

**DISTRIBUTION OR MANUFACTURING FACILITY
FOR LEASE | 101,920 SF** (can be expanded 202,000 SF)



**990 HAINES BLVD.
STURGIS, MI 49091**
(St. Joseph County)

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PROPERTY SUMMARY

990 Haines Blvd, Sturgis, MI (St. Joseph County)

Total Building:	+/-101,920 SF
Office Area:	546 SF (42'x13')
Industrial Area:	101,374 SF
Site Area:	6.85 acres / 11.524 acres total (both lots) <ul style="list-style-type: none">• Adjacent lot at 870 Haines is owned by landlord and can accommodate expansion• See phase II concept plan
Year Built/Renovated:	2024
APN:	052 715 002 00 & 052 715 001 00
Building Use:	Manufacturing, assembly, distribution, and warehousing
Zoning:	Manufacturing
Room for Expansion:	Yes – adjacent lot at 870 Haines (see concept plan)
Auto/ Trailer Parking:	42 striped auto spaces, dedicated trailer parking could be added using additional lot
Outside Storage:	No
Rail Served:	No
Construction Type:	Steel frame, concrete foundation, steel panel
Roof:	Standing seam metal
Stories:	One (1)
Breakroom/Restrooms:	As-needed
Air Lines:	No
Fire Suppression:	Yes – wet system
Site Fencing:	No
HVAC:	Three (3) Thermocycler units GFA in office

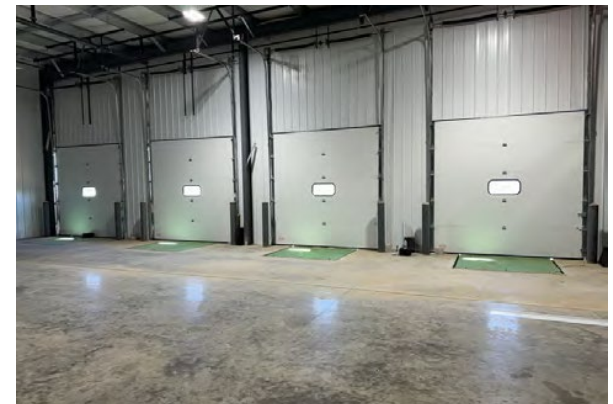
Gas Line:	2" high pressure
Industrial Area Lighting:	LED: motion controlled
Power:	800amps/480v/3p (City of Sturgis)
Bay Size/Column Spacing:	69'x27'
Ceiling Clearance:	17' – 19' 9"
Docks/Wells:	Four (4)
Dock Equipment:	Bumpers, seals, and manual levelers
Grade Doors:	One (1)
Cross Docks:	No
Floor Drains:	No
Floor Thickness:	8"

PRICING

Lease Rate:	
Total NNN Est:	Tax: \$0.63/SF Insurance: \$0.20/SF (estimated) CAM: \$0.30/SF (estimated, no history, to be self-managed)
	Total/SF: \$1.13/SF (estimated, no history)
Comments:	<ul style="list-style-type: none">• Building is currently under construction and suitable for manufacturing or distribution• Expansion can be accommodated/doubled on the adjacent lot (see plans for additional 101,920 SF building or expansion)• Located in Sturgis just north Indiana line and close proximity to US-12, I-69, and US-131

PHOTOS

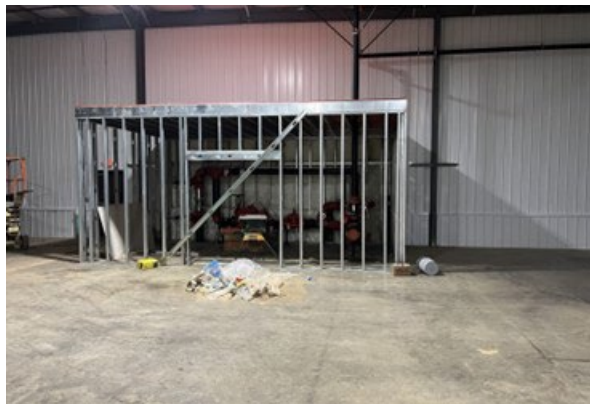
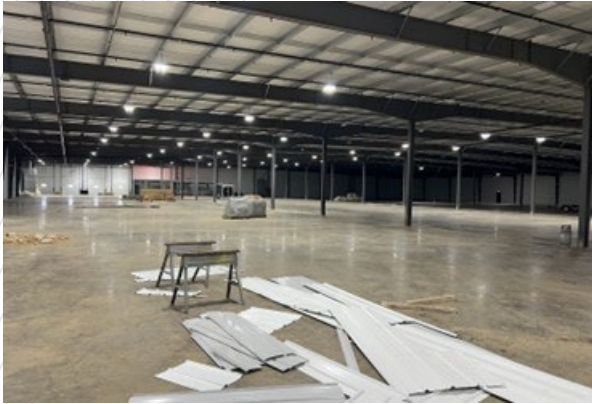
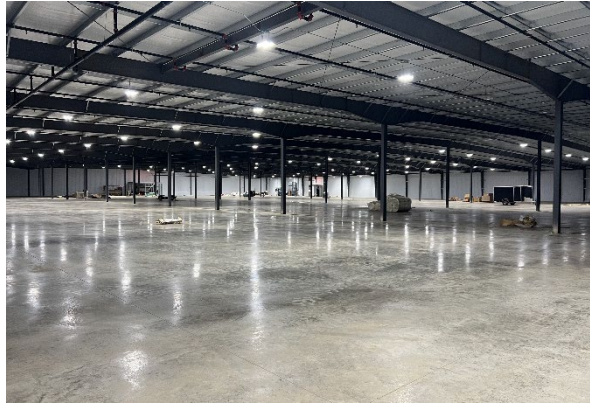
990 Haines Blvd, Sturgis, MI (St. Joseph County)



UNDER CONSTRUCTION

PHOTOS

990 Haines Blvd, Sturgis, MI (St. Joseph County)



UNDER CONSTRUCTION

PROPERTY AERIAL

990 Haines Blvd, Sturgis, MI (St. Joseph County)



990 HAINES BLVD

12

12

M 66

FAWN RIVER RD

MICHIGAN

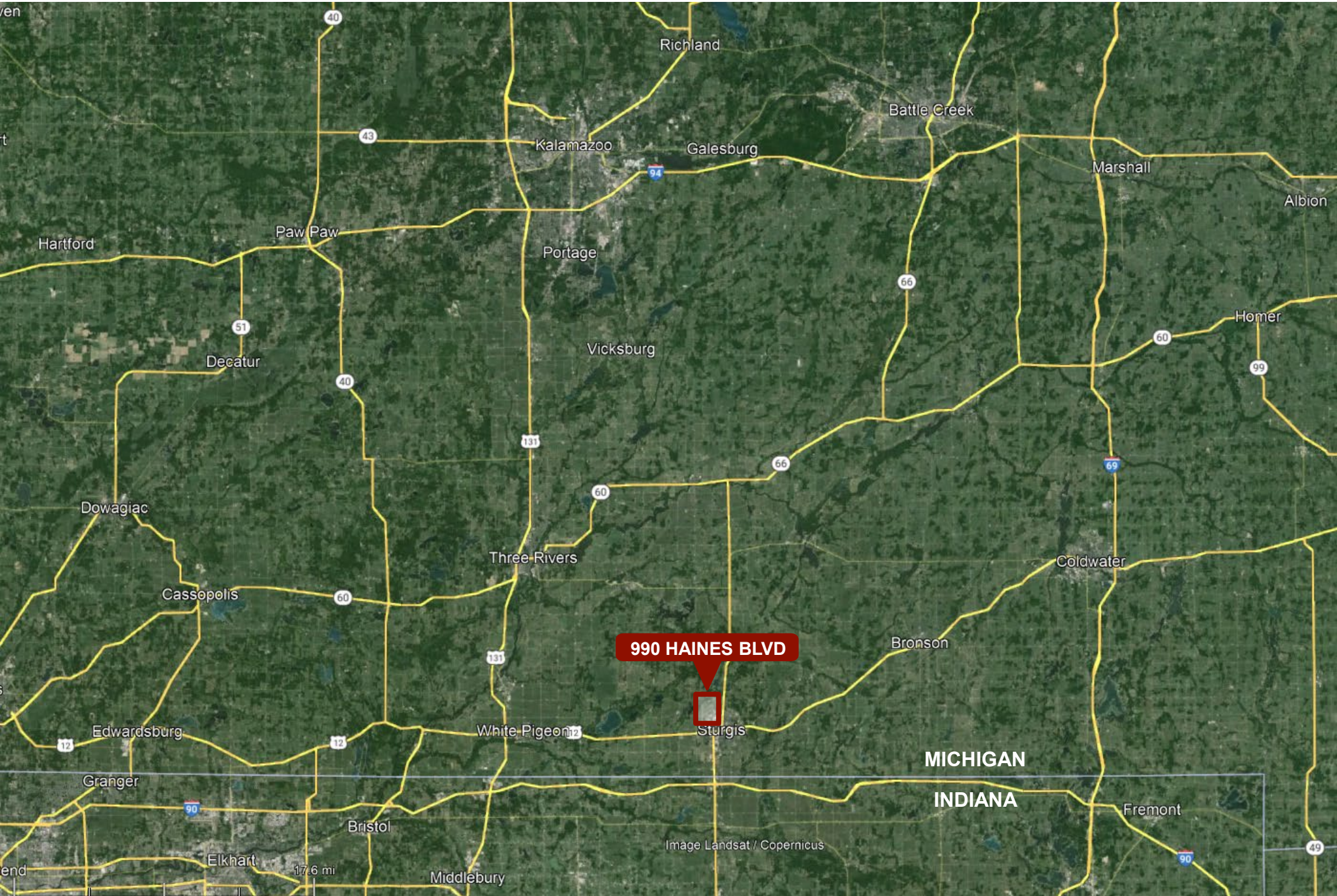
INDIANA

M 66

INTERSTATE
90

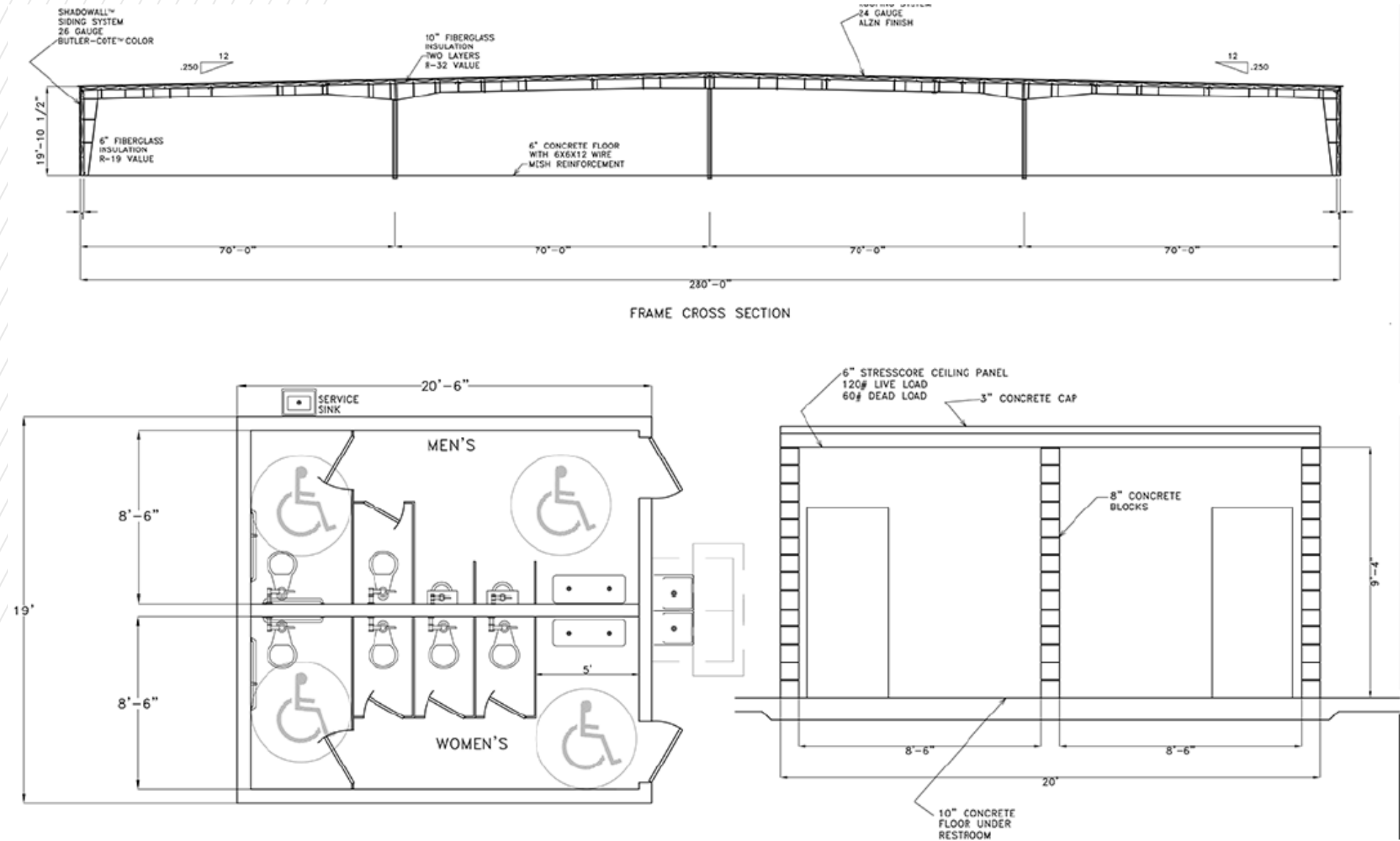
LOCATION AERIAL

990 Haines Blvd, Sturgis, MI (St. Joseph County)



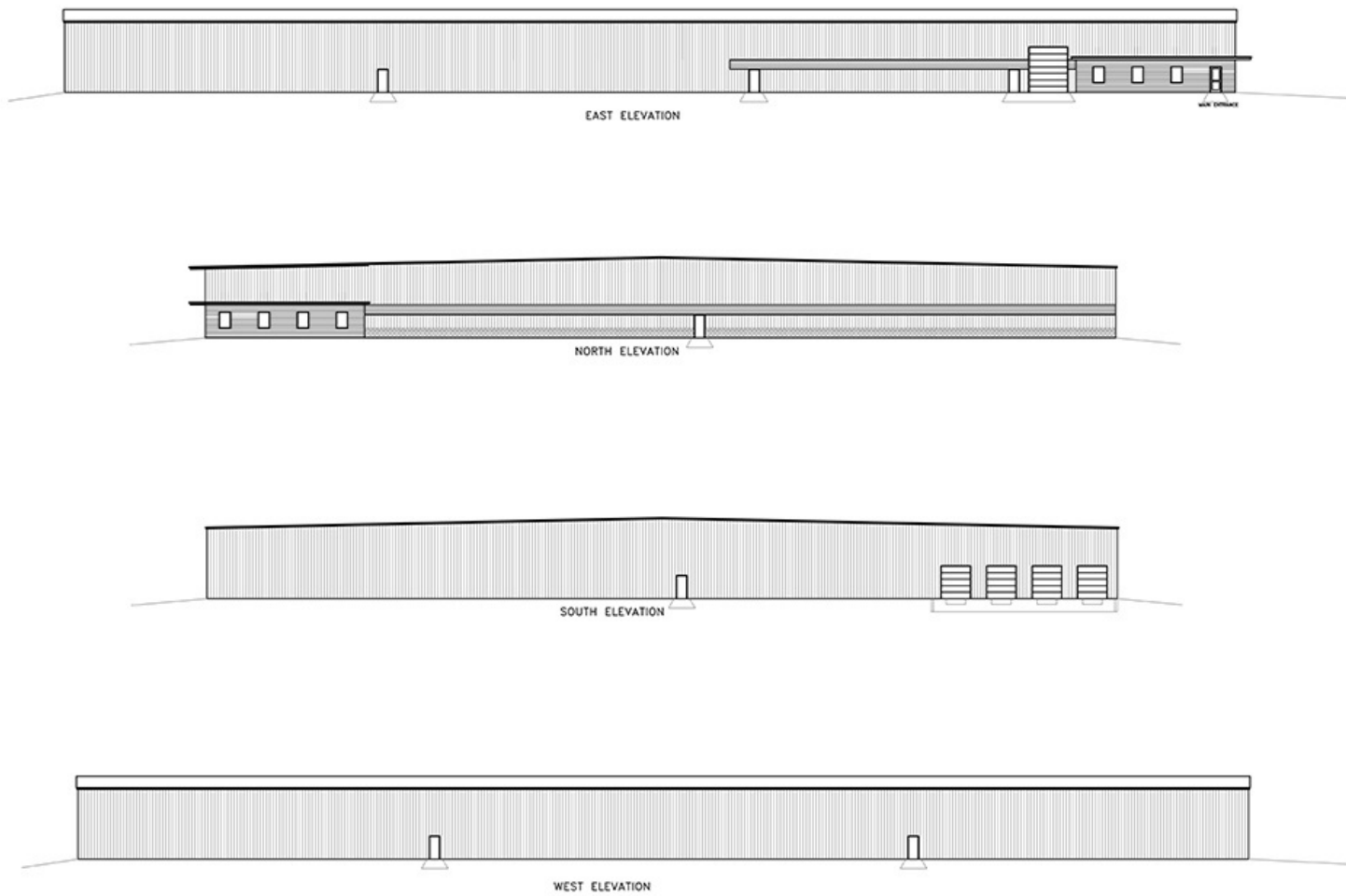
FLOOR PLAN

990 Haines Blvd, Sturgis, MI (St. Joseph County)



SITE ELEVATION

990 Haines Blvd, Sturgis, MI (St. Joseph County)



PROPOSED BUILDING FOR:
CMS HAINES DRIVE
STURGIS MICHIGAN

CONTRACTOR: PREPARED BY:
JAMES WASE CONSTRUCTION, INC.
903 NORTH CLAY STREET - SUITE A
STURGIS, MICHIGAN 49091
PHONE: 269.651.4747

ADVANTAGE BUTLER
A Butler's Building Solutions

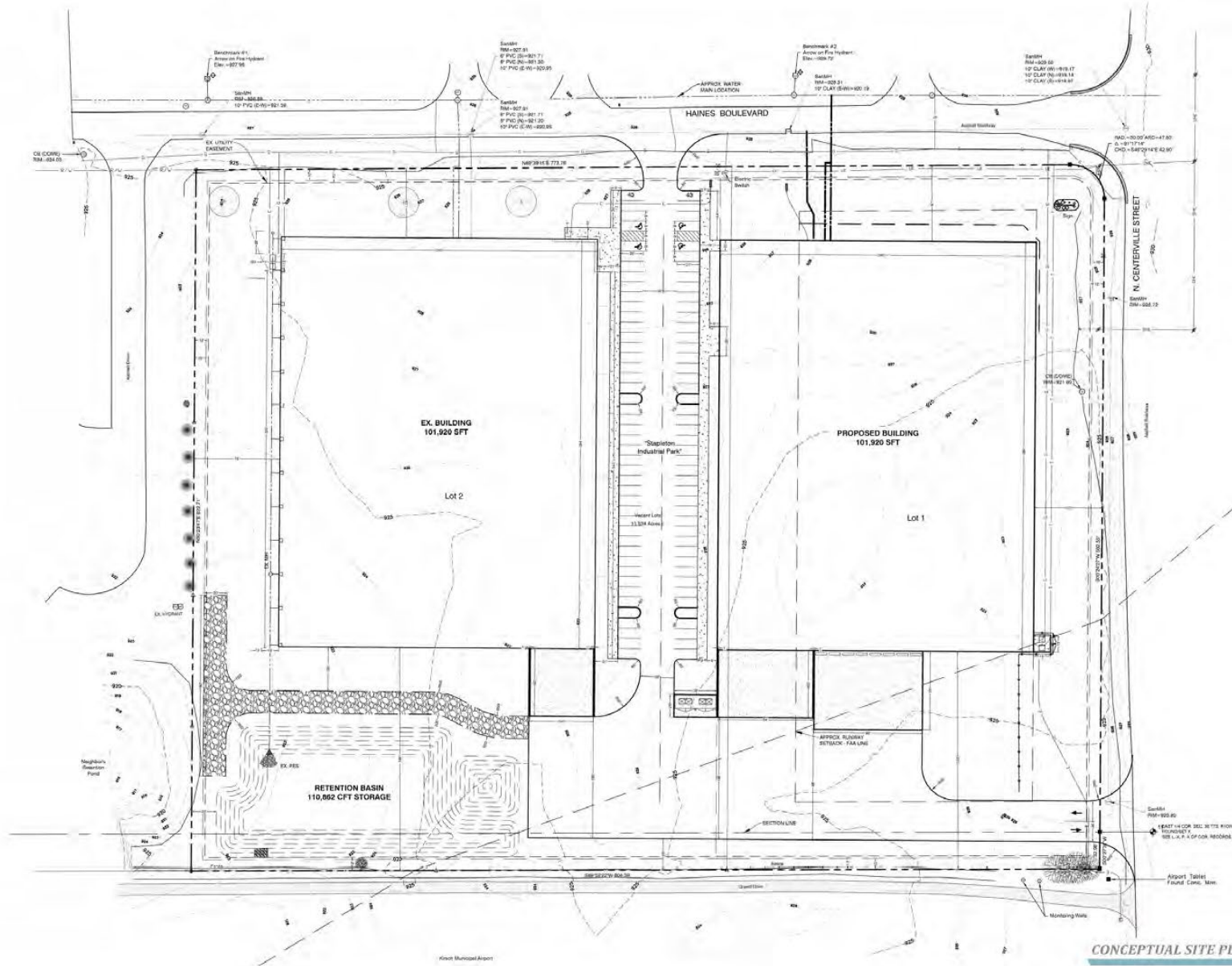
DATE: 08/08/21
SHEET NUMBER: **3**
SCALE: 1/16" = 1'
REVISIONS:

NO.	DATE	BY	CHK
1	08/21/21	AL/RAV	

ELEVATIONS
SCALE: 1/16" = 1'

SITE PLAN

990 Haines Blvd, Sturgis, MI (St. Joseph County)



CONCEPTUAL SITE PLAN

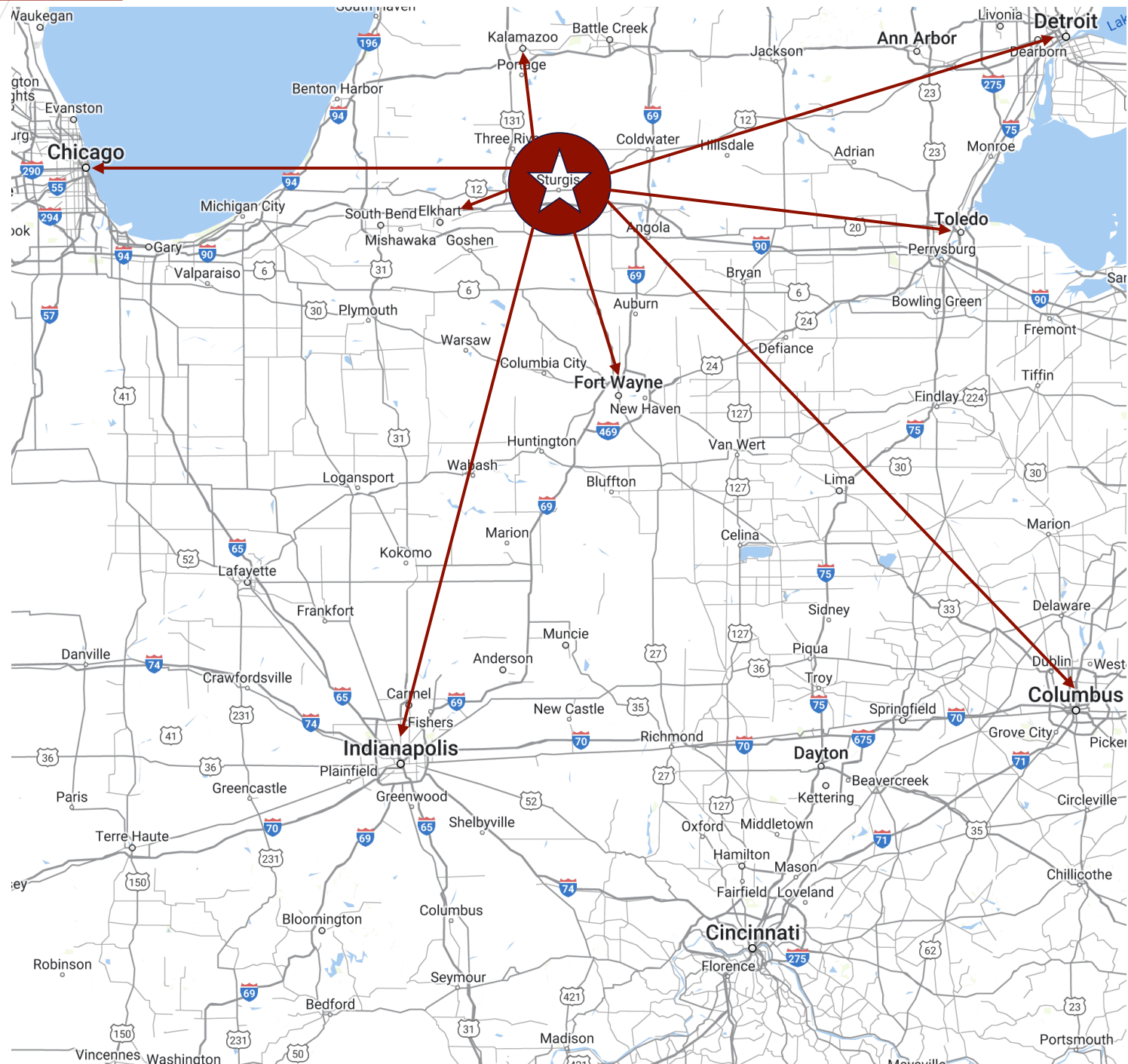
02.08.2023



MAP

990 Haines Blvd, Sturgis, MI (St. Joseph County)

Distance to	# of Miles
US-12	2
I-69	35
US-131	15
I-94	40
Elkhart, IN	37
Kalamazoo, MI	44
Fort Wayne, IN	60
Detroit, MI	150
Toledo, OH	114
Indianapolis, IN	196
Chicago, IL	140
Columbus, OH	231



DEMOGRAPHICS

990 Haines Blvd, Sturgis, MI (St. Joseph County)



EDUCATION

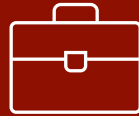
- ✓ Bachelor Degree 17.2%
- ✓ HS Graduates 36.1%

SCHOOLS



- ❖ Western Michigan University
- ❖ Hillsdale College
- ❖ Indiana University (South Bend)
- ❖ Holy Cross College
- ❖ University of Notre Dame
- ❖ Albion College

WORK-FORCE
27,936



AVERAGE STARTING WAGE
\$19.12/HR

UNEMPLOYMENT RATE
4.10%



AVERAGE HOUSEHOLD INCOME
\$62,281

POPULATION

60,887



AVG. HOME VALUE
\$152,800



ABOUT ST. JOSEPH COUNTY



Sturgis is located in St. Joseph County, which borders Indiana and the I-80/90 toll road. Sturgis has a population of 11,010 and is at the intersection of US-12 and M-66. St. Joseph County is made up of 16 townships across ~501 square miles.



FOR MORE INFORMATION, CONTACT:

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