

HIGH BAY WAREHOUSE

AVAILABLE FOR SUBLEASE | 117,000 - 270,000 SF

211 Watkins Rd

Battle Creek, MI 49015



PROPERTY FEATURES

Constructed in 2020, this state-of-the-art industrial facility offers a rare opportunity to occupy a highly functional and efficiently designed asset. The property is available by way of sublease from Zoetis through September 2032, providing long-term occupancy flexibility. Featuring contemporary construction, modern infrastructure, and institutional-quality specifications, the facility is ideally suited for a wide range of industrial users.



211 WATKINS RD

Building Size:	270,000 SF
Space Available:	117,000 SF and 153,000 SF
Site Area:	24 AC
Clear Height:	32' - 37'
Year Built:	2020
Bays:	16
Bay Size:	50' x 360'
Column Spacing:	50' x 50'
Dock Columns:	60' from ext. wall
Floor:	6"
Lease Rate:	\$6.50/SF
Est. NNN Expenses:	\$2.21/SF
Power:	1,200a/450v 3p Heavy
Lighting:	Automatic LED
Parking Spaces:	130
Term Through:	9/30/2032



SUITE DETAILS

This industrial property offers a flexible configuration with the ability to accommodate one or two tenants, as the building is currently divided into two units (Suites A and B) or can be combined for a single user.



Suite A: 153,000 SF

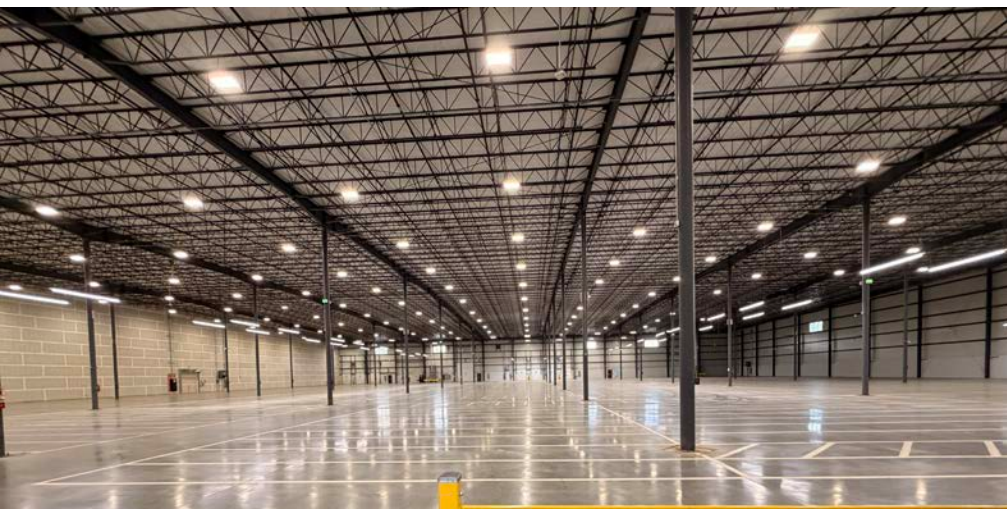
Details:

- 9 docks
- 1 grade door
- Full HVAC
- Automated dock restraints
- Small office with kichenette
- ESFR fire supression
- Thermocycler heaters

Suite B: 117,000 SF

Details:

- 7 docks
- 1 grade door
- Heated
- ESFR fire supression
- Thermocycler heaters

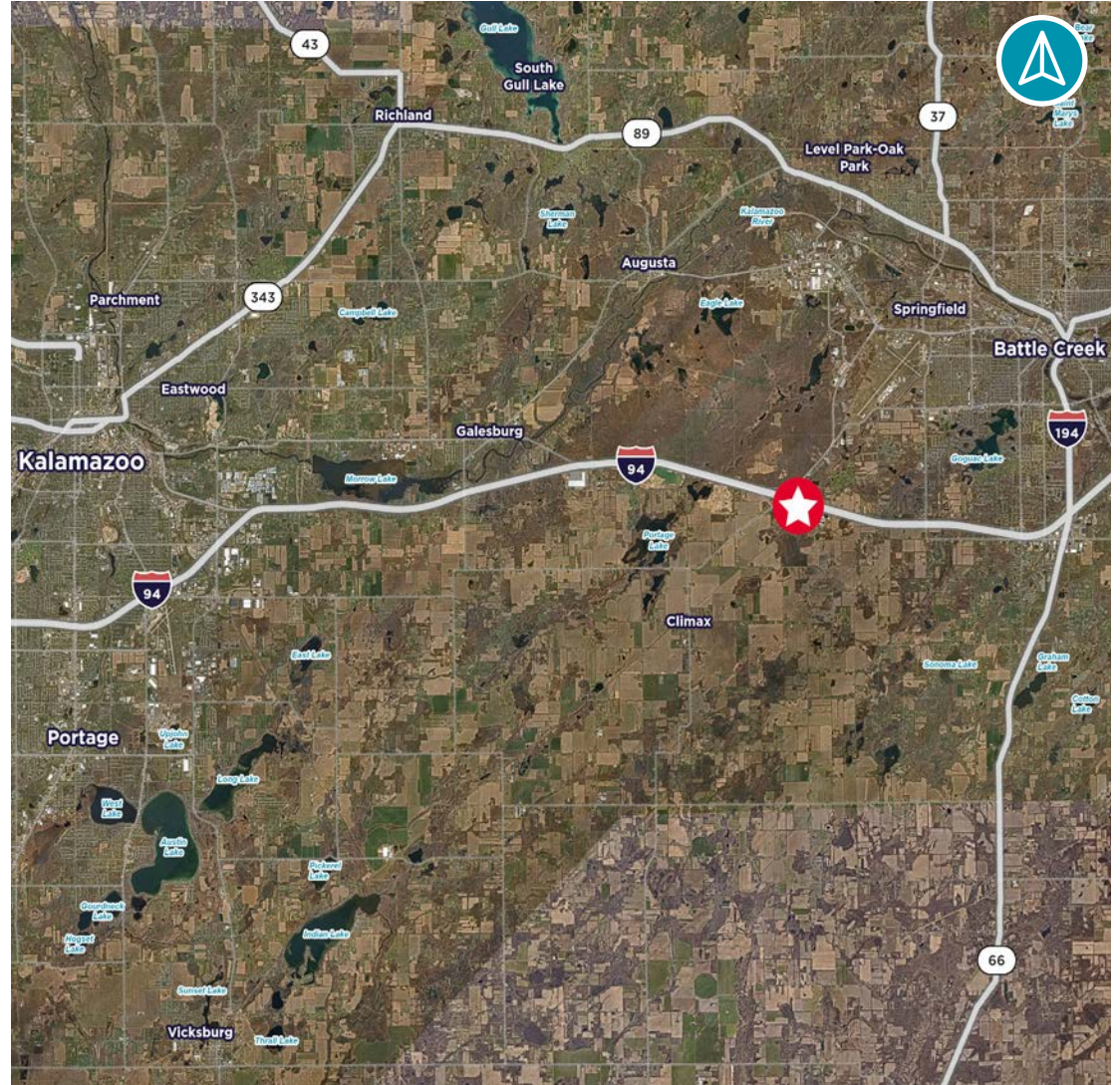
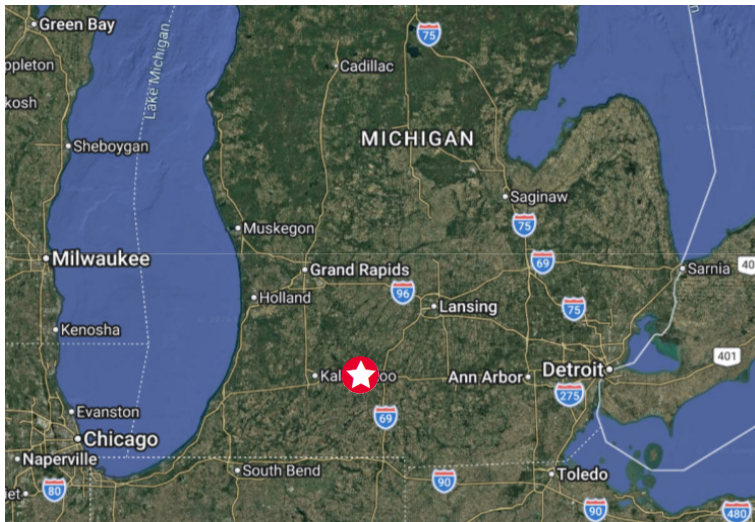


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INTERIOR IMAGES

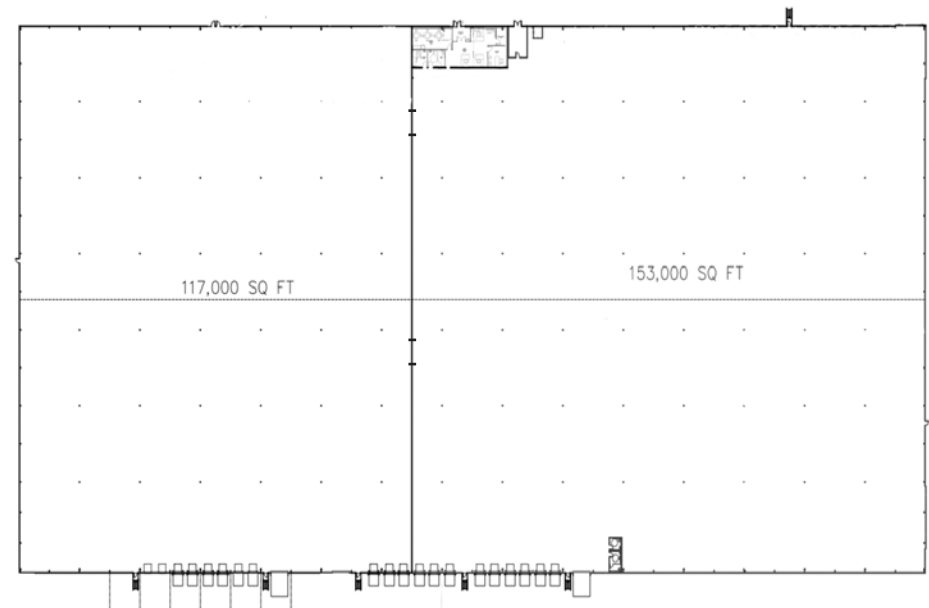
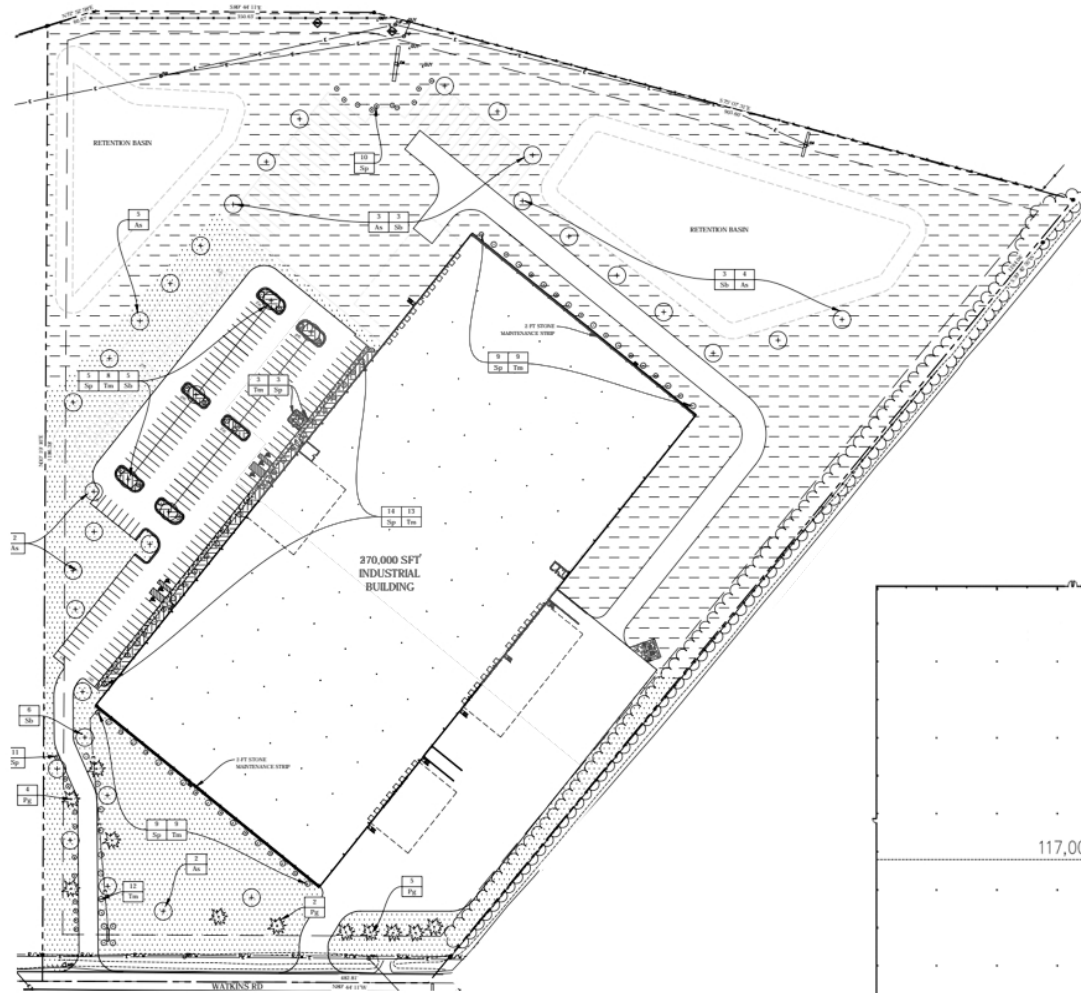


LOCATION



STRATEGICALLY LOCATED WITH IMMEDIATE ACCESS TO I-94

FLOOR PLAN





CONTACT

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