



**FIRST**  
COMPANIES

**INDUSTRIAL**  
**FOR SALE**

218/246 E. Dowland St.  
302 Dowland St. &  
707 George St.  
Ludington, MI 49431

### AVAILABILITY

- 246 Dowland - 68,601 SF / 2.37 acres
- 302 Dowland - 0.893 Acres
- 707 George St. - 0.04 Acres

### ASKING PRICE

- \$2,500,000

### BUILDING AMENITIES

- **WAREHOUSE / MANUFACTURING BUILDING**
- **OFFICE AREA**
- **FREIGHT ELEVATOR TO LARGE MEZZANINE AREA**
- **16'-18' CEILING HEIGHTS**
- **7 DOCKS**
- **ZONED M-1**
- **POTENTIAL FOR REDEVELOPMENT TO MIXED USE WITH WATER VIEW**



### FOR SALE - INDUSTRIAL PROPERTY

218/246 Dowland, 302 Dowland & 707 George St,  
Ludington, MI 49431

#### INDUSTRIAL BUILDING AND LOTS FOR SALE

68,601 SF Warehouse / Manufacturing building on 2.37 acres for sale and priced to sell. Building is insulated with 16'-18' ceilings, 7 docks, a freight elevator to a large mezzanine and an office area included. Combined parcels are 3.9 acres and could be redeveloped for mixed use with water view or continue to be used for warehouse / manufacturing.



### CONTACT US

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## AERIAL VIEW



## SATELLITE VIEW



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## PHOTOS



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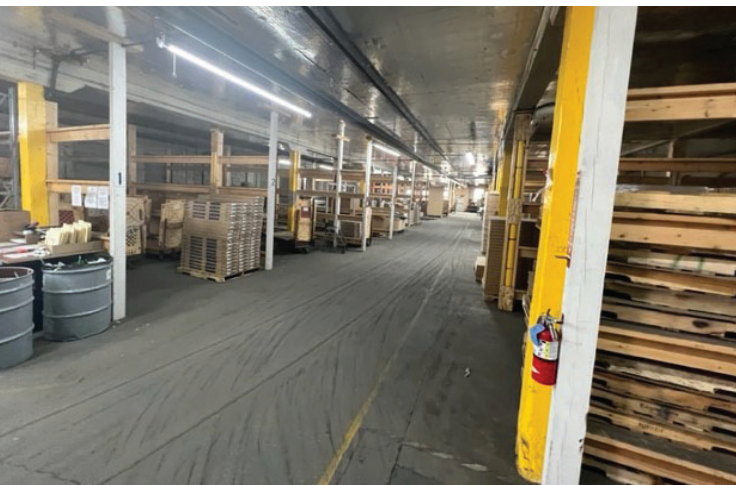
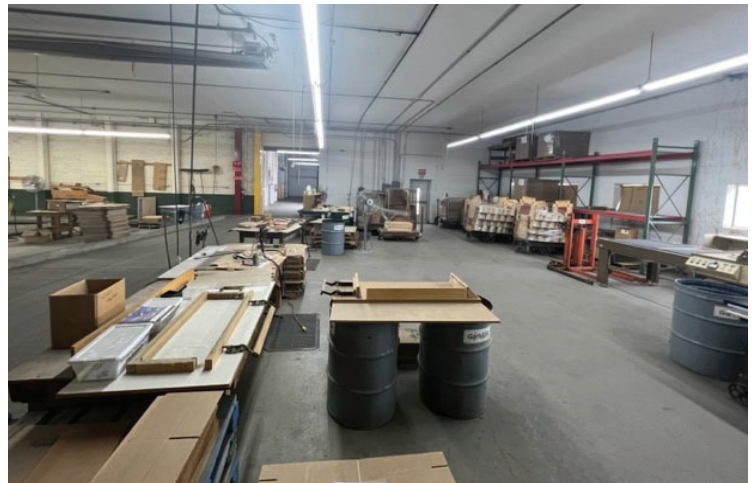
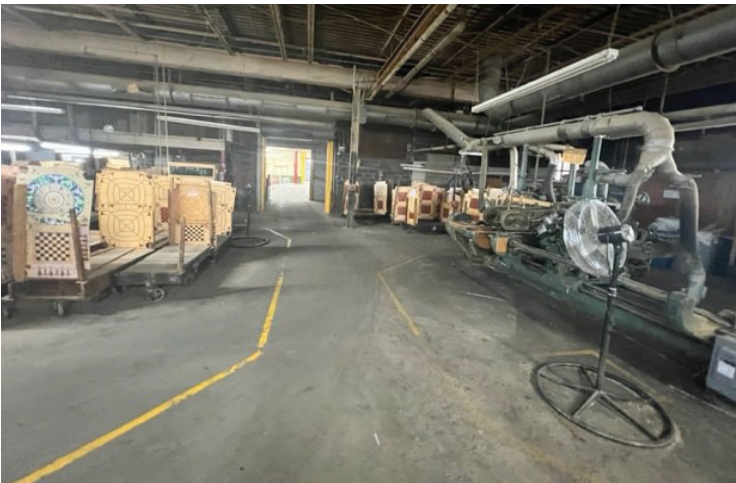
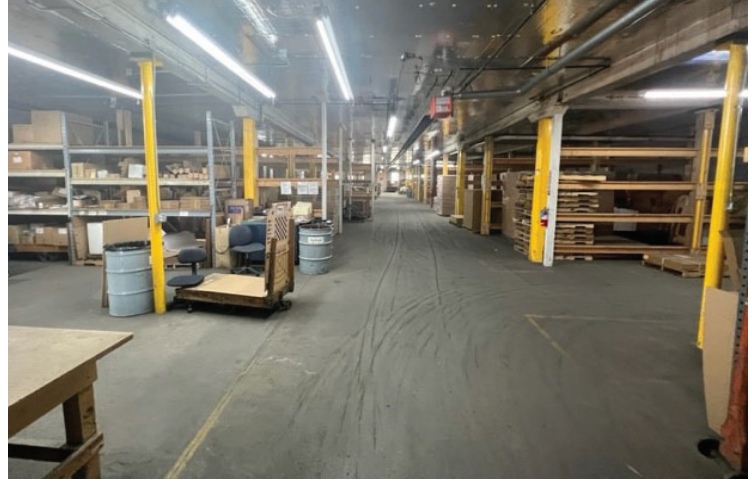
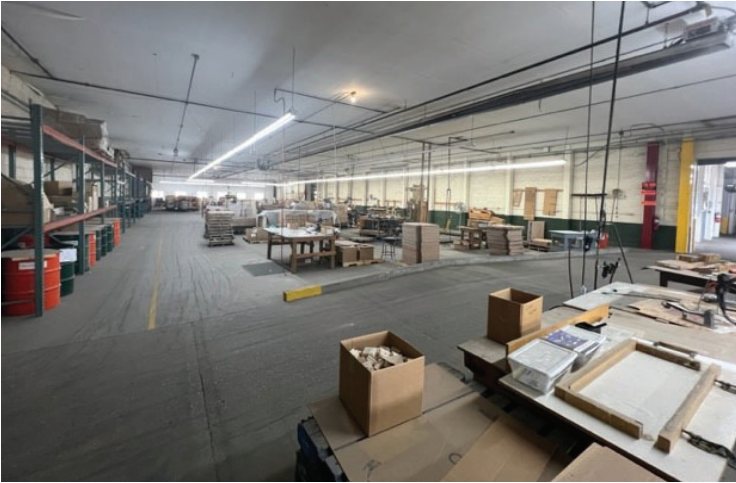
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