

ONLINE AUCTION



±35,497 SF TURNKEY OFFICE BUILDING ON ±2.83 ACRES IN A SUPERIOR LOCATION

2807 S. State Street, St. Joseph, Michigan 49085

FRE Auctions and Brookstone Realtors are pleased to present this stately office building. Consisting of two floors above ground and a basement on a generous ±2.83 Acres. This is the perfect corporate headquarters to establish a presence or expand your footprint in Southwest Michigan.

PROPERTY HIGHLIGHTS

Well Maintained: Built in 1992 the building presents a professional, modern design.

Elevators: One passenger and one freight

Garage: Lower level

Data Room: High-end cooling and fire suppression systems

Generator: Full building generator

Parking: 166 surface parking spaces

Furniture: Can be purchased separately for a turnkey option

Zoning: Commercial Office District - offers wide range of office operations

STARTING BID:
\$999,000

Suggested Value:
\$4,200,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



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For additional property details, downloadable due diligence & auction info

INVESTMENT HIGHLIGHTS

Favorable Tax Environment:

Michigan offers competitive property tax laws, with assessments capped to protect against rapid increases, providing investor stability.

Major Employers:

St Joseph is home to the Whirlpool Corporation Technical Center, Altec Industries, LECO Corporation, Corewell Health (formerly Spectrum Health Lakeland), and Hillyard.

Unique Lakefront Location:

The city is seeing high-end developments, such as the new multi-use project near Lake Boulevard, blending premium office, residential, and retail spaces, enhancing area value.

Population:

3-mile radius +70,000 with household income approximately \$83,000. Berrien County population is 153,000.

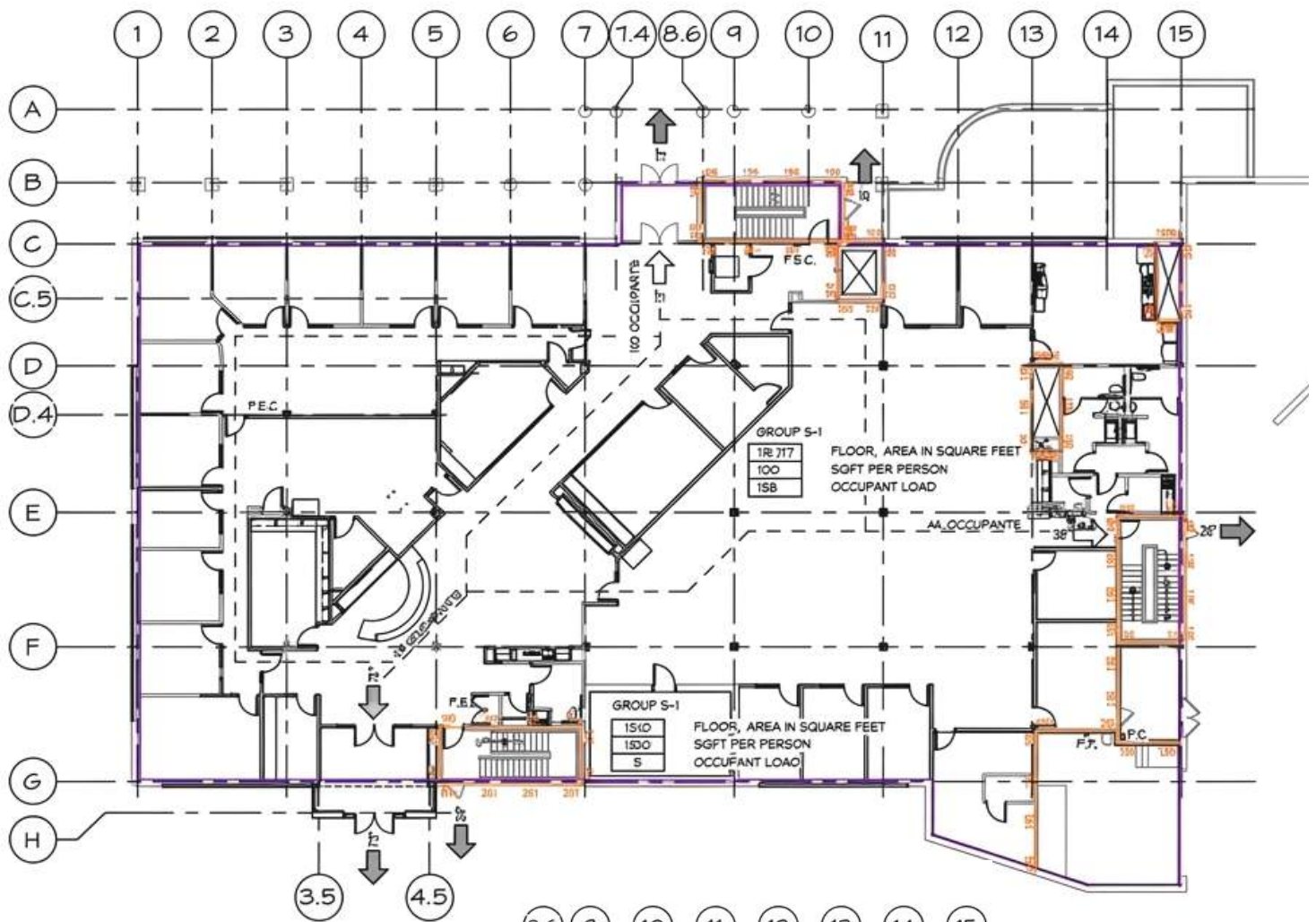
Quality of Life:

The area offers a "small-town charm" with, lakefront access, making it easier to recruit and retain employees who want to live in a desirable, recreational-friendly environment.

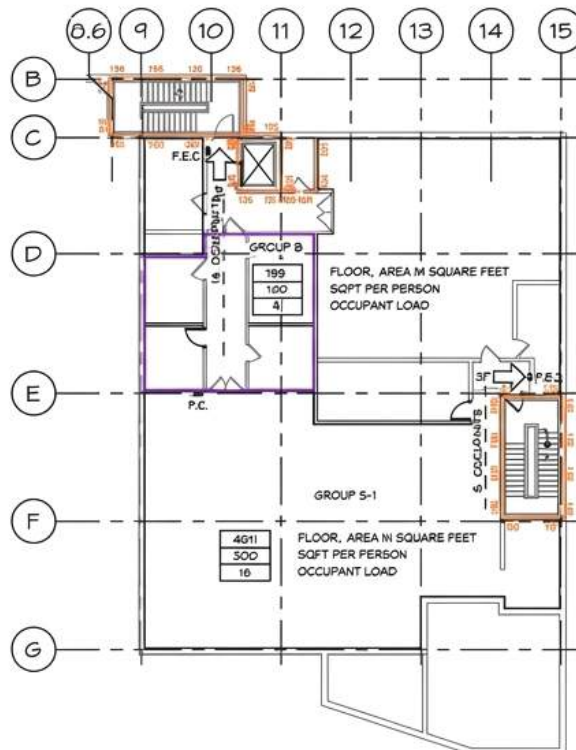


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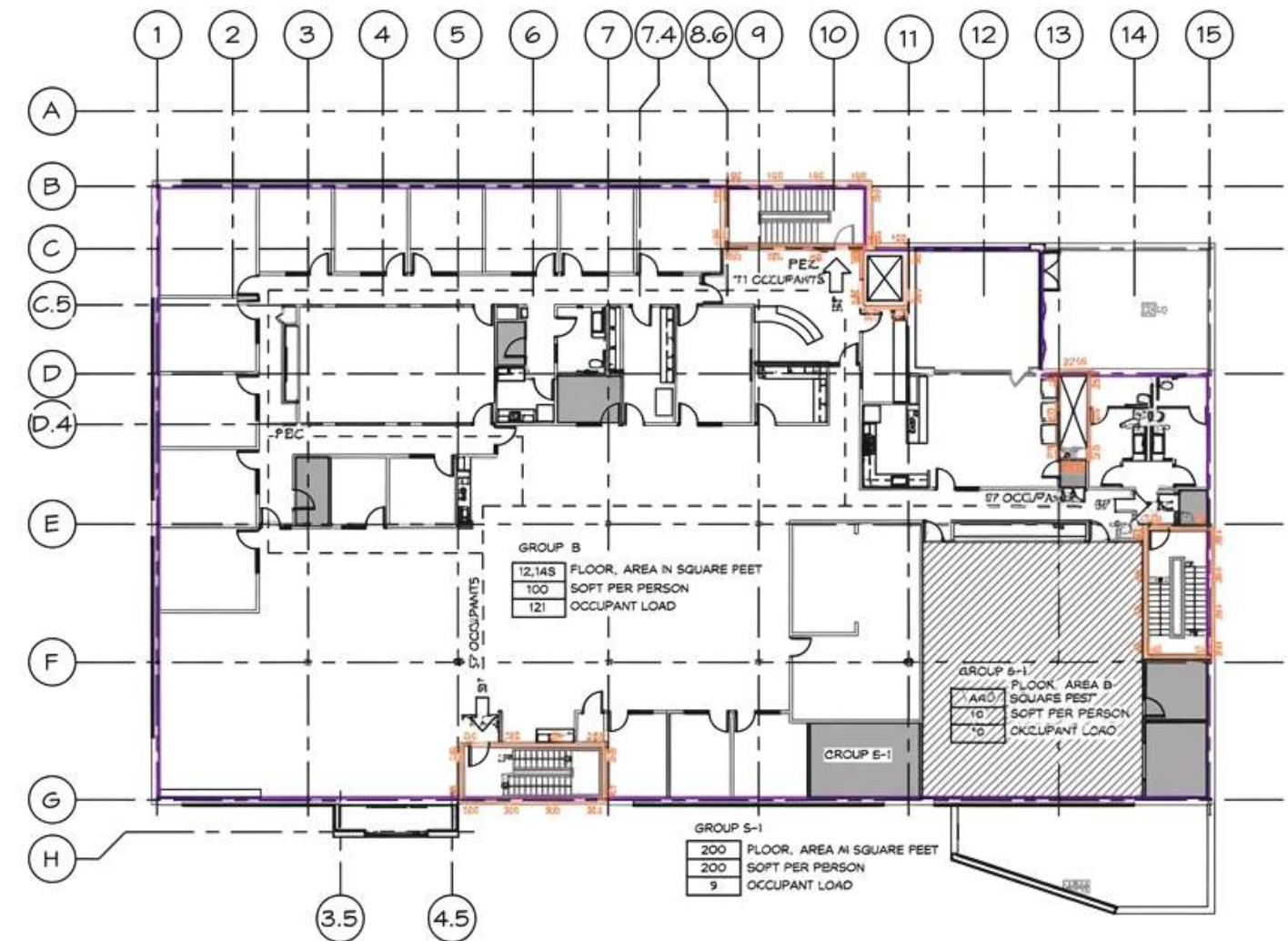
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A1 FIRST FLOOR
1/16" = 1'x3"



A3 LOWER LEVEL
1/16" = 1'x0"

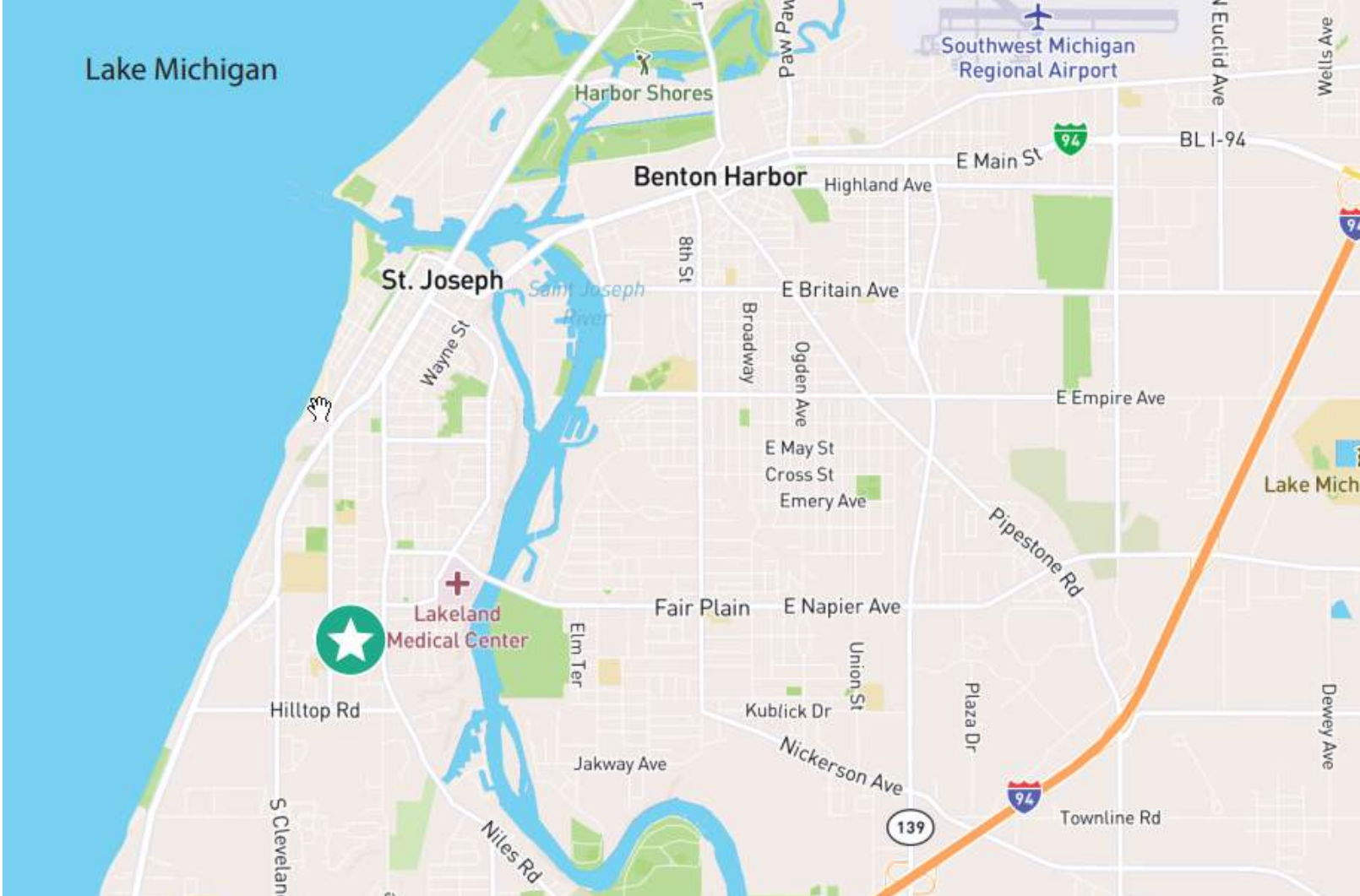


C1 SECOND FLOOR

1/16" = 1'-0"



MEANS OF EGRESS	
XX' →	MEANS OF EGRESS ROOM OR LEVE. XX' = CLEAR NETTH OP OPENING
XX' →	MEANS OF EGRESS DOOR OR PASSAGE XX' = CLEAR NETTH OP OPENING
OCCUPANT LOAD	
XXA	FLOOR, AREA IN SQUARE FEET
XXX	SQFT PER PERSON
XXX	OCCUPANT LOAD
EGRESS CAPACITY	
---	NUMBER OF OCCUPANTS ALONG EGRESS PATH
XX' →	
---	NUMBER OF OCCUPANTS ALONG EGRESS PATH
FIRE RESISTIVE LEGEND	
1FR 1FR 1FB 1FR 1FB	1-HOUR FIRE BARRIER
1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE



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