



Industrial Building – For Lease

- 11,036 Square Feet
- 0.62 Acres
- Zoned M-1 Light Industrial/Wholesale
- 14 – 18' Ceiling Height
- 5 Overhead Doors

Service-oriented space available for lease in Ludington. Elevate your business operations in this versatile 11,036 SF service building, perfectly positioned near downtown Ludington. This property offers a unique dual-purpose layout featuring a **3,500 SF high-end office suite** that was recently remodeled with private offices, a professional conference room, and a modern kitchen. The attached **7,500+ SF warehouse/shop** is built for performance, with five 14' drive-in overhead doors for seamless equipment and vehicle access. Located just blocks from the SS Badger and Ludington Bay Brewing, you'll be at the center of Ludington's commercial activity.

Lease Price: \$7.00/SF/YR NNN (\$6,437.67/Mo.)

For more information, please contact:

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700 Terrace Point Drive, Suite 200
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Building Features

Industrial Area	
Manufacturing/Shop SF	3,540
Warehouse SF	3,800
Floors	1
Air Conditioning	No
HVAC	Unit Heaters
Ceiling Height	14' – 20'
Sprinklered	Yes
Lighting	Fluorescent
Electric Service	240 V – 3 Phase
Column Spacing	N/A
Grade Level Doors	5
Loading Docks	0
Floor Drains	Yes
Compressed Air	Yes
Cranes	No
Shop Office	Yes
Shop Lunch Room	No
Shop Restroom	Yes

Office Area	
Office SF	3,500
HVAC	Forced Air
Air Conditioning	Yes
Sprinklered	No
Ceiling Height	8'
Lighting	LED/Fluorescent
Private Offices	Yes
Conference Room	Yes
Lunch Room	Yes
Restrooms	2
Kitchen/Break Room	Yes



For more information, please contact:

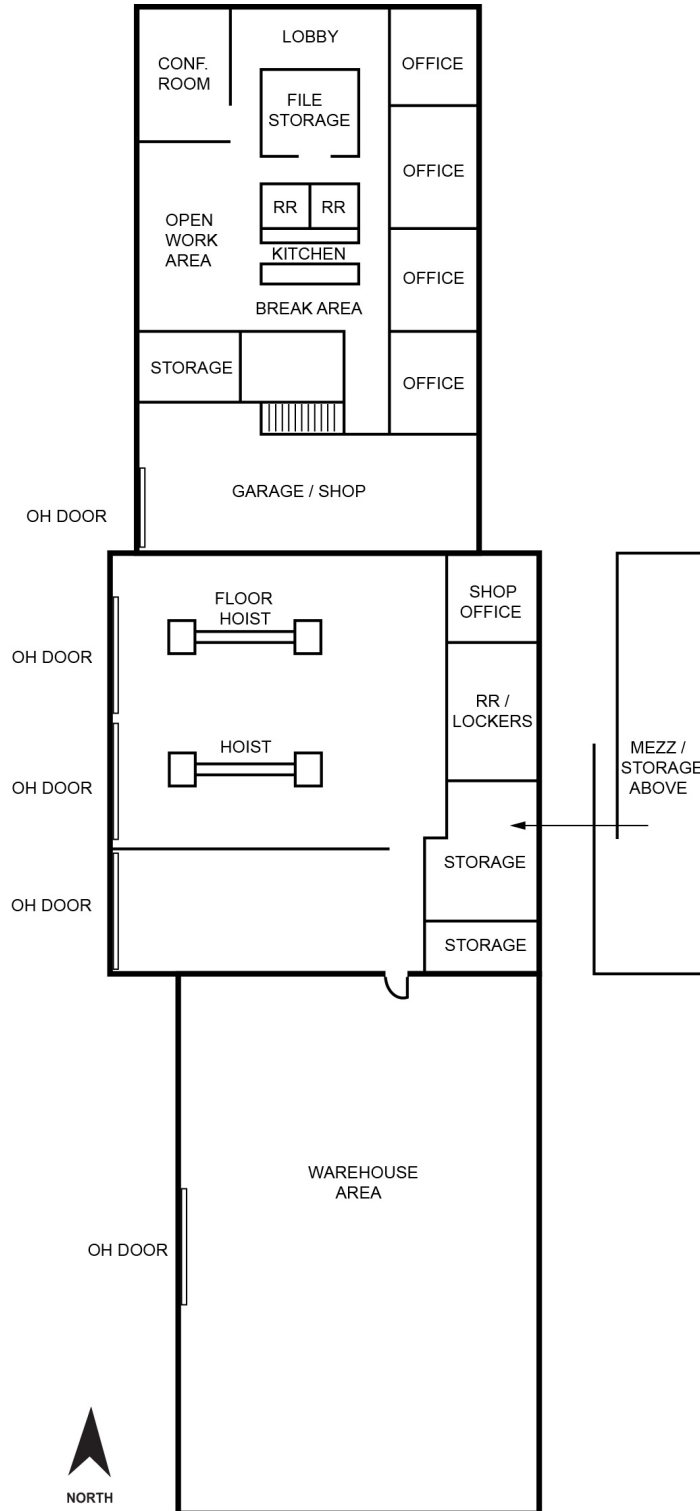
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Floor Plan



*Not drawn to scale.

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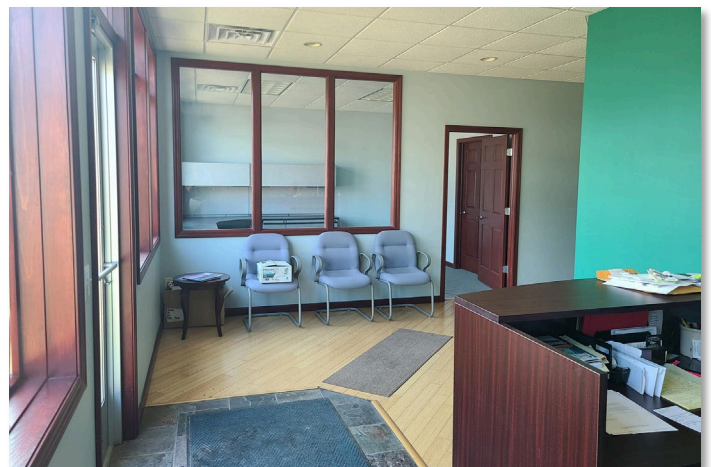
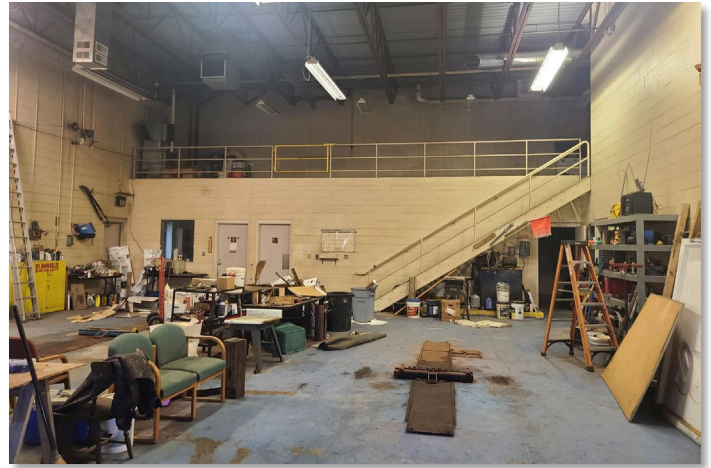


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Photos



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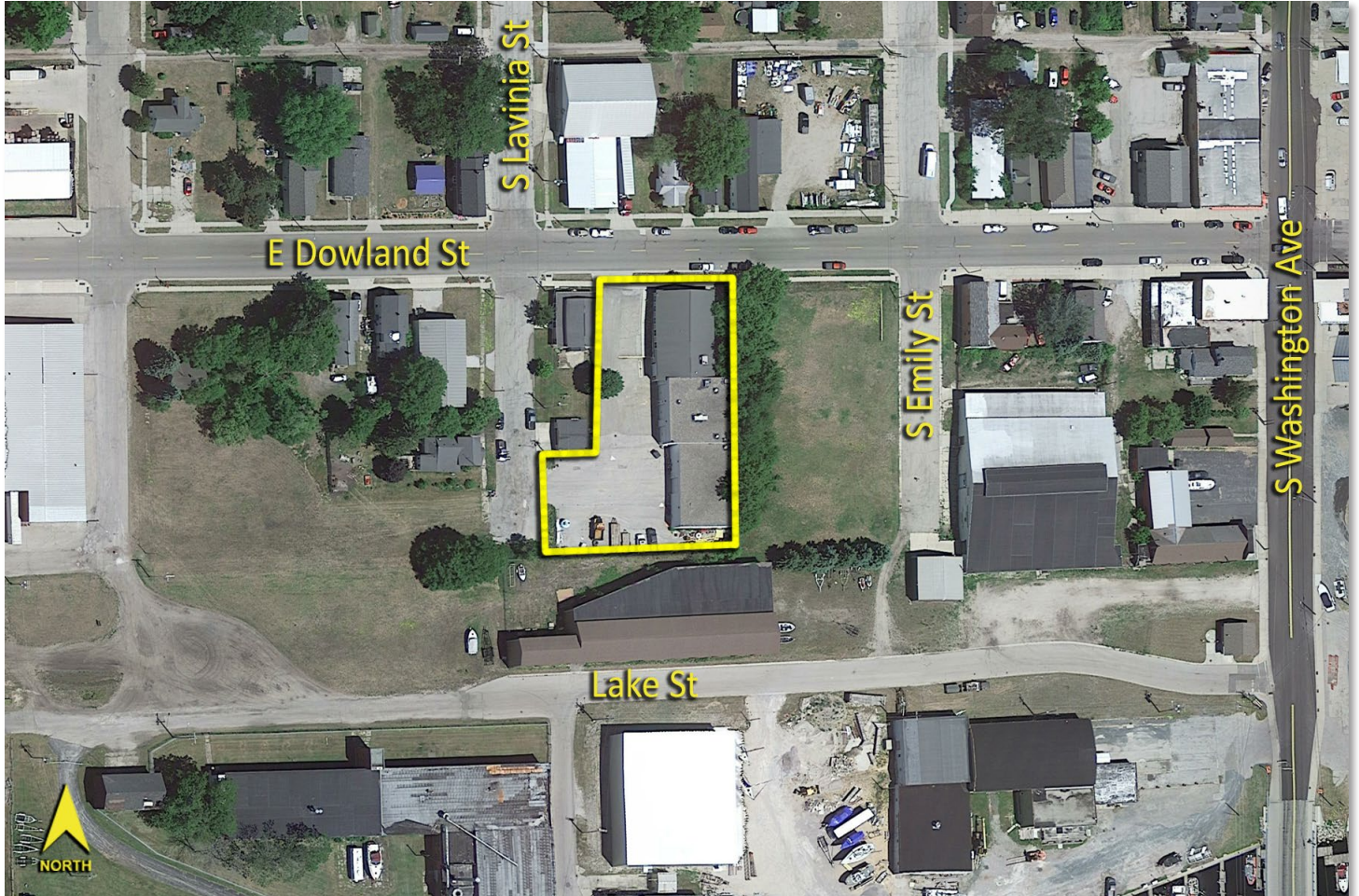
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Aerial



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