



*Available For Lease*

**1721 Dove St  
Port Huron, MI 48060**



# PROPERTY SUMMARY & PARCEL OUTLINE

Exceptional opportunity to lease 105,773 SF of industrial space in Port Huron, MI, strategically located just minutes off I-94, the vital thoroughfare connecting Detroit to the Canadian border via the Blue Water Bridge, the second busiest commercial trucking crossing in the United States. This expansive facility is designed to support large-scale logistics, distribution, and manufacturing tenants requiring seamless cross-border connectivity and high-volume throughput. With multiple loading docks, efficient clear heights, and ample yard space, it offers the size and functionality essential for complex industrial operations. Large-block space in this strategic corridor is rare, creating a compelling, time-sensitive opportunity for tenants focused on growth and operational efficiency. Flexible build-to-suit office options and dock additions or upgrades are also available to enhance operational efficiency and tailor the facility to your business requirements. Large-block space in this strategic corridor is rare, creating a compelling, time-sensitive opportunity for tenants focused on growth and operational efficiency.



# Property Details & Specifications

**Address:** 1721 Dove St, Port Huron, MI 48060

**Type:** Light Industrial Warehouse

**Total SF:** 105,773

**Acreage:** 5.51

**Dock Doors:** 2

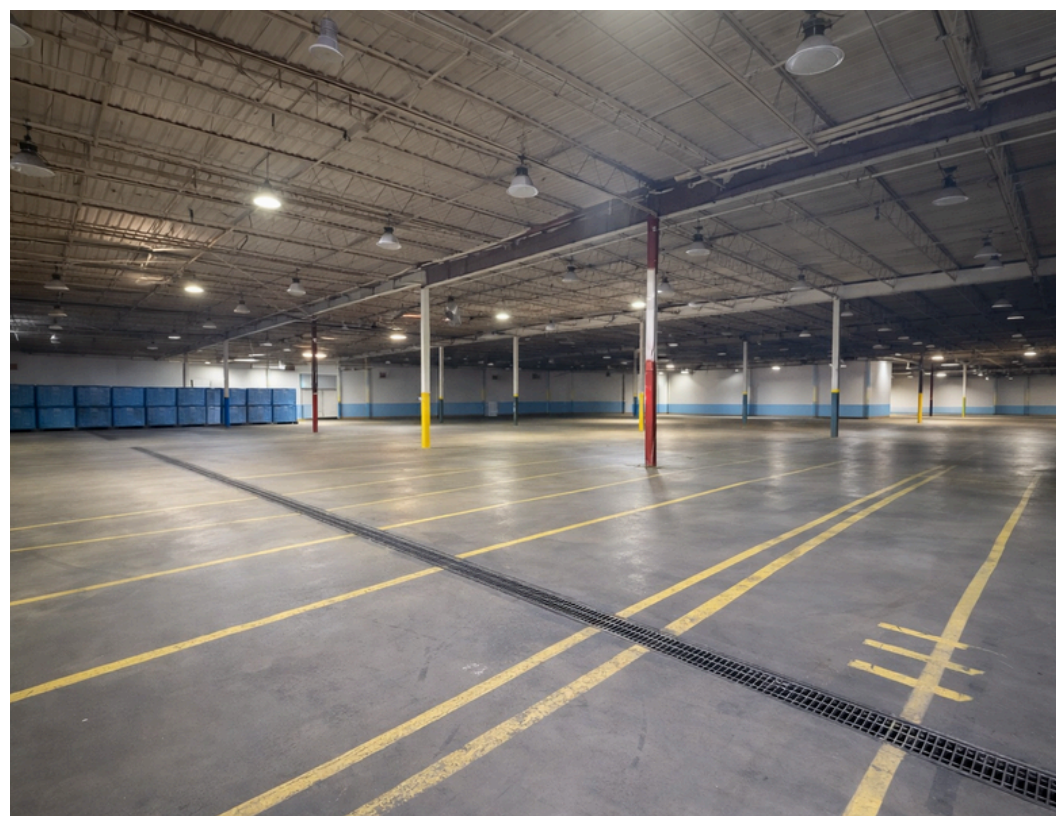
**Drive In Doors:** 3

**Clear Height:** 18'

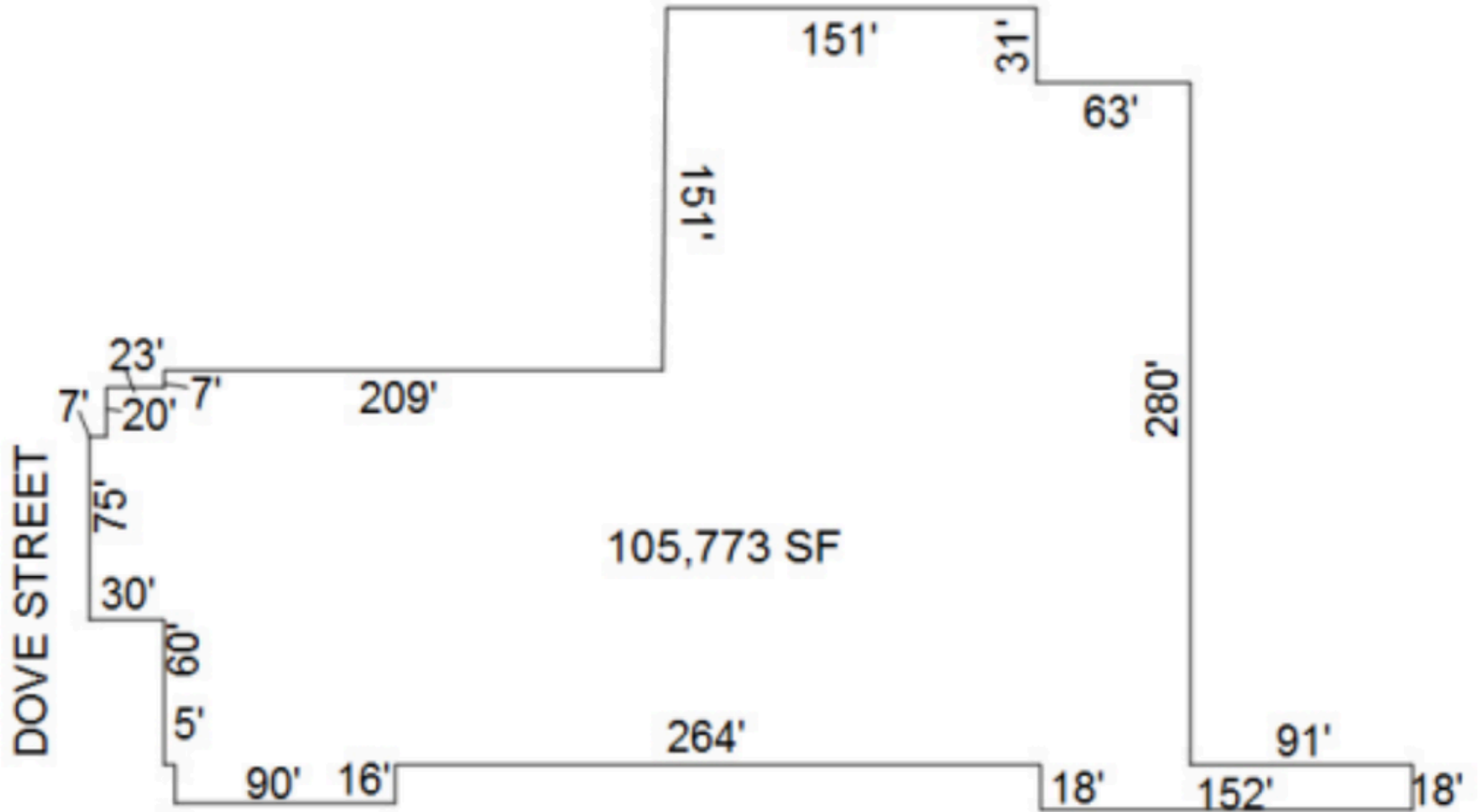
**Building Class:** B

**Year Built/Renovated:** 1966/1990





# Floor Plan



# PRIME INDUSTRIAL LOCATION - (PORT HURON, MI)

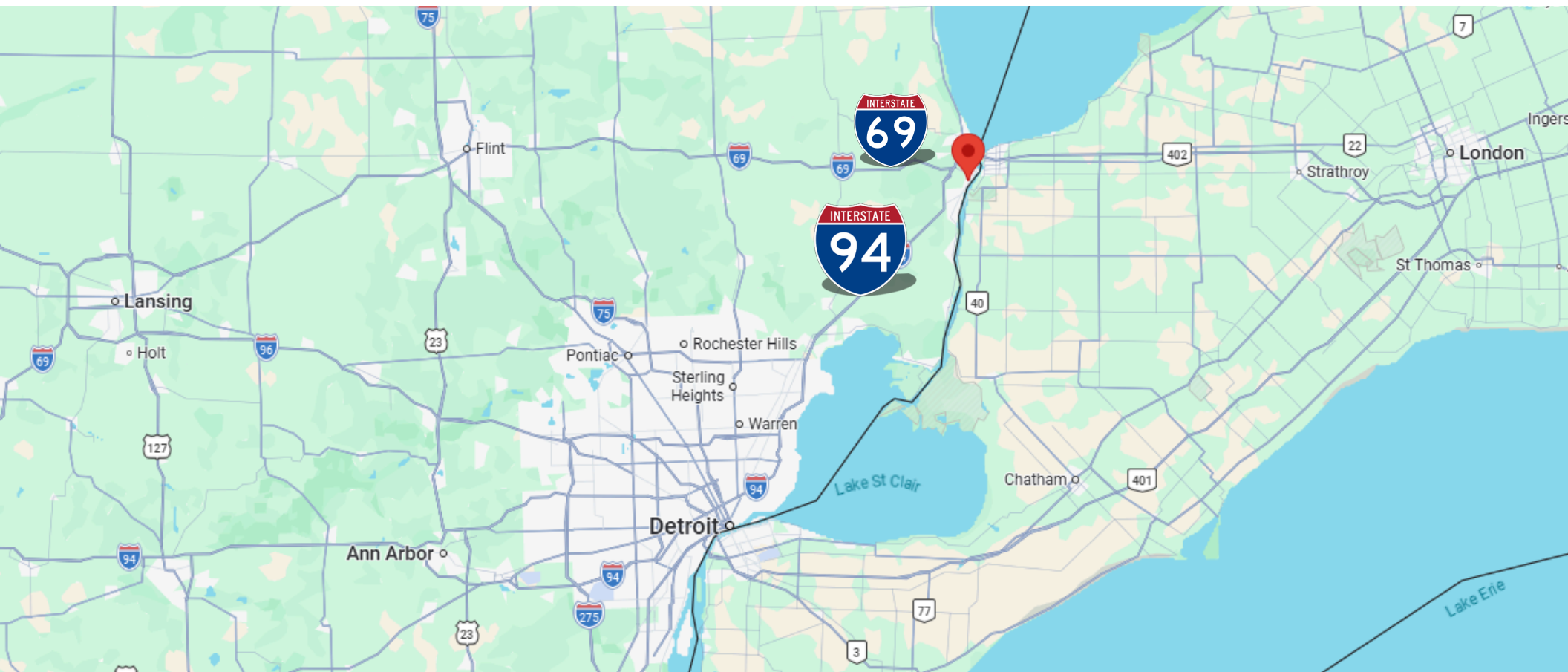
Port Huron, MI is a strategically positioned industrial market along the U.S.–Canada border, directly connected to Sarnia, Ontario via the Blue Water Bridge—one of the region’s key international trade crossings. The city benefits from strong access to I-69 and I-94, placing it within reach of major Midwest markets like Detroit while maintaining a lower-cost operating environment. With a workforce rooted in manufacturing and logistics, plus proximity to Great Lakes shipping routes, Port Huron supports a wide range of industrial users—from automotive and plastics to distribution and cross-border trade. Combined with below-market lease rates and accessible pricing, it presents an attractive opportunity for both tenants and investors seeking strategic location and long-term value in a secondary market.

## LOCATION KEY DISTANCES

**Detroit - 60 Miles**

**I-69 - 3.4 Miles**

**I-94 - 3.2 Miles**





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