



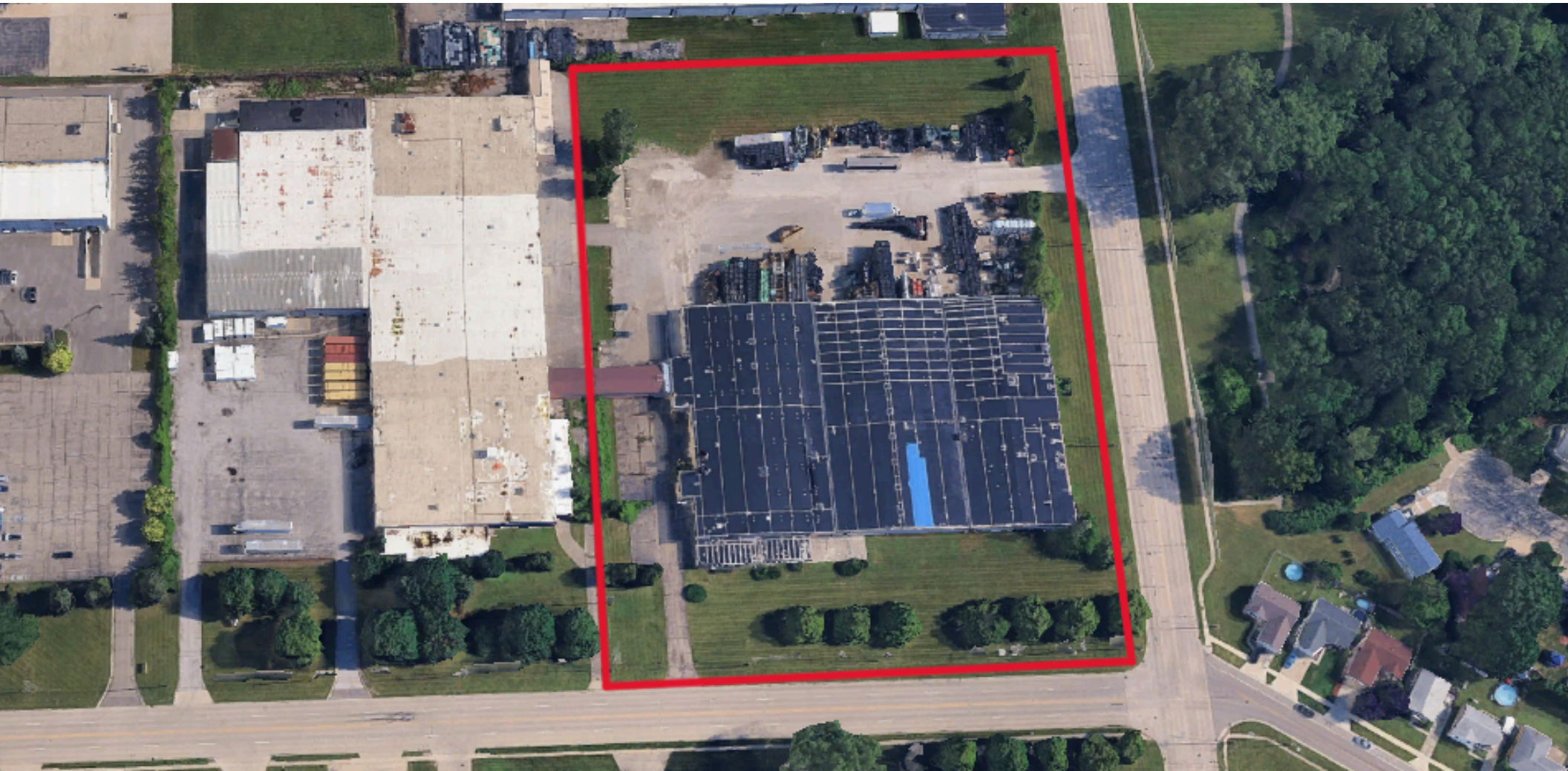
Available For Lease

1631 Dove St
Port Huron, MI 48060



PROPERTY SUMMARY & PARCEL OUTLINE

Rare opportunity to lease 75,220 SF of versatile industrial space in a prime cross-border location in Port Huron, MI. Situated just minutes off I-94, the critical artery linking Detroit to the Canadian border via the Blue Water Bridge, one of the busiest commercial trucking crossings in the U.S.—this facility offers exceptional access for logistics, distribution, and manufacturing operations. Equipped with heavy power (480V / 3000A), multiple loading doors, and a large yard, the property is perfectly suited for tenants seeking operational flexibility and scale in a highly sought-after market. Limited availability like this makes it a highly attractive and time-sensitive opportunity. Flexible build-to-suit office options and dock additions or upgrades are also available to maximize operational efficiency and customize the space to your needs. Limited availability like this makes it a highly attractive and time-sensitive opportunity.



Property Details & Specifications

Address: 1631 Dove St, Port Huron, MI 48060

Type: Light Industrial Warehouse

Total SF: 75,220

Acreage: 6.47

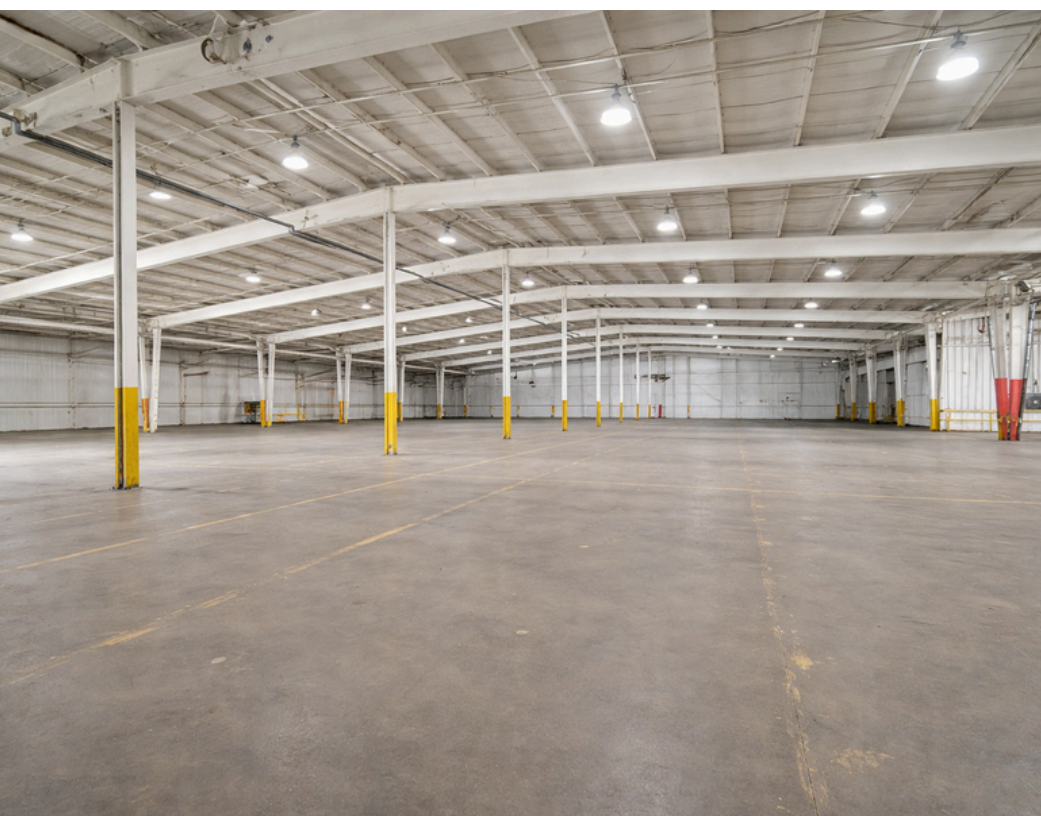
Dock Doors: 2

Drive In Doors: 3

Clear Height: 20'

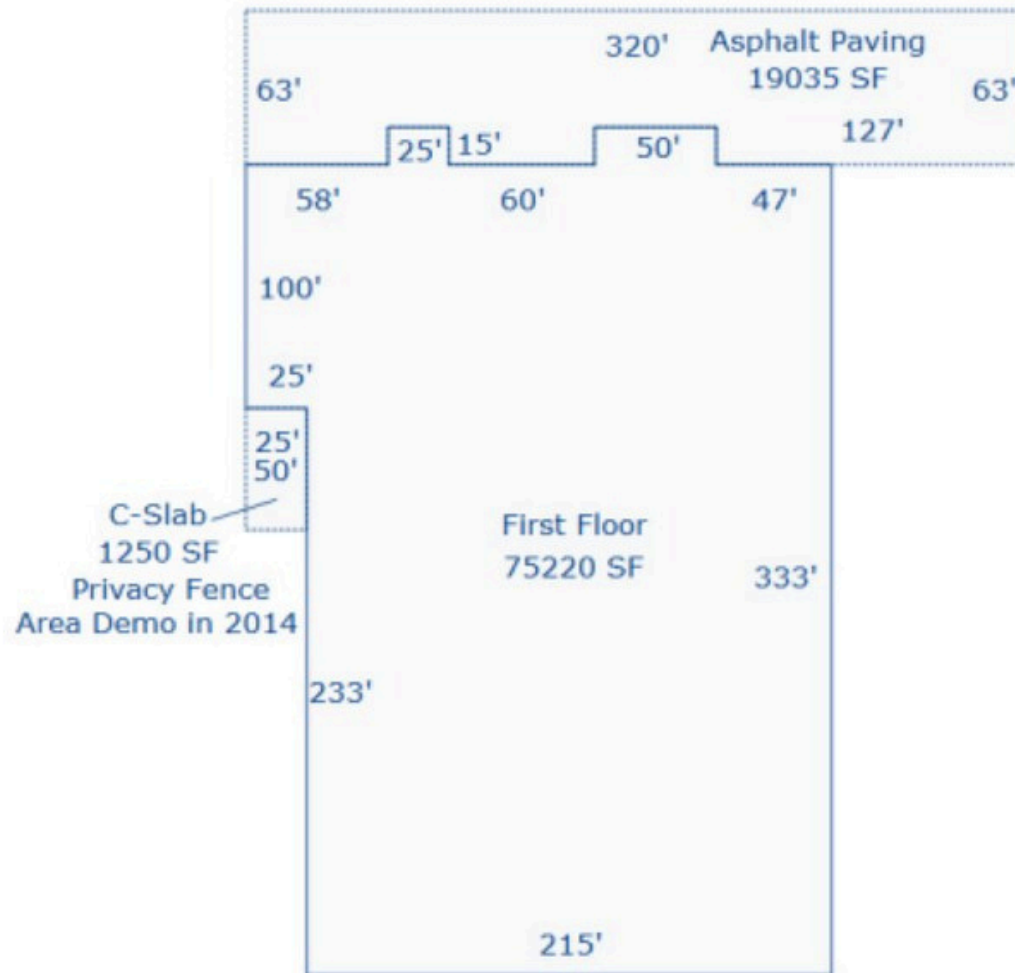
Year Built: 1966





Floor Plan

DOVE STREET



PRIME INDUSTRIAL LOCATION - (PORT HURON, MI)

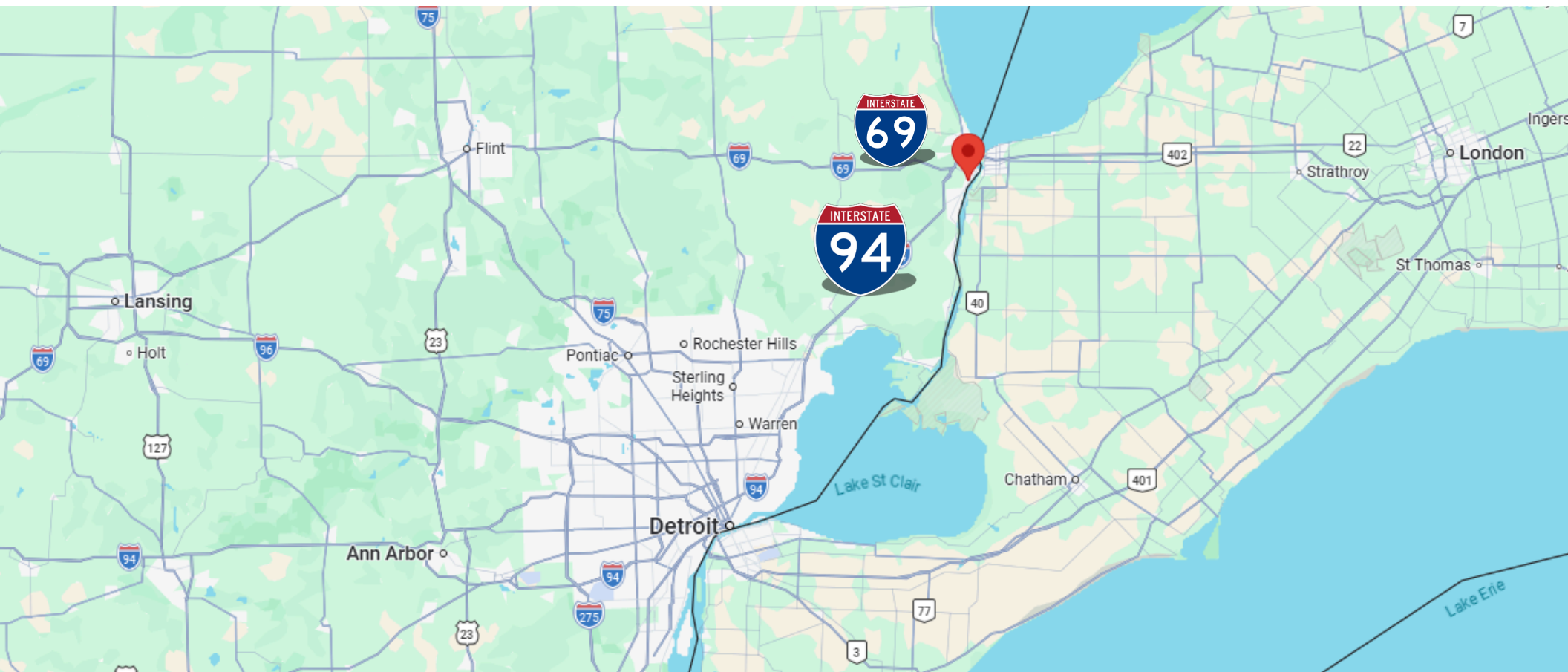
Port Huron, MI is a strategically positioned industrial market along the U.S.–Canada border, directly connected to Sarnia, Ontario via the Blue Water Bridge—one of the region’s key international trade crossings. The city benefits from strong access to I-69 and I-94, placing it within reach of major Midwest markets like Detroit while maintaining a lower-cost operating environment. With a workforce rooted in manufacturing and logistics, plus proximity to Great Lakes shipping routes, Port Huron supports a wide range of industrial users—from automotive and plastics to distribution and cross-border trade. Combined with below-market lease rates and accessible pricing, it presents an attractive opportunity for both tenants and investors seeking strategic location and long-term value in a secondary market.

LOCATION KEY DISTANCES

Detroit - 60 Miles

I-69 - 3.4 Miles

I-94 - 3.2 Miles





Erika Champlin



VP of Acquisitions



(518) 353-2427



Erika@ironhornenterprises.com

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