 2500 square feet above for expansion. Building #50 is the site of our new cooler storage that keeps perishables at 45 degrees. This includes a pallet racking system inside the cooler storage. With four (4) loading docks and one 12' x 14 ' overhead ground entrance door and another 60,000 square feet building attached to it, this building is our crown jewel. State of the market security system along with a modern fire suppression system is also included. Located in Springfield, Michigan this building is half-way between Detroit and Chicago is a great distribution facility.

The construction and finish of the subject building is described as follows:

Warehouse:

Floors	Concrete.
Walls	Concrete block.
Ceilings	steel
Lighting	high bay light fixtures.
Heating	1-300,000 BTU Furnace.
Plumbing	Men's & Woman's restroom with sink and water closet, tile floor, and ceramic tile walls.
Electrical	3000 amp circuit breaker panel.
Doors	Docks and doors listed above
Roofs	Steel joist system
Condition	Observed to be excellent.

Office Area:

Floors	Tile over concrete.
--------	---------------------



Walls	Painted drywall panel, hollow core steel doors.
Ceilings	Acoustical tile.
Lightings	Flush mount fluorescent fixtures.
Heating	Gas fired, forced air ceiling unit.
Plumbing	Women's restroom: ceramic tile walls; one sink, one water closet.
Condition	Observed to be excellent.

Yard Improvements:

Dock	See above
Truck Well	See above
Condition	Observed to be excellent.

Floor Map:

Forth coming foot print –Picture front entrance- below

