



AVAILABLE 4/1/2026 | **495,206 SF**
202 SPAULDING ST | **DOWAGIAC, MI**

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PHOENIX
LOGISTICS

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PROPERTY HIGHLIGHTS



INTERIOR RAIL SPUR



**A/C IN OFFICE
PORTION**



1,480 KVA POWER



**AVAILABLE
SPACE: 495,206 SF
(AVAILABLE
4/1/2026)**



PROPERTY DETAILS

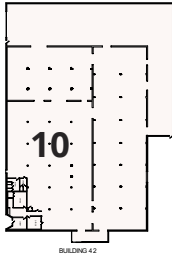
202 SPAULDING ST | DOWAGIAC, MI

AVAILABLE SPACE	495,206 SF (Available 4/1/2026)
DOCK DOORS	6
GRADE-LEVEL DRIVE-IN DOORS	16
FREIGHT ELEVATOR	(1) 5,000-lb Capacity
CLEAR HEIGHT	19' in Newer Section, 16' on Average
COLUMN SPACING	30' x 42', 18' x 20'
ROOF	Varies: Membrane & Tar, Rubber
WALLS	Steel Frame with Block Exterior Wood Frame with Block Exterior
FLOORS	8" - 10" Reinforced Concrete
YEAR BUILT	1900 - 1980
FIRE SUPPRESSION	Wet
LIGHTING	LED, Motion Sensored
POWER	4,180 KVA 10 On-Site Transformers
ELECTRIC & GAS	AEP
HVAC	Boiler 300 HP Max BTU: 12,186,000
PARKING	15 Trailer 175 Auto
LAND AREA	28.69 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	14-160-300-069-00, 14-1660-200-068-00
RAIL	Norfolk Southern Rail Line

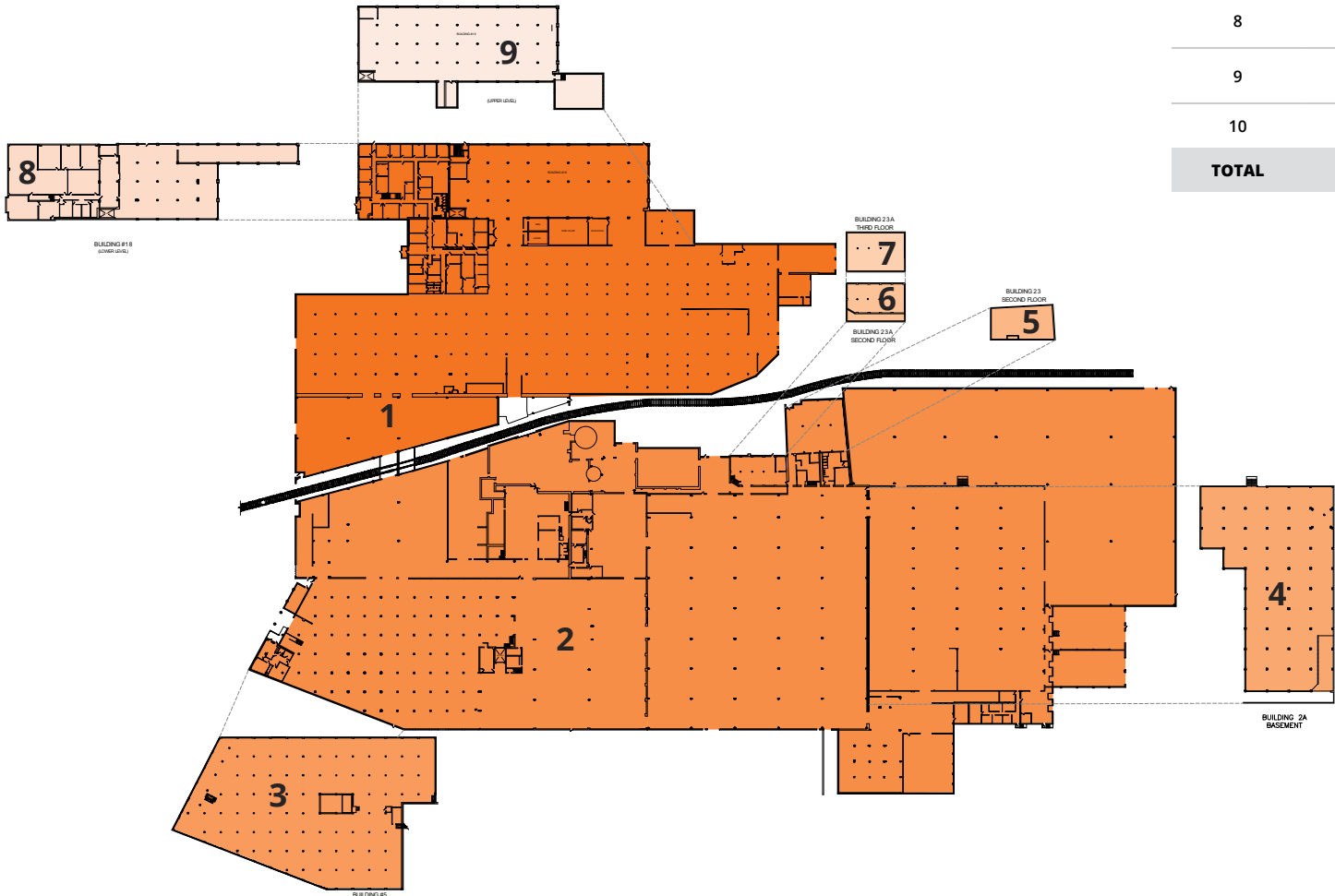


FLOOR PLAN

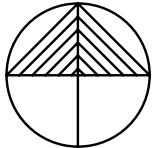
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VIEW A VIDEO OF THIS PROPERTY



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	MULTIPLE BUILDINGS	109,153 SF
2	MULTIPLE BUILDINGS	261,547 SF
3	BUILDING 5 SECOND FLOOR	30,236 SF
4	BUILDING 2A BASEMENT	22,350 SF
5	BUILDING 23 SECOND FLOOR	2,145 SF
6	BUILDING 23A SECOND FLOOR	2,281 SF
7	BUILDING 23A THIRD FLOOR	2,345 SF
8	BUILDING 18 BASEMENT	17,425 SF
9	BUILDING 18 SECOND FLOOR	17,324 SF
10	BUILDING 42	30,400 SF
TOTAL		495,206 SF



LOCATION MAP

202 SPAULDING ST | DOWAGIAC, MI

FORT WAYNE, IN	101 MILES
CHICAGO, IL	113 MILES
INDIANAPOLIS, IN	172 MILES
DETROIT, MI	181 MILES

