

Behnke

WAREHOUSE

180 SOUTH UNION STREET, BATTLE CREEK, MI 49014

"Worlds Of Storage Space"

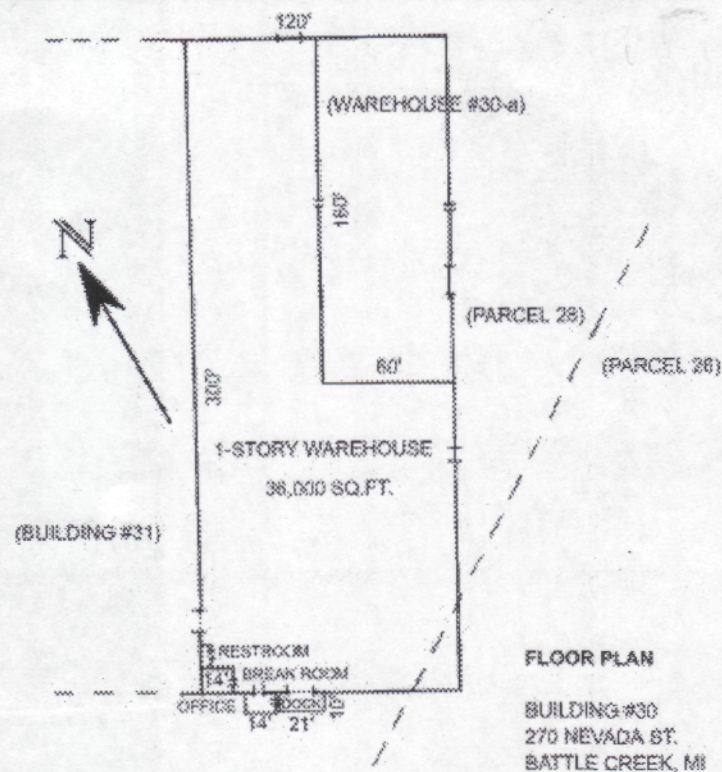
Home

Up

Feedback

Search

Warehouse #30



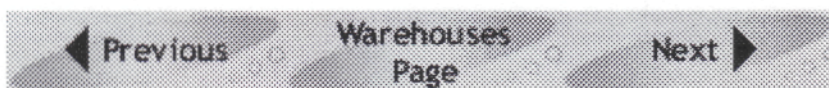
Description of the property:

Building # 30

Building #30 is a steel frame and masonry construction warehouse built in 1972. Measuring 120 x 300 feet, it contains 36,000 square feet of gross floor area. The floors are poured concrete. Walls are concrete block with fiberglass sidelights on all sides. The building shares a common wall with warehouse building #31, (300 lineal feet). The ceiling structure is open steel with bar joists. The roof is a metal deck with built-up tar and gravel cover. The steel column roof supports are spaced 20 feet apart down the center of the building, and the working clearance is 16 feet. There is a wood enclosed office area on the front of the warehouse measuring 10 x 14 feet, (140 square feet), with tile floors, paneled walls and acoustic drop ceilings. There is a wood enclosed break/restroom area inside the building measuring 12 x 14 feet, (168 square feet), with wood partitions and concrete floors. To the rear of the warehouse is an enclosed area with concrete block walls, measuring 60 x 160 feet (Warehouse 30-A). The loading dock on the front of the building measures 10 x 21 feet with a metal canopy measuring 14 x 21 feet. Access to the dock is through a 12 x 12 foot wood section overhead door with opener. There is a new 12 x 12 overhead door on the south side of the building, and (2) steel-clad pedestrian doors.

For purposes of description, the various segments of the improvements are separated as follows:

Floors:	Poured concrete.
Walls:	Concrete block with fiberglass sidelights, (1) common wall.
Ceiling:	Open steel frame.
Lighting:	(21) 250 watt metal halide fixtures, (2) mercury vapor yard lights.
Heating:	None.
Plumbing:	(1) water closet, (1) sink, (1) small electric water heater in restroom.
Partitions:	Concrete block, wood in office/break areas.
Electrical:	150 amp capacity panel with 120/240 volts AC single phase. Wiring is rigid conduit with minimal outlets.
Office:	Tile floors; panel walls; acoustic drop ceiling.
Roof:	Metal deck with built-up tar and gravel cover.
Condition:	Observed to be good to average.



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BATTLE CREEK MI
270 NEWADA ST
BATTLE CREEK MI

Description of the property:

10/19/2011

<http://www.behinkelogsistics.com/warchooses/warsh30.html>