



## 4970 Commerce Park Dr.

4970 Commerce Park Dr.  
Ludington, Michigan 49431

### Property Highlights

- Newly build single tenant
- (2) 14x14 OH Doors
- 16ft Ceiling
- Heated Warehouse
- Full HVAC office area
- Some outside storage
- Class A Road
- City Utilities

### Offering Summary

Lease Rate:	\$3,000.00 per month (NNN)
Building Size:	3,000 SF
Available SF:	3,000 SF
Lot Size:	1 Acre

### For More Information

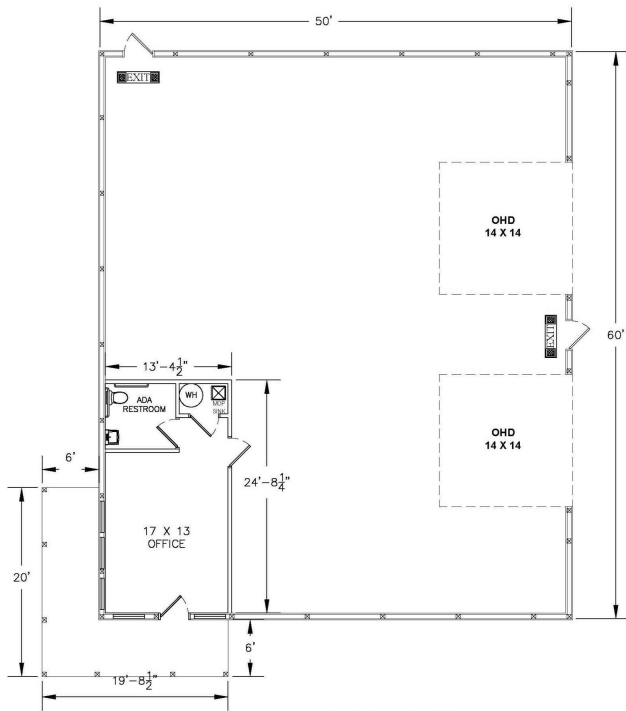


#### Nick Vlahakis

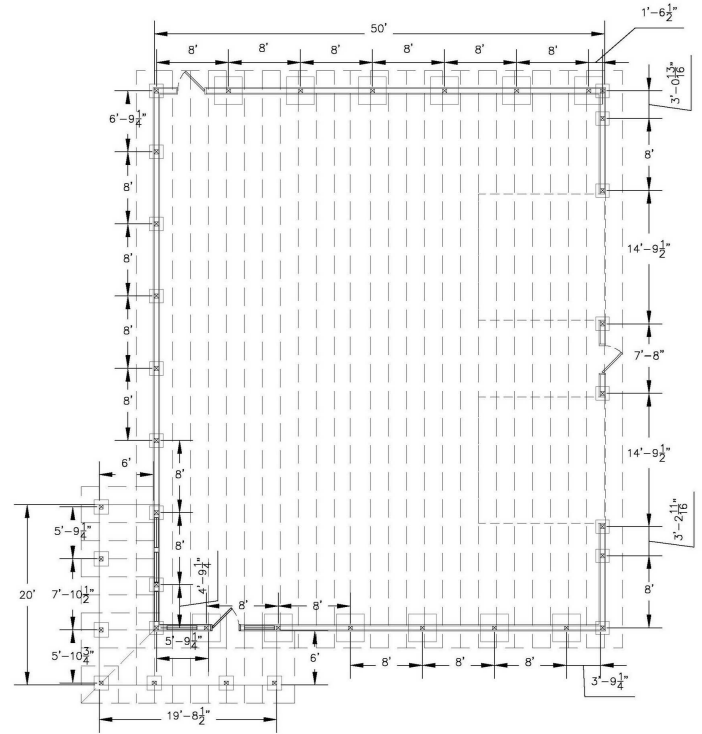
Principal

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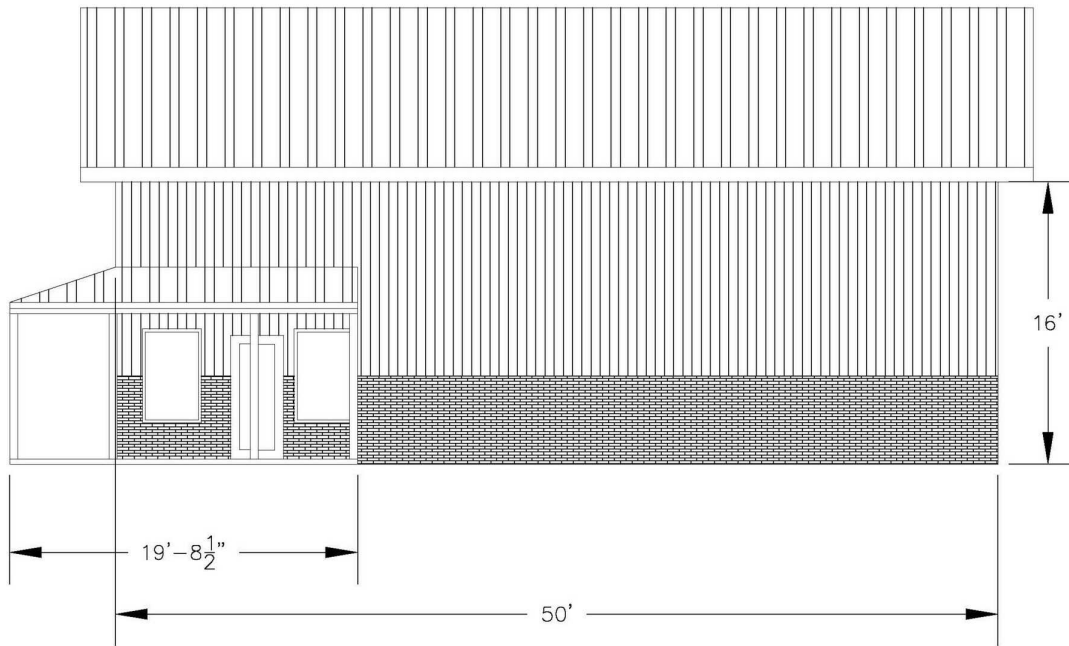


**FLOOR PLAN**

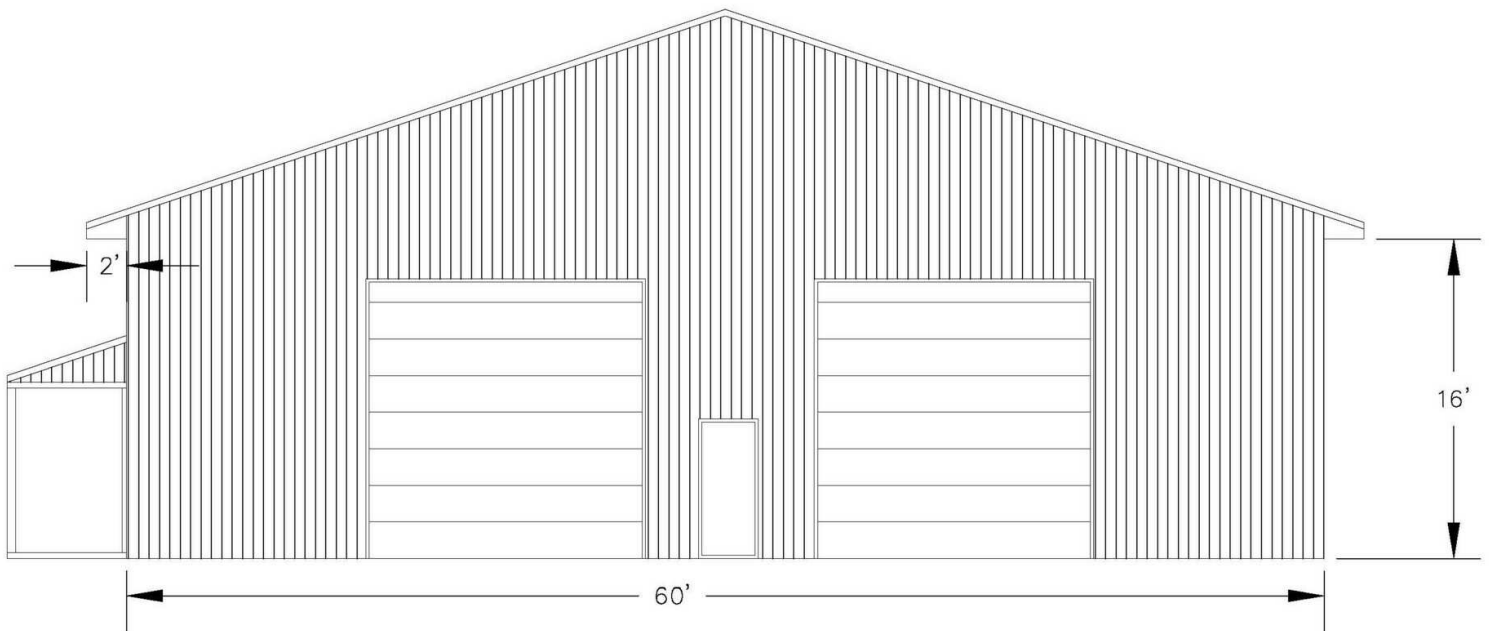


**FOUNDATION PLAN**



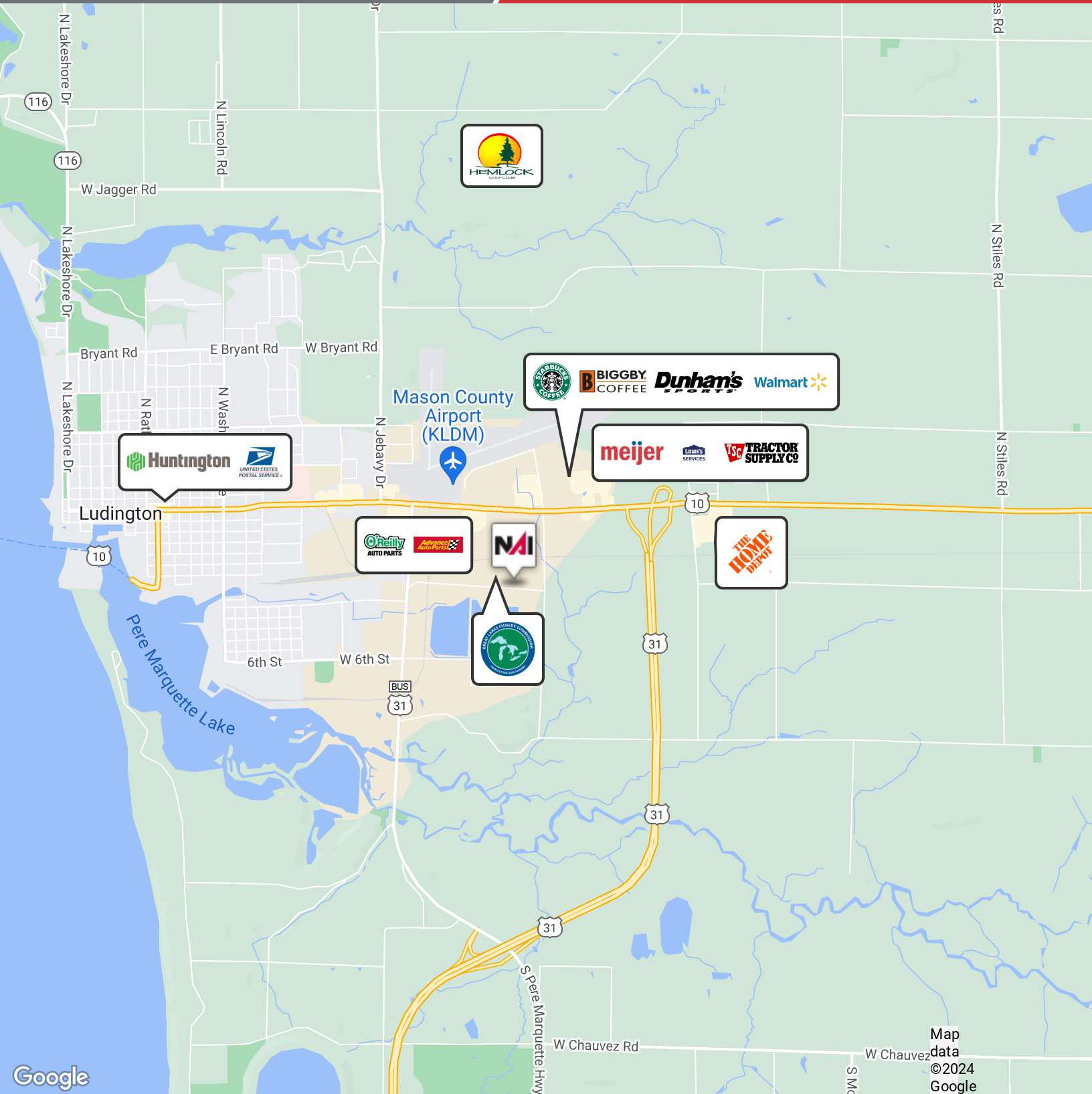


**EAST ELEVATION**



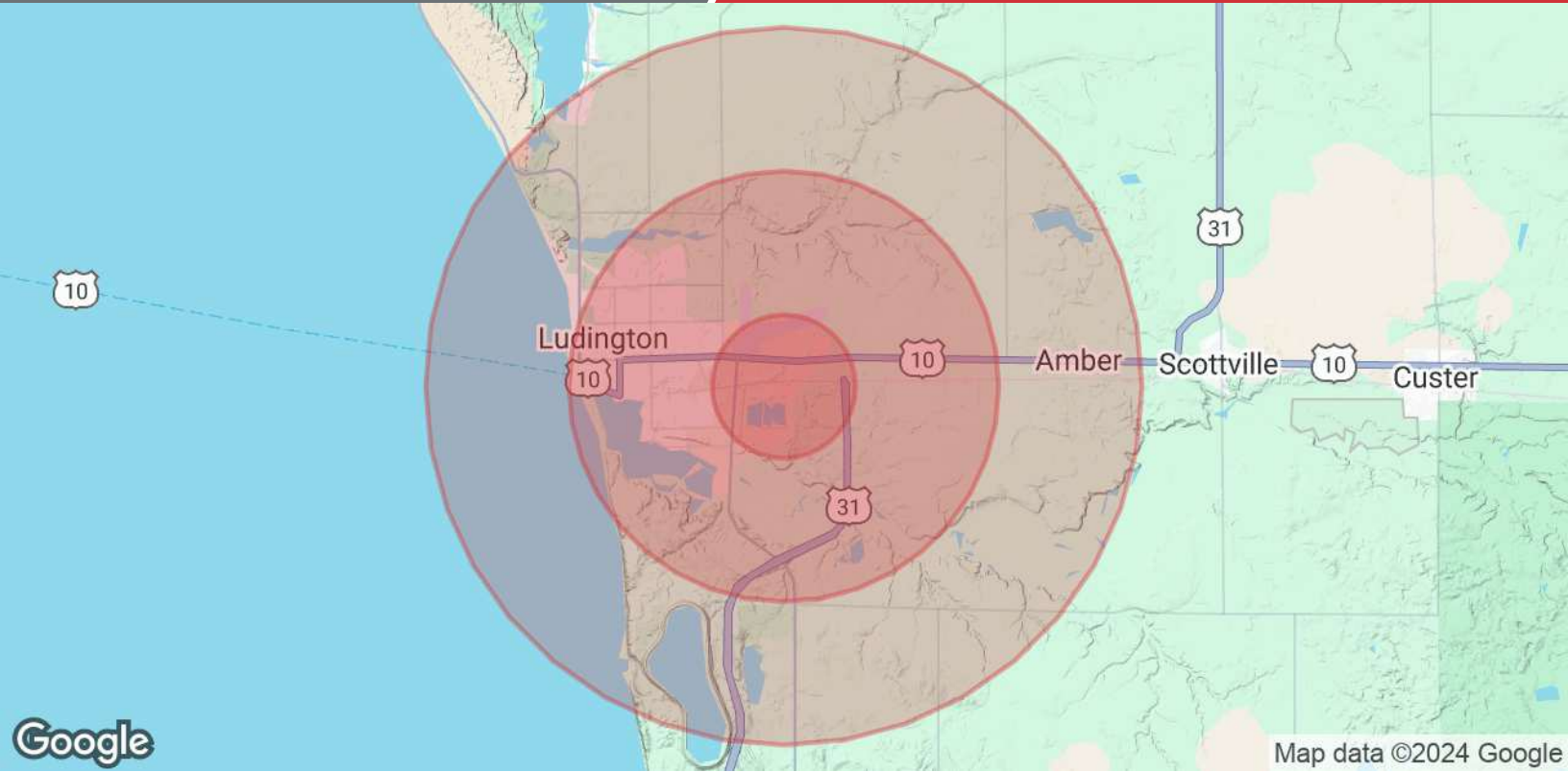
For Lease

3,000 SF | \$3,000.00 per month  
Industrial Space



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**Population**

	1 Mile	3 Miles	5 Miles
Total Population	545	11,031	14,663
Average Age	43	46	46
Average Age (Male)	43	44	44
Average Age (Female)	44	48	47

**Households & Income**

	1 Mile	3 Miles	5 Miles
Total Households	245	4,985	6,449
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$77,378	\$79,633	\$83,787
Average House Value	\$215,640	\$269,960	\$272,984

Demographics data derived from AlphaMap