



FOR LEASE
202 SPAULDING ST

385,506 SF
DOWAGIAC, MI

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



INTERIOR RAIL SPUR



**A/C IN OFFICE
PORTION**



1,480 KVA POWER



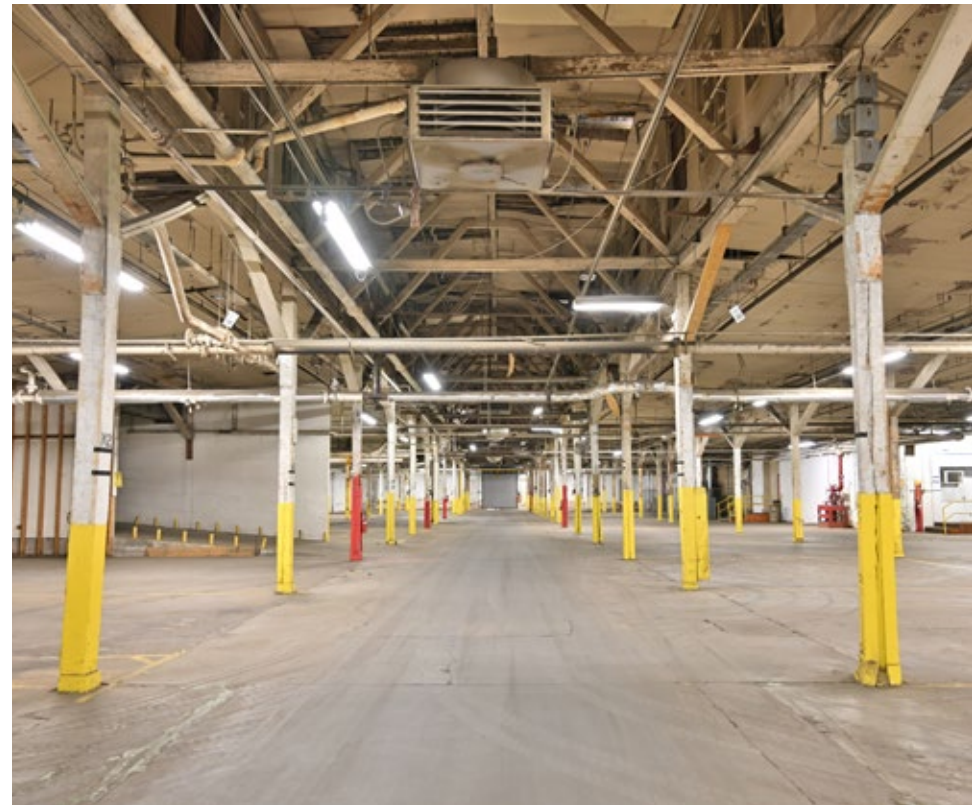
**FRESH EXTERIOR
PAINT**



PROPERTY DETAILS

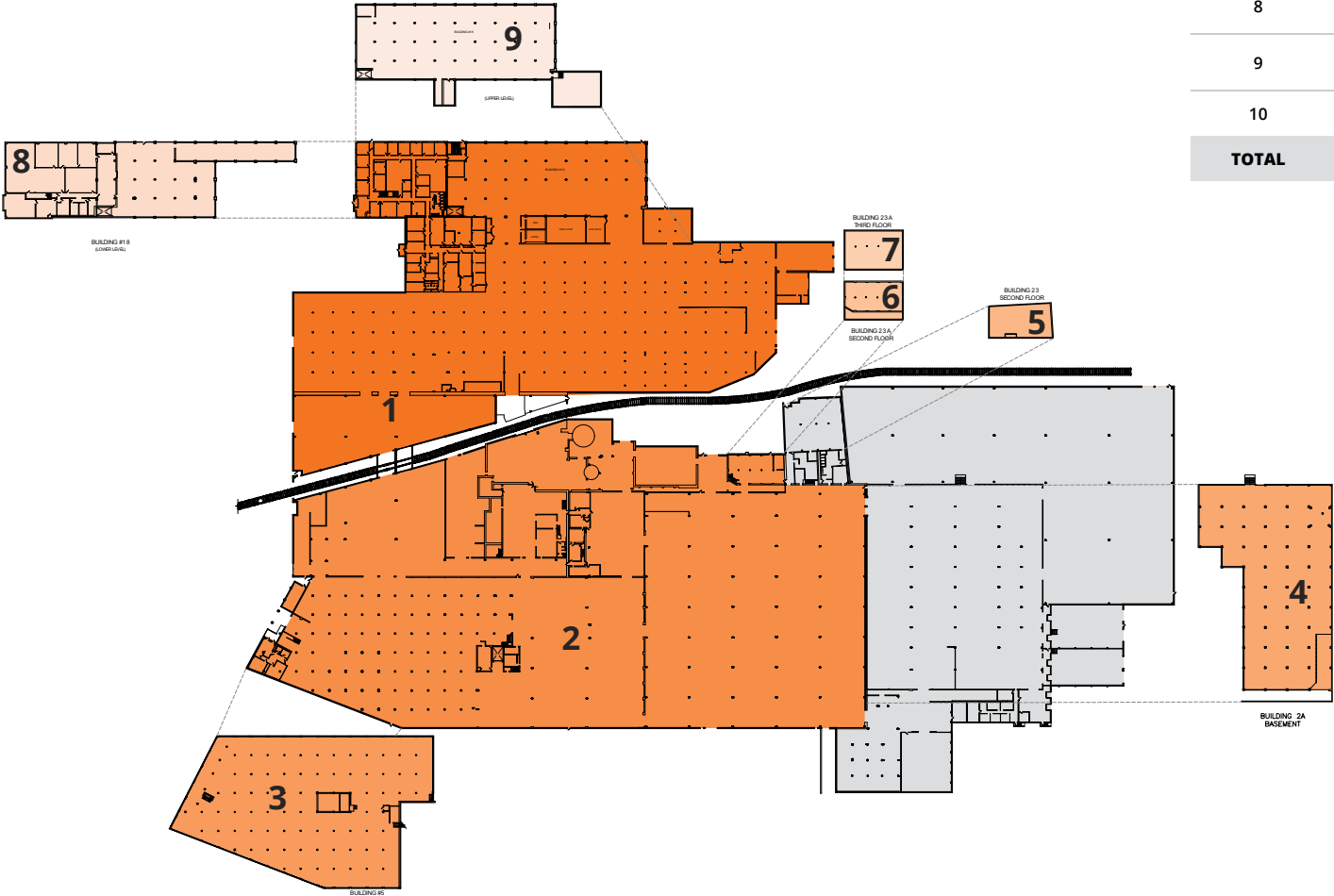
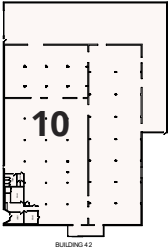
202 SPAULDING ST | DOWAGIAC, MI

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

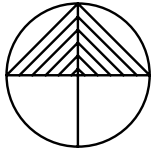


FLOOR PLAN

202 SPAULDING ST | DOWAGIAC, MI



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

202 SPAULDING ST | DOWAGIAC, MI

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

