



South River Industrial Complex

2500 Moak St, Port Huron, MI 48060

Tarik Dinha

Epicentre

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(248) 343-3582





South River Industrial Complex

\$5.95 /SF/YR

Port Huron is the #6 busiest border crossing for commerce in the U.S. Conveniently located Blue Water Bridge International Border Crossing within minutes from I-94 & I-69 Freeways. Owner/Operator location with below market rents with flexible terms and cartage service available. Million dollars in recent improvements has been invested into the property . Building features include turnkey bays, ceiling heights range 14'-26' , on site, owner/management month to month...

- Port Huron is the #6 busiest border crossing for commerce in the U.S. Conveniently located Blue Water Bridge International Border Crossing.
- Land listing separate/available for storage.
- Below Market Rent Rates with flexible terms and cartage service available.
- Mixed use heavy manufacturing, warehousing/storage, production.
- Semi parking/outdoor heavy equipment storage available per vehicle or up to 5 acres.



Rental Rate: \$5.95 /SF/YR

Gross Leasable Area: 55,000 SF

Property Type: Industrial

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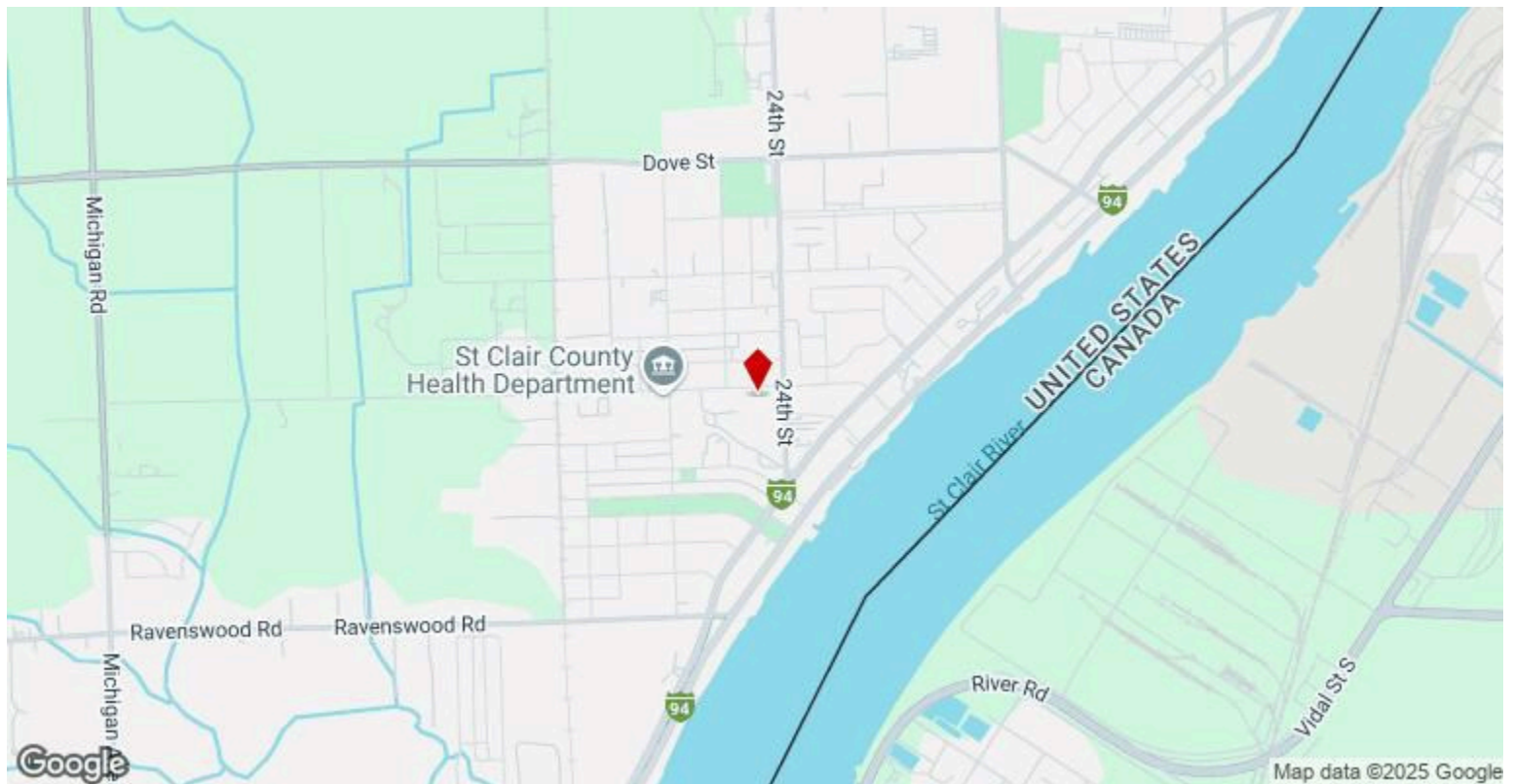
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1st Floor

Space Available	55,000 SF
Rental Rate	\$5.95 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	
Space Use	Industrial
Lease Term	Negotiable

55,000 SF Industrial Space | \$5.95 PSF | All New Roof, Sprinkler Heads (2025) All New Fire Alarm System (2024). 5 Acres of Additional yard storage available. this contiguous space offers an additional 7,000 SF of office if needed.



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Secure your industrial space today and optimize your business operations with significant savings!

Property Photos



Property Photos



Drive In Bay Door



Aerial

Property Photos



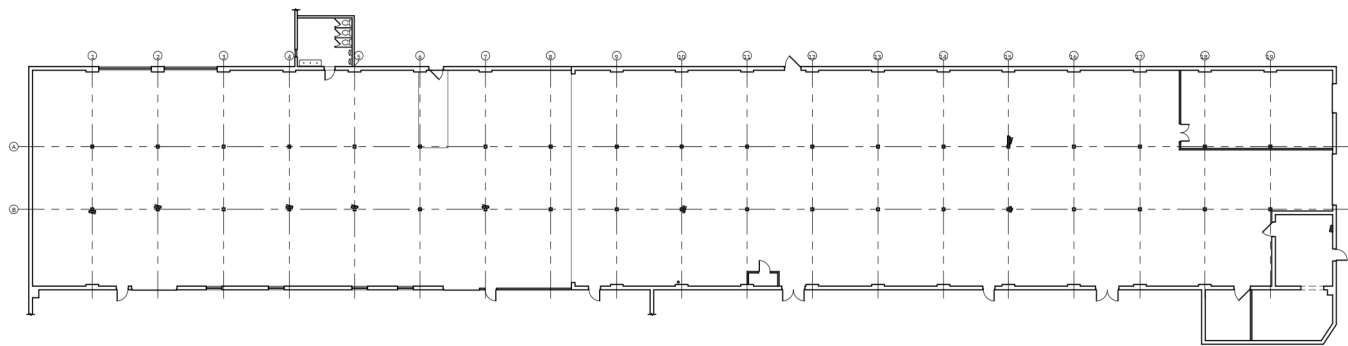
Property Photos



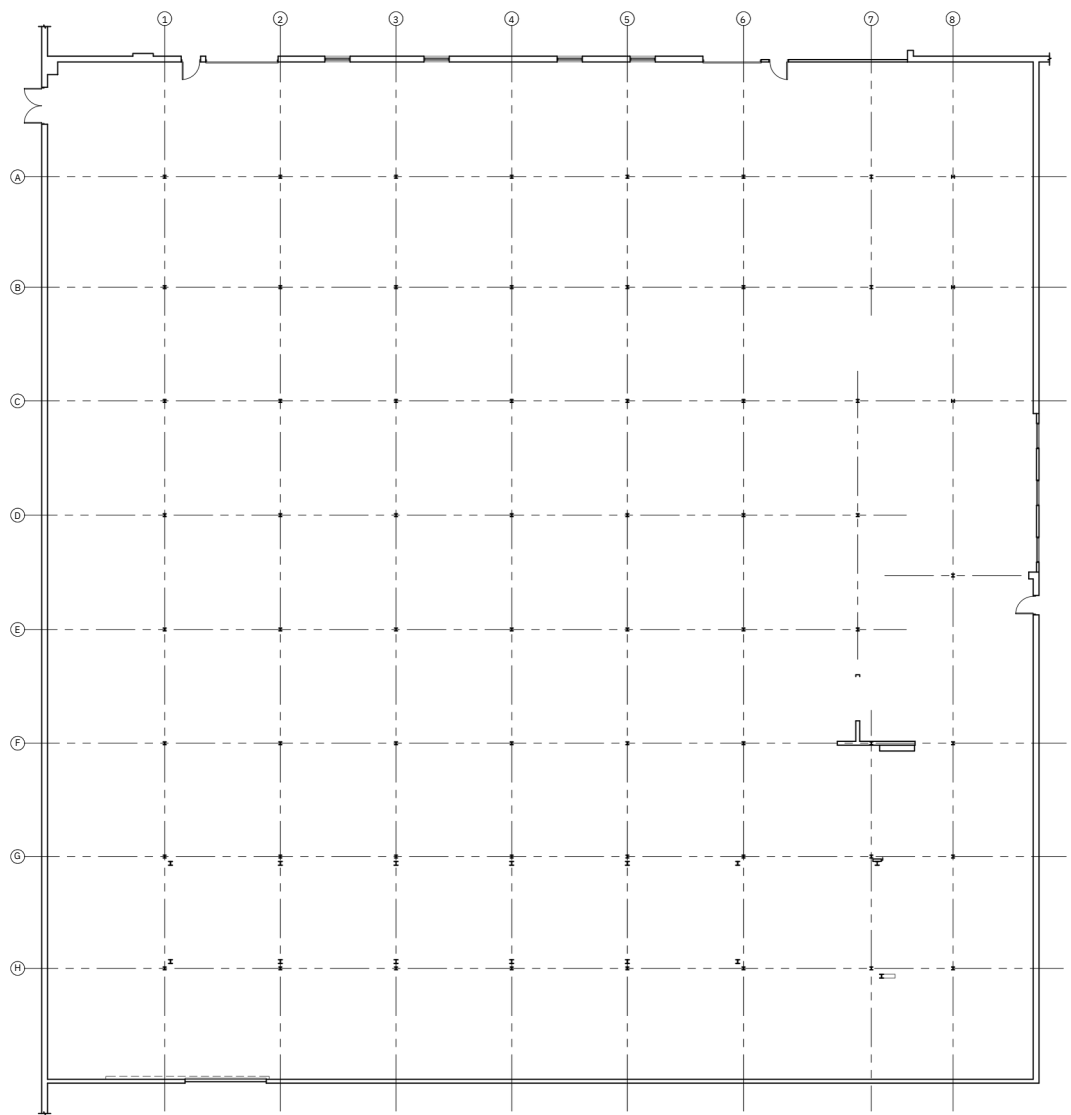
Property Photos



Floor Plans



AS-BUILT FLOOR PLAN
SCALE: 1/16" = 1'-0"



AS-BUILT FLOOR PLAN
SCALE: 3/32" = 1'-0"

DESIGN STRUCT
DESIGN • CONSTRUCTION • MANAGEMENT
23617 JOHN R ROAD
HAZEL PARK, MICHIGAN 48030
(248) 547-1500

PROJECT-LOCATION
South River building
3500 24th street
port huron, mi 48060

DRAWING TITLE:
AS-BUILT FLOOR PLAN

DRAWN RZ
CHECKED SCD/JWM
APPROVED SCD/JWM

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USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER DT1030124
SHEET NUMBER AB-1

DESIGN STRUCT
DESIGN • CONSTRUCTION • MANAGEMENT
23617 JOHN R ROAD
HAZEL PARK, MICHIGAN 48030
(248) 547-1500

PROJECT-LOCATION
24th Street building
3500 24th street
port huron, mi 48060

DRAWING TITLE:
AS-BUILT FLOOR PLAN

DRAWN RZ
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PROJECT NUMBER DT1030124
SHEET NUMBER AB-2