

SALE

INDUSTRIAL



56625 WOODHOUSE DR.



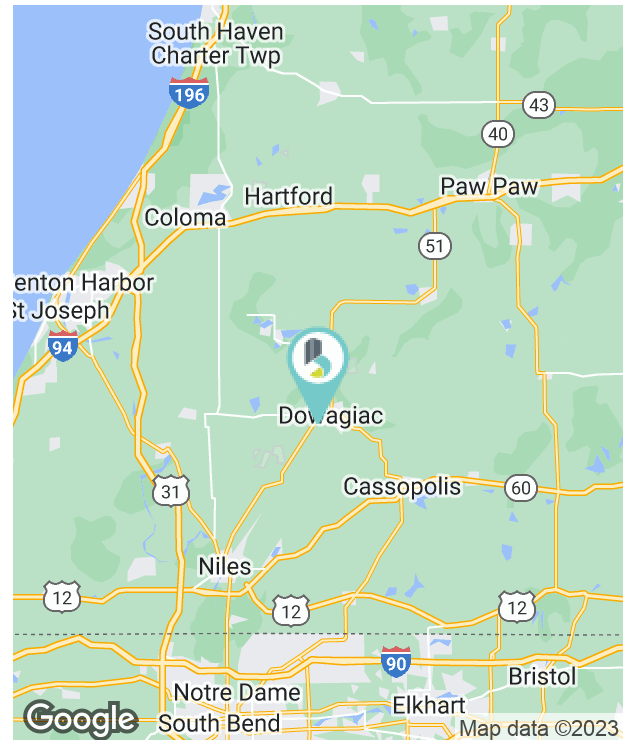
56625 WOODHOUSE DR., DOWAGIAC, MI 49047

PROPERTY OVERVIEW

Woodhouse Dr. is a 21,000 sf. industrial facility with clear-span pre-engineered metal construction. The building sits on 8.72 acres on two parcels, providing a vast area for trailer parking or outside storage. The second parcel also allows for an additional ingress/egress point via Industrial Drive. Building dimensions are 60' north to south by 350' east to west. The interior is accessible via 4 docks staggered in pairs on either end of the building and 5 grade-level doors. 3 open-air truck docks sit on the building's east end, bringing the total dock count to 7. The fire suppression system was recently converted to a dry system allowing for lower heating requirements in the winter. The office on the west end of the building is approximately 1,200 sf. with additional office on the mezzanine not included in the square footage count.

PROPERTY HIGHLIGHTS

- 21,000 sf. Clear Span Facility
- 8.72 acres with multiple ingress/egress points
- 7 Docks (3 Open Air)
- USA (480v) & Canadian (575v) 3 Phase



SALE PRICE \$780,000 (\$37.14/SF)

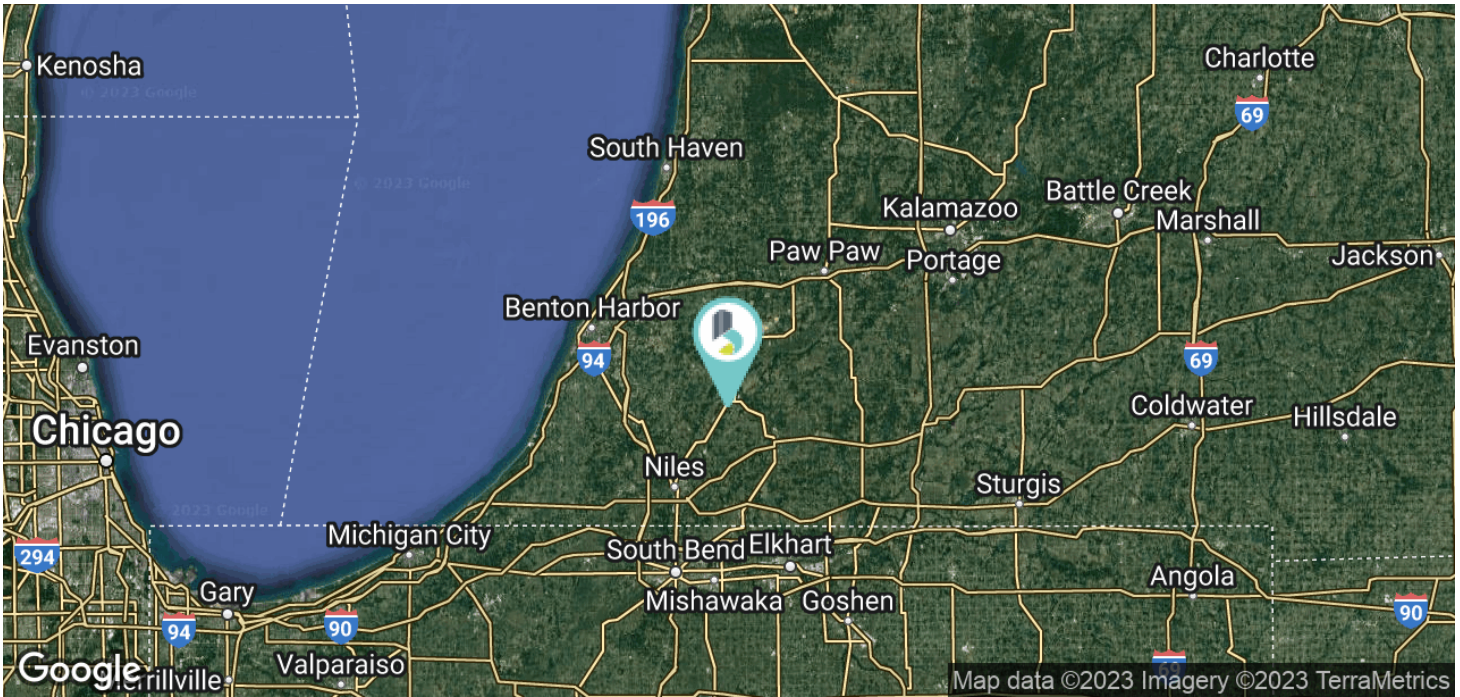
Lot Size: 8.72 Acres



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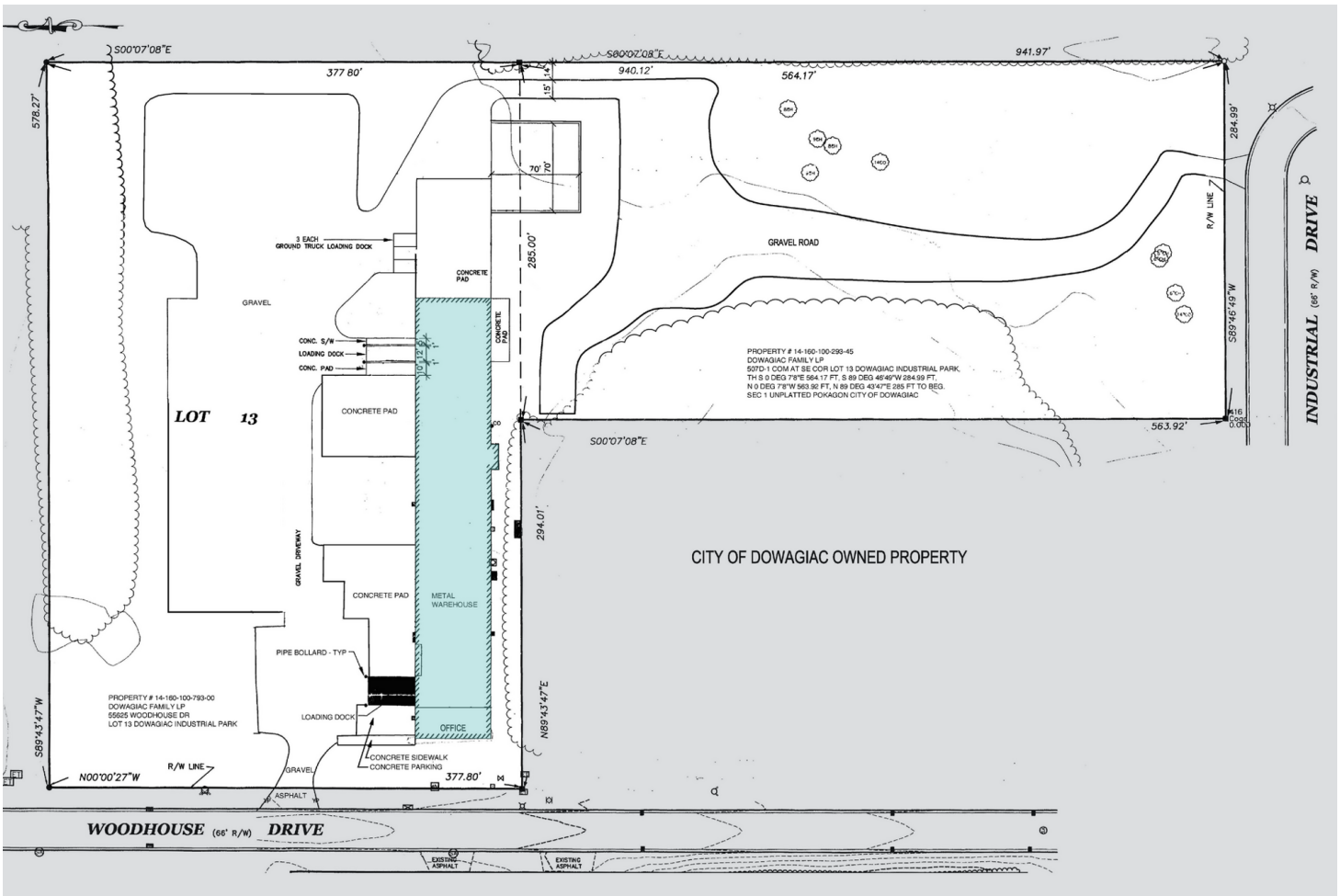
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