

SALE

LAND



INDUSTRIAL DR.



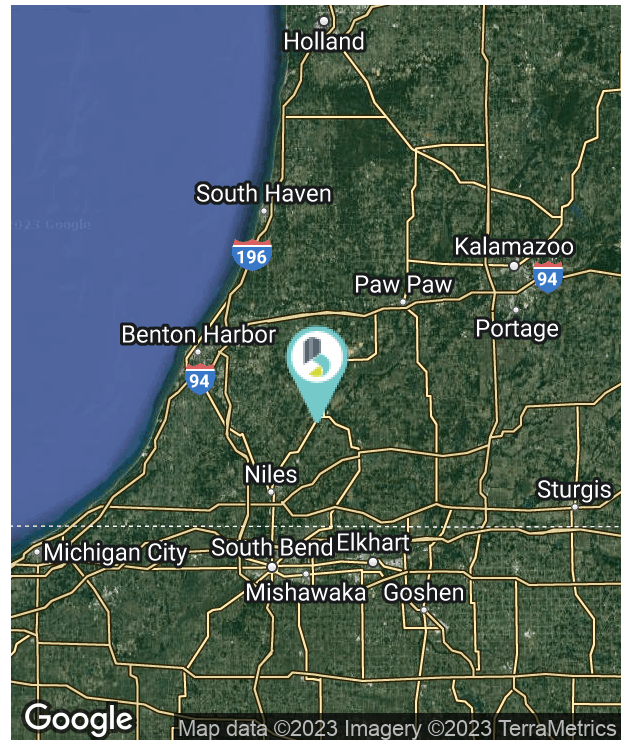
INDUSTRIAL DR., DOWAGIAC, MI 49047

PROPERTY OVERVIEW

Nearly 20 acres of industrial property ready for development. The sites eastern border runs with parallel with serviced by Norfolk Southern rail. The site is dry and free of wetlands. Owner is willing to deforest the property at the asking price. The City Of Dowagiac is very friendly to incoming businesses and as a result of incentives beyond the PA-198 tax abatement may be available.

PROPERTY HIGHLIGHTS

- 20 acres of developable industrial property
- Rail Access (Norfolk Southern & Amtrak)
- Water, sewer, and electricity to the site
- No wetlands on site



SALE PRICE \$1,000,000

Lot Size: 19.59 Acres

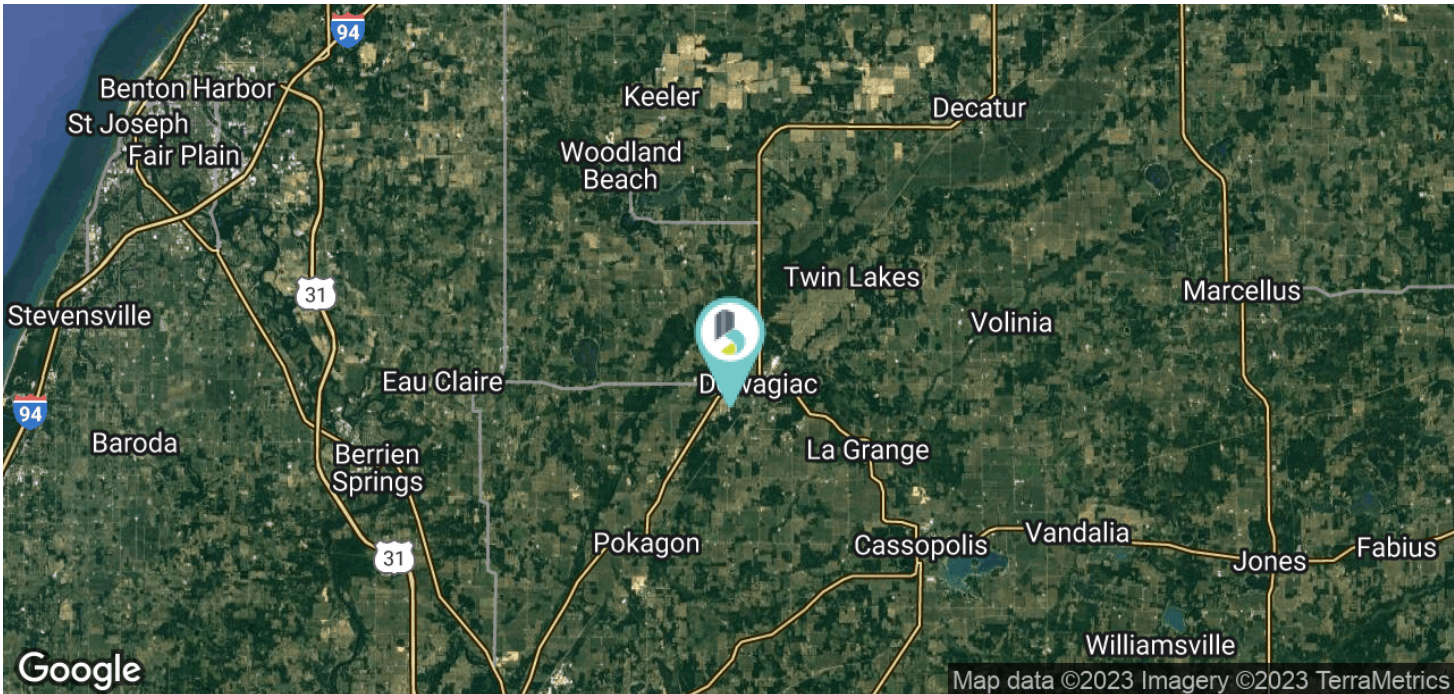




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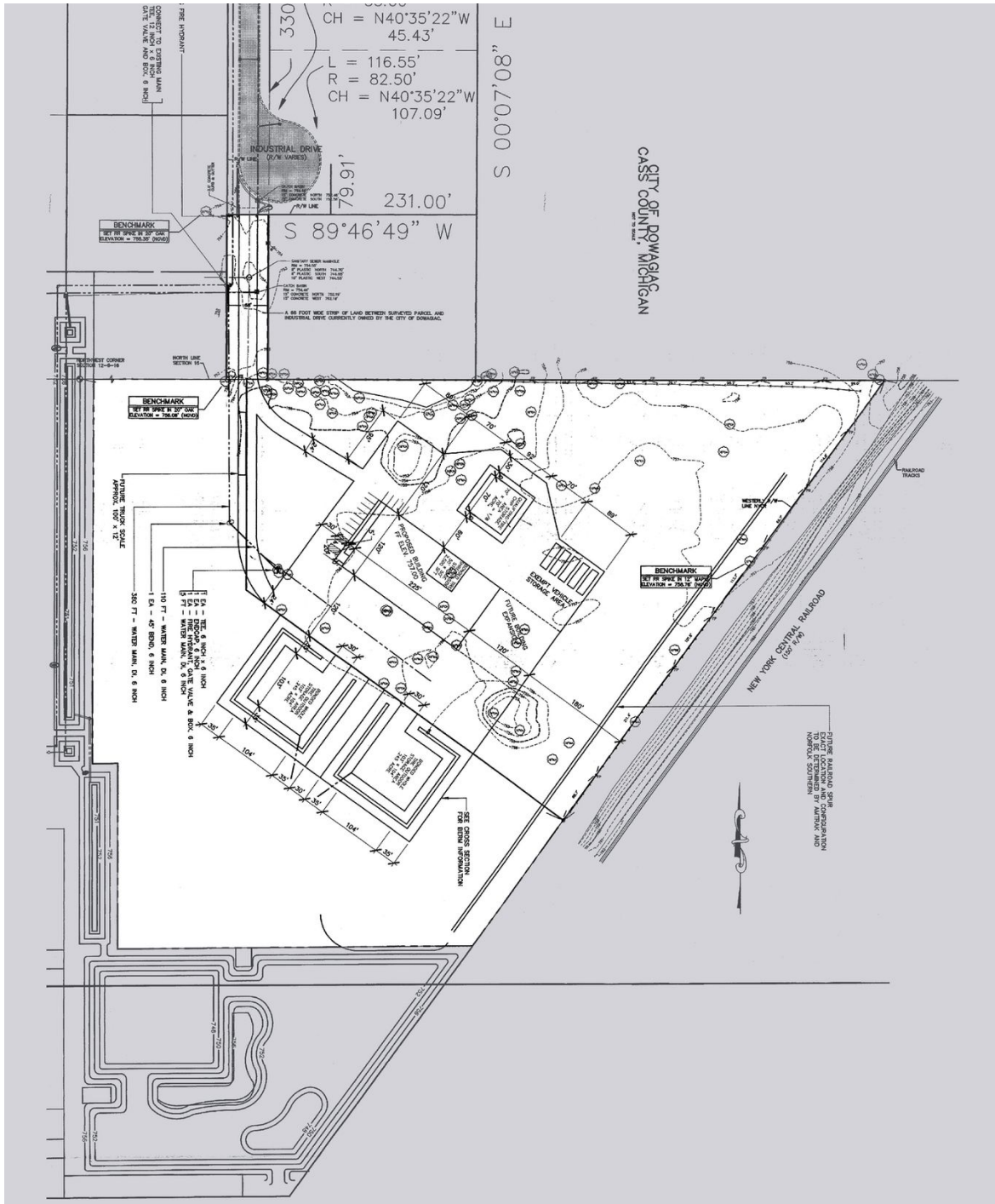
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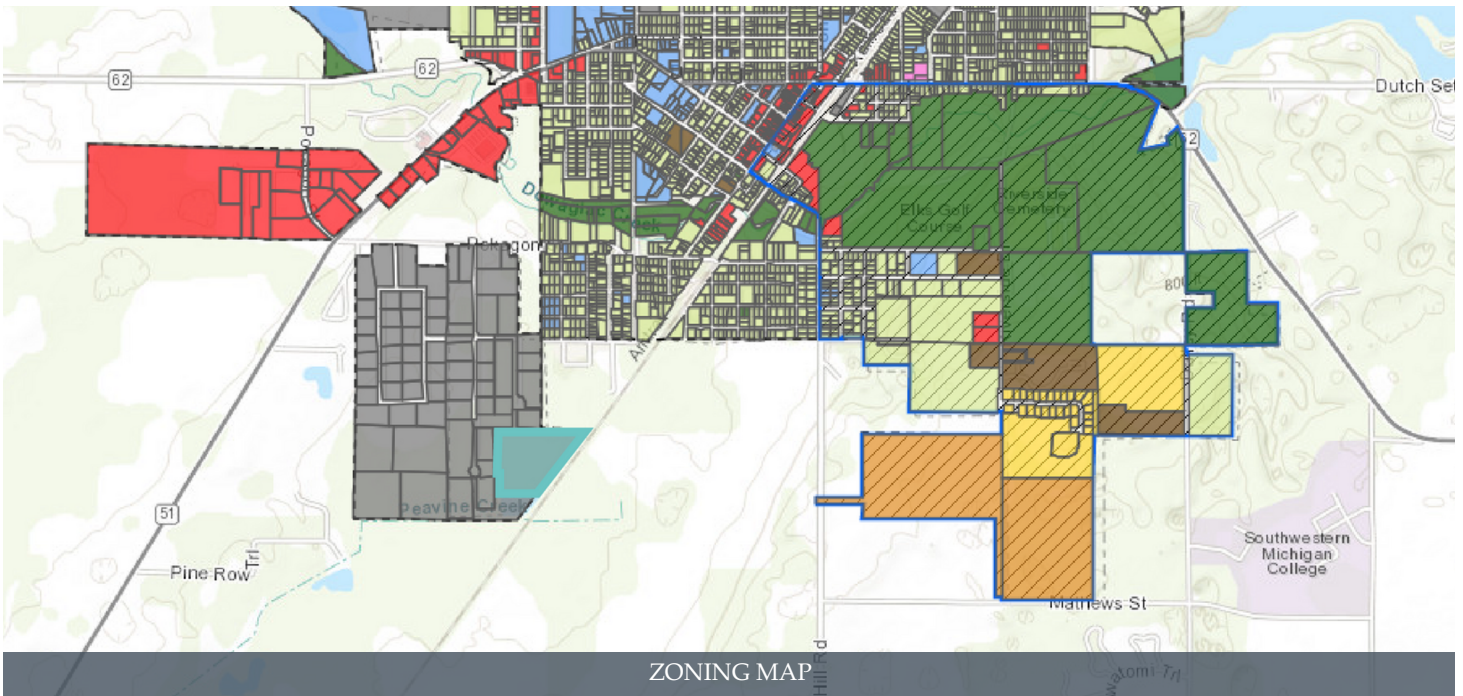
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ZONING MAP



WETLANDS

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UTILITY INFORMATION

Water

(City) 12" transmission line with a flow of approximately 2,500 gallons/minute
The system has a 1.7 million-gallon storage capacity. The water filtration plant treats 1,400 gallons/minute
Water treated for iron removal, disinfection, and fluoride treatment

Sewer

(City) 10" Sanitary line
Pumping station capacity 80 gallons/minute
The sewage treatment plant can process 2.5 million gallons/day. The current capacity is 1.3 million gallons/day

City Electric System

33.4 KV transmission line approximately ½ mile north of site
10 MVA substation approximately 2 miles from the site

AEP Electric System

34.5 KV transmission line approximately ½ mile north of the site
69 KV transmission line ½ mile to the south
A substation is approximately 4.5 miles from the site

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