FOR LEASE | 385,506 SF

202 SPAULDING ST | DOWAGIAC, MI

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LOGISTICS
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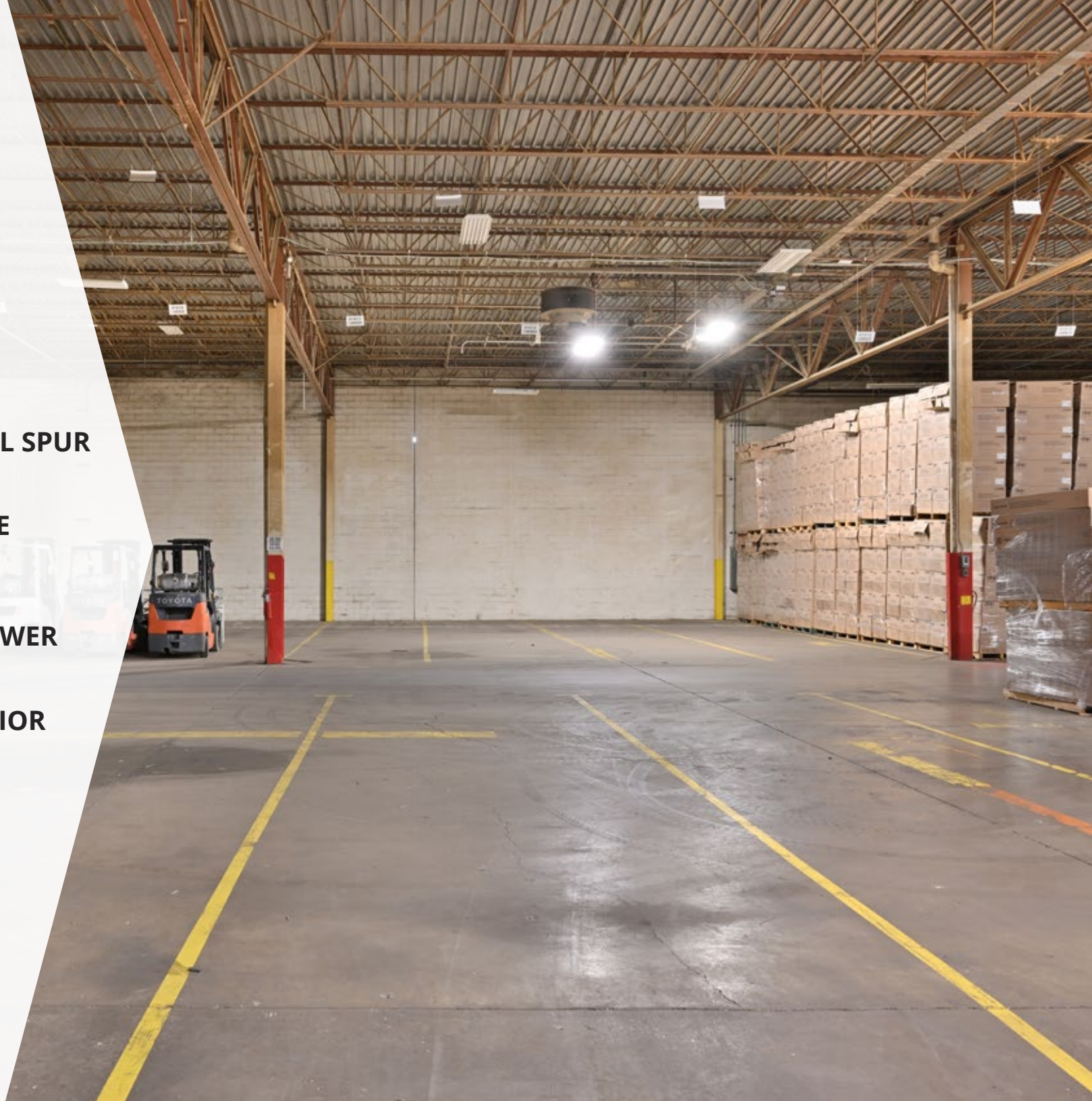
PROPERTY HIGHLIGHTS

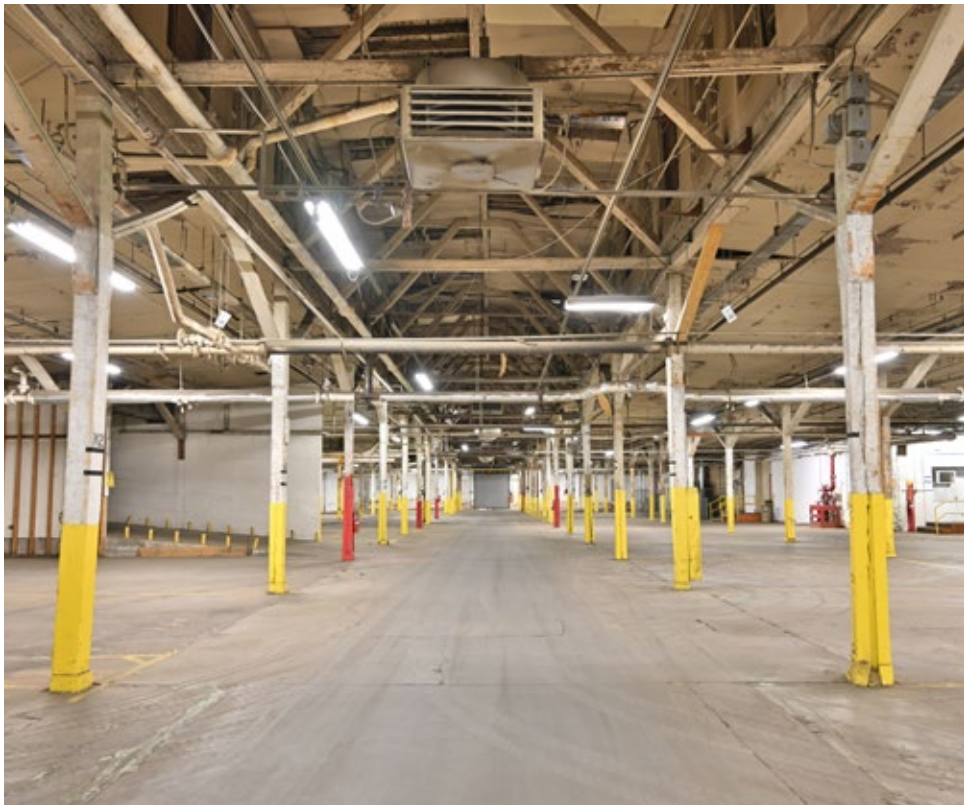
- INTERIOR RAIL SPUR
- A/C IN OFFICE PORTION
- 1,480 KVA POWER
- FRESH EXTERIOR PAINT



PROPERTY DETAILS

202 SPAULDING ST | DOWAGIAC, MI

AVAILABLE SPACE	385,506 SF
WAREHOUSE SPACE	358,083 SF
OFFICE SPACE	27,423 SF
MINIMUM DIVISIBLE	10,000 SF
DOCK DOORS	2 (Potential for Additional Docks)
DRIVE-IN DOORS	12
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
YEAR RENOVATED	2025
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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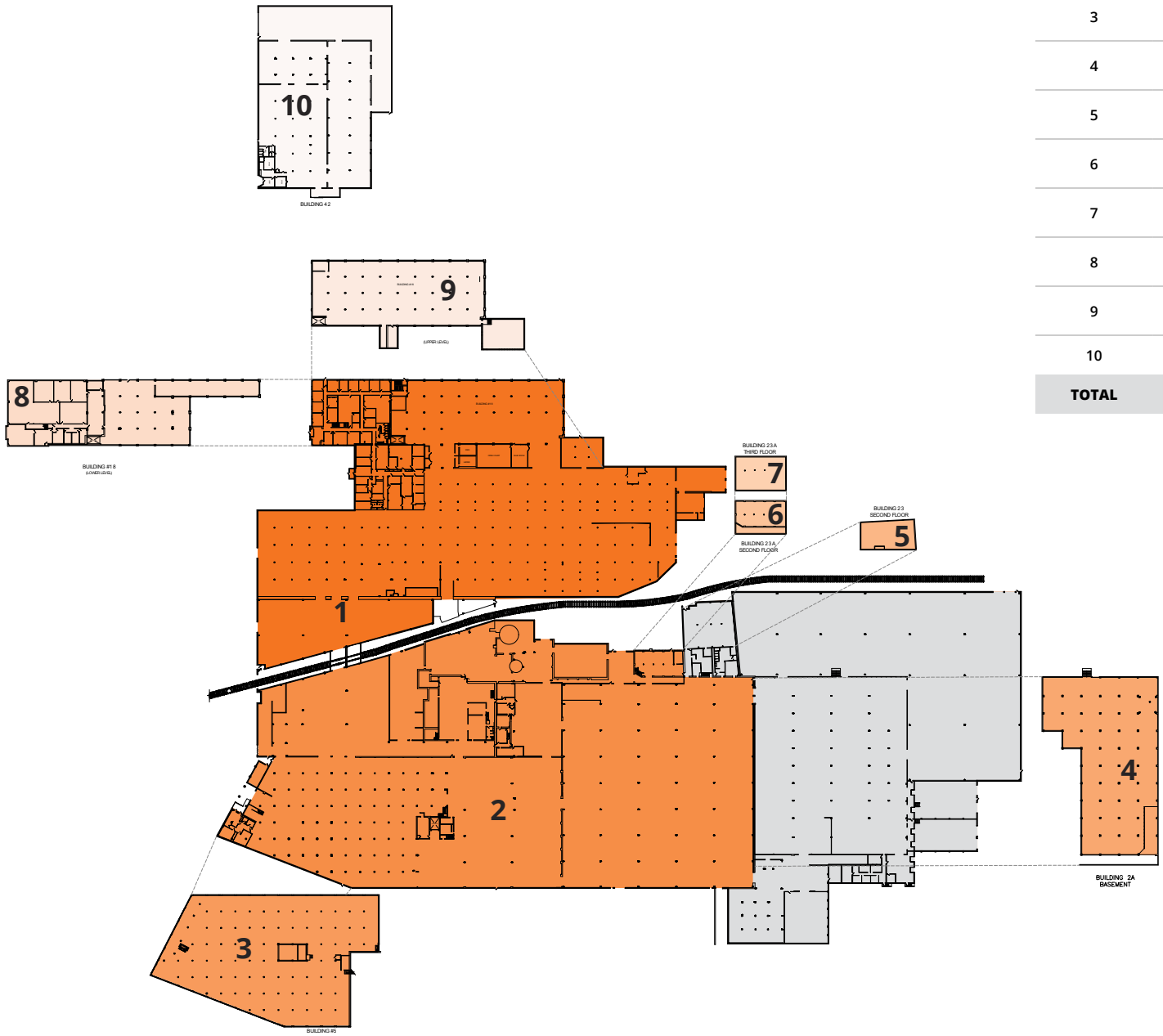

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	MULTIPLE BUILDINGS	109,153 SF
2	MULTIPLE BUILDINGS	151,847 SF
3	BUILDING 5 SECOND FLOOR	30,236 SF
4	BUILDING 2A BASEMENT	22,350 SF
5	BUILDING 23 SECOND FLOOR	2,145 SF
6	BUILDING 23A SECOND FLOOR	2,281 SF
7	BUILDING 23A THIRD FLOOR	2,345 SF
8	BUILDING 18 BASEMENT	17,425 SF
9	BUILDING 18 SECOND FLOOR	17,324 SF
10	BUILDING 42	30,400 SF
TOTAL		**385,506 SF**

LOCATION MAP

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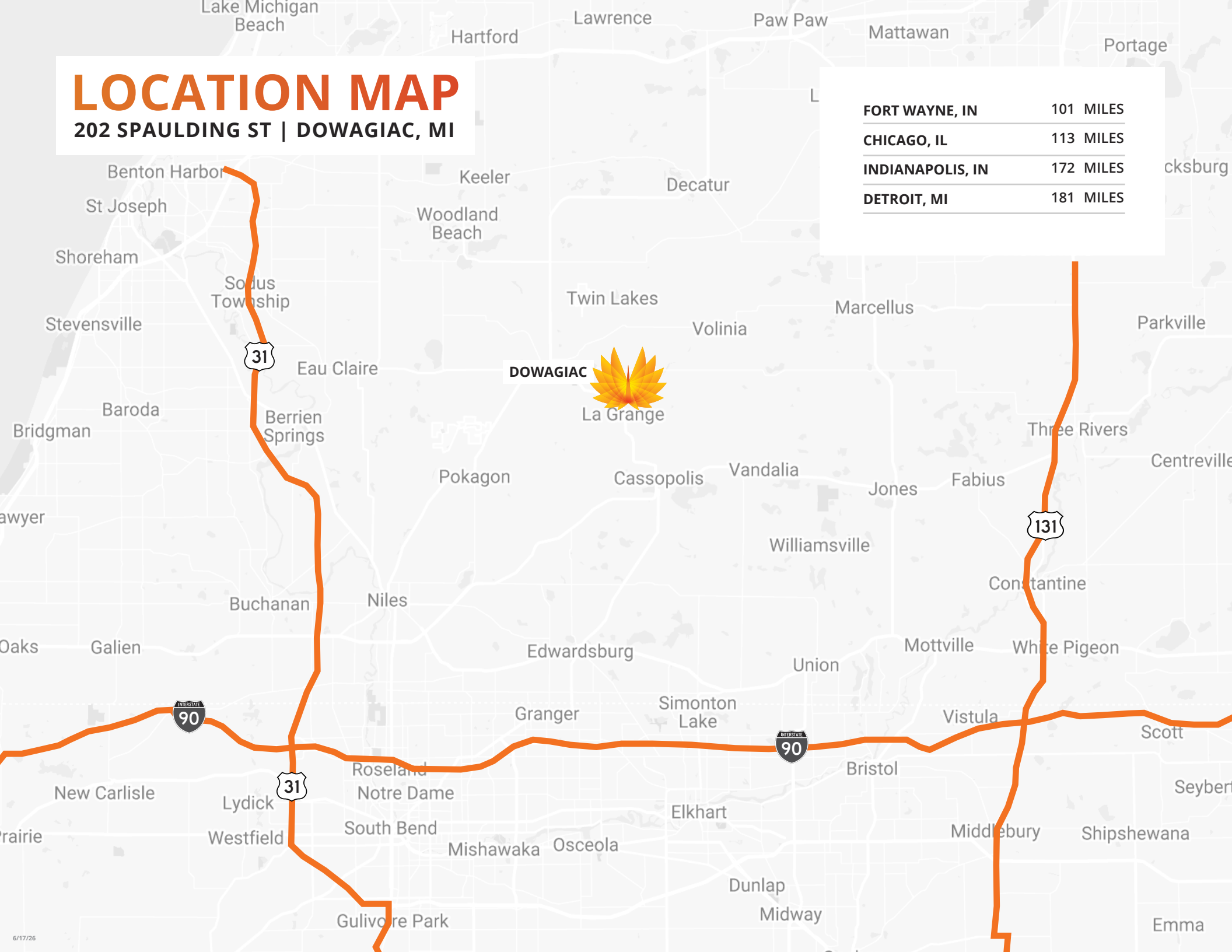
FORT WAYNE, IN	101 MILES
CHICAGO, IL	113 MILES
INDIANAPOLIS, IN	172 MILES
DETROIT, MI	181 MILES