



201 Percy St

Dowagiac, MI 49047

Property Highlights

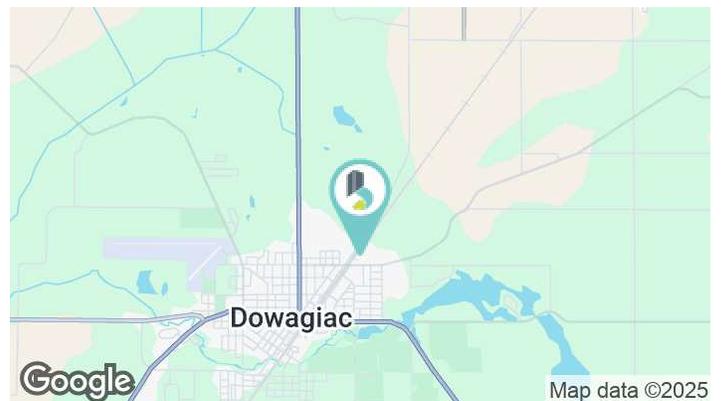
- Sufficient quantity of on-site parking or expansion area
- Large amperage capacity 480v 3 Phase power
- Three building complex that can be sold as a package or individually as needed.
- Abundance of manufacturing capabilities and infrastructure
- Available industrial properties within submarket is extremely limited.
- Room for expansion or existing facilities could also allow for connection between them. .
- South Building has climate control environment.
- North Building has 5 ton crane with a 21' x 14' GLD.

SALE PRICE

\$3,150,000

Building Size:

78,661 SF



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Location Information

Street Address	201 Percy St
City, State, Zip	Dowagiac, MI 49047
County	Cass

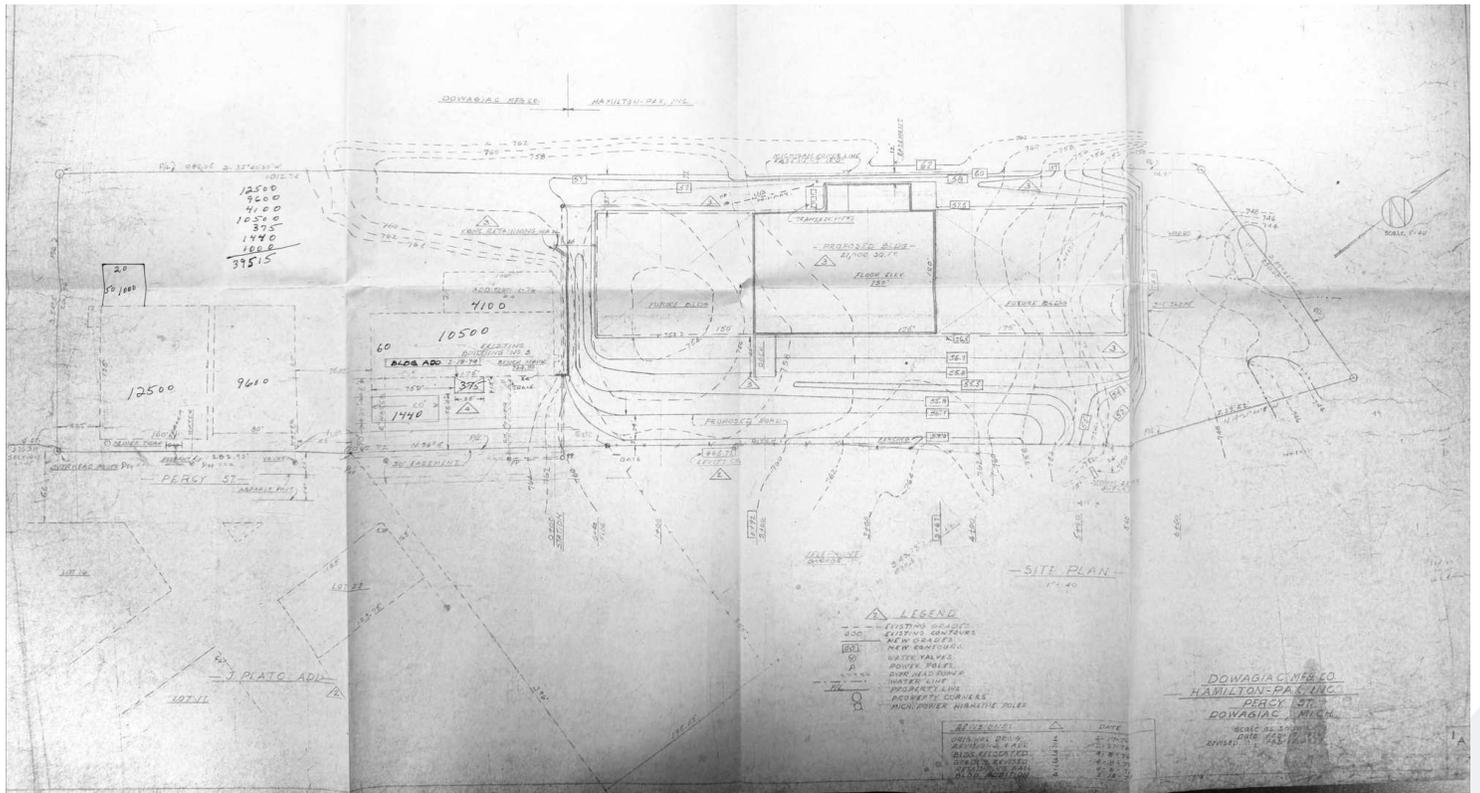
Building Information

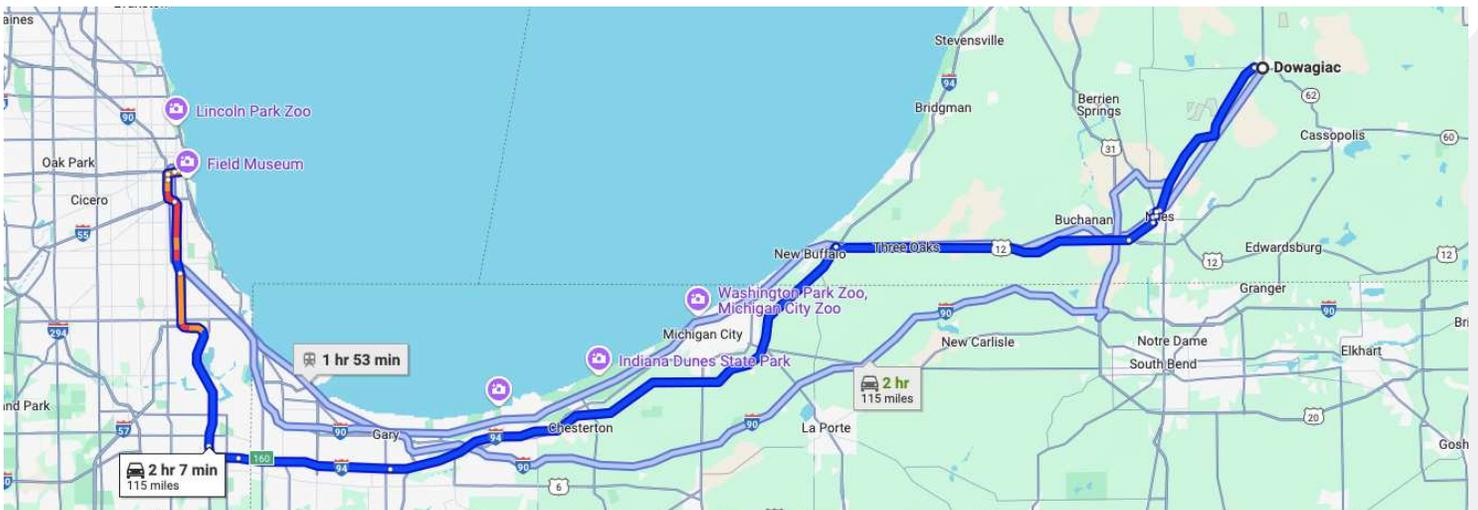
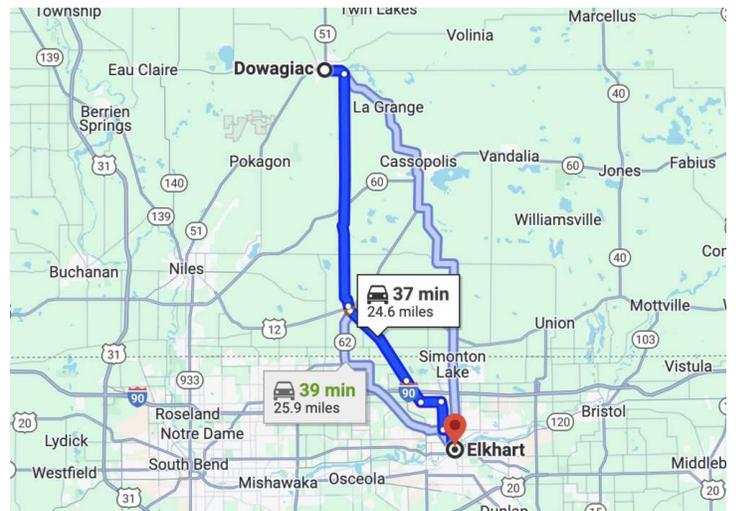
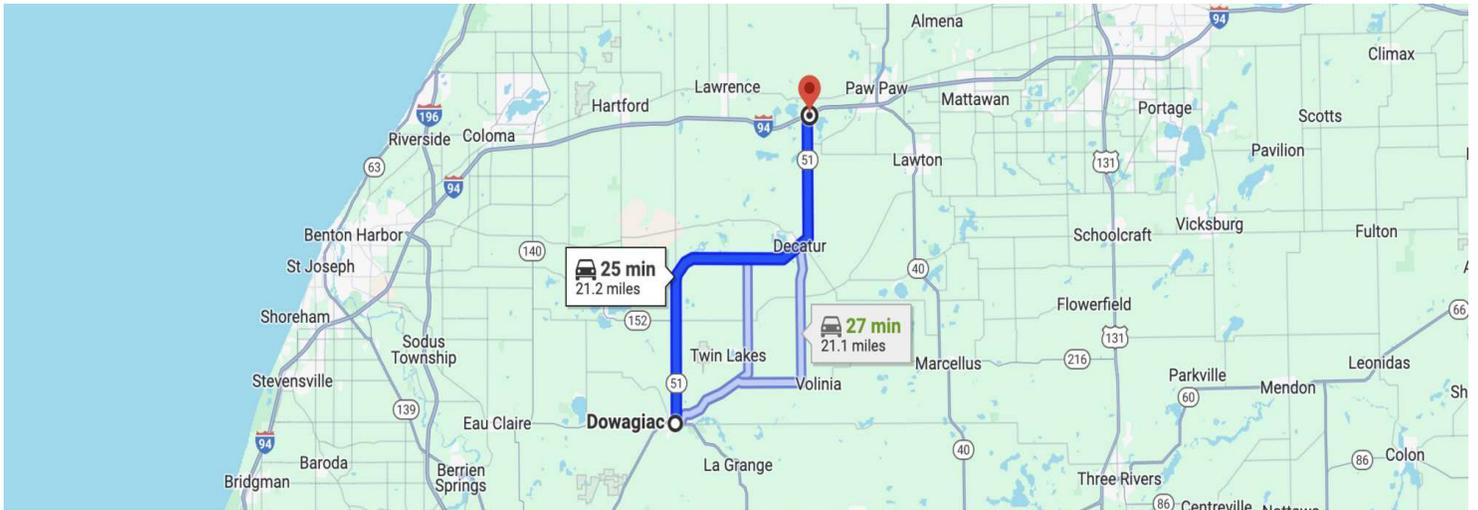
Building Sizes	South Building: 26,260 SF Middle Buildings: 15,093 SF North Building: 33,770 SF Misc. Buildings: 3,538 SF TOTAL: 78,661 SF
Lot Size	7.41 Acres

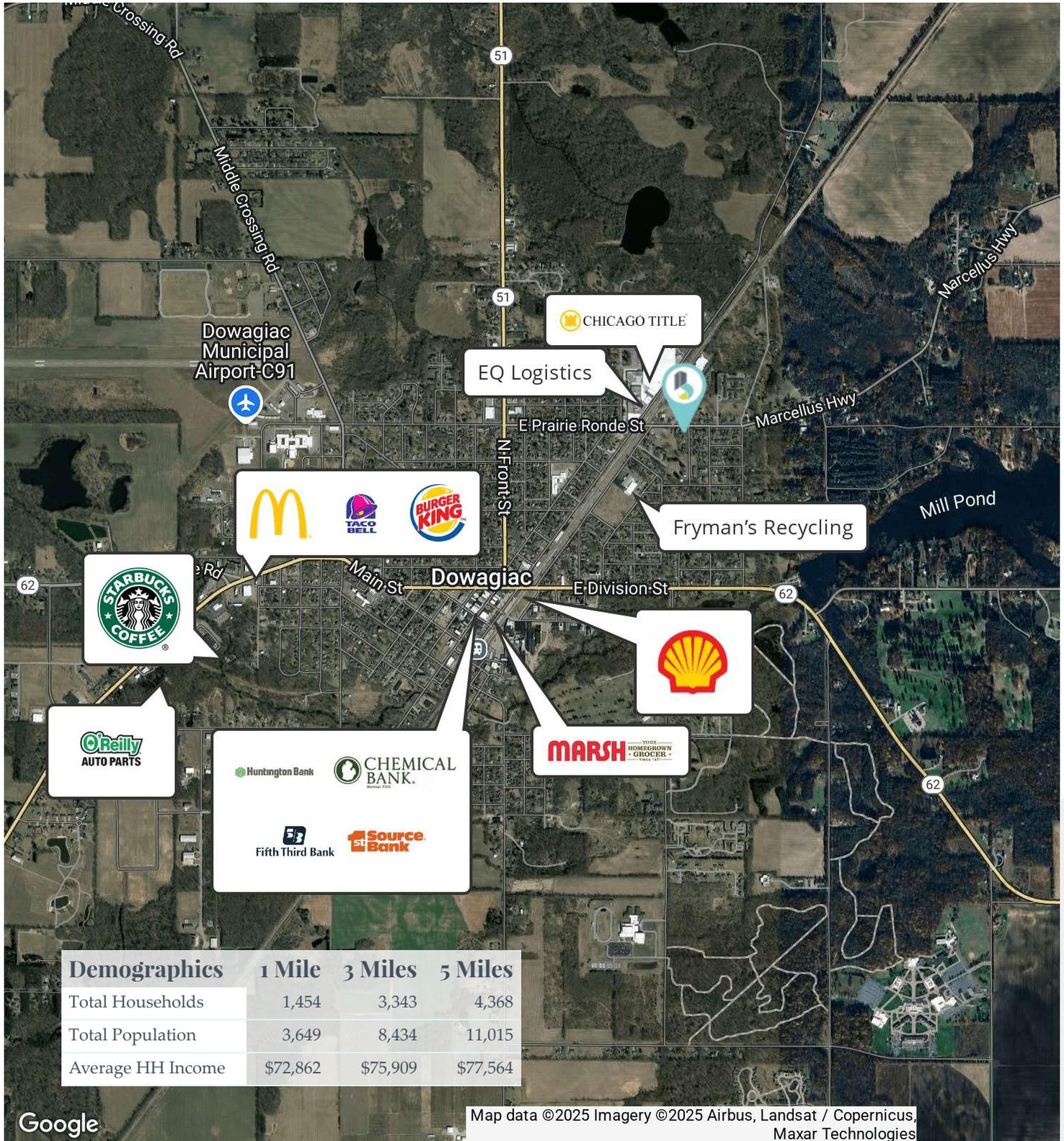
Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Parcel ID	14-160-300-003-20 14-160-300-003-00 14-160-300-003-10 14-160-300-812-01
Assessed Values	South Building: \$301,900 Middle Buildings: \$148,700 North Building: \$309,300 TOTAL: \$759,900 (\$9.66/SF)
Taxes 2024	South Building: \$8,246 Middle Buildings: \$13,911 North Building: \$17,399 TOTAL: \$39,556 (\$0.50/SF)









Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,454	3,343	4,368
Total Population	3,649	8,434	11,015
Average HH Income	\$72,862	\$75,909	\$77,564

Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies