

Industrial Building for Sale

100 LaGrange Street

Dowagiac, Michigan 49047



PRICE REDUCED! | 17,000 SF Light Manufacturing Building on 0.26 Acres



Snapshot

Building:	17,000 SF
Land:	0.36 Acres
Zoning:	Light Industrial
OH Doors:	2
Docks:	1 with Leveler
Clearance:	10' to 12'
Power:	3-Phase

Reduced Price: \$169,000 (\$225,000)

Property Details

17,000 SF light manufacturing building on 0.36 acres. The second level addition has approximately 2,500 SF of office space that is accessed by one internal stairwell and an elevator. The upstairs space features a large open area, full kitchen, five private offices and restrooms. The main level area has 10 FT to 12 FT eave height, flat rubberized roof, two overhead doors and one dock with leveler. The building is served by 3-phase power and is zoned Light Industrial.



4100 Edison Lakes Parkway, Suite 350

Mishawaka, Indiana

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www.cressy.com

A Global Division of Cressy Commercial Real Estate

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Property Photos



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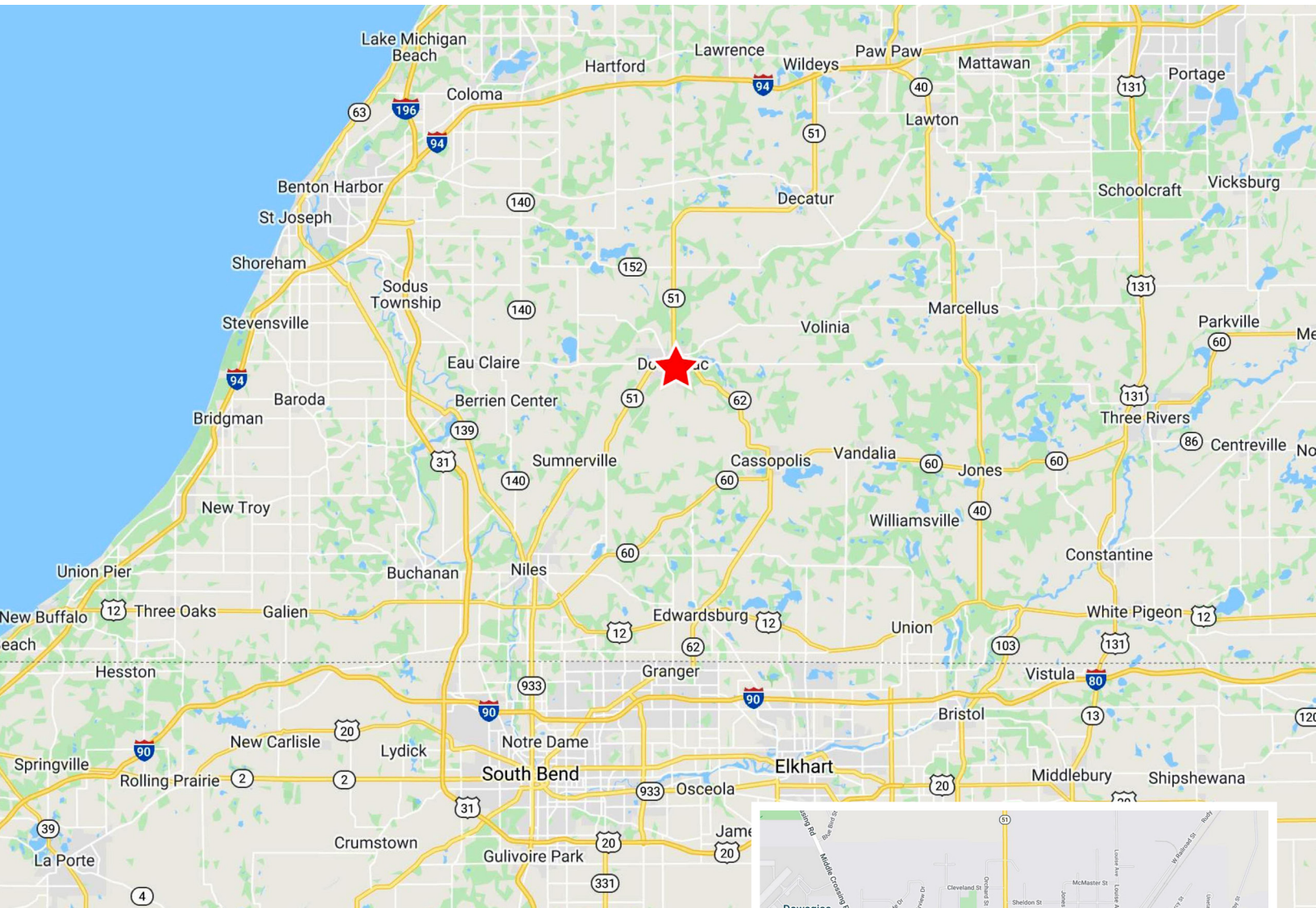
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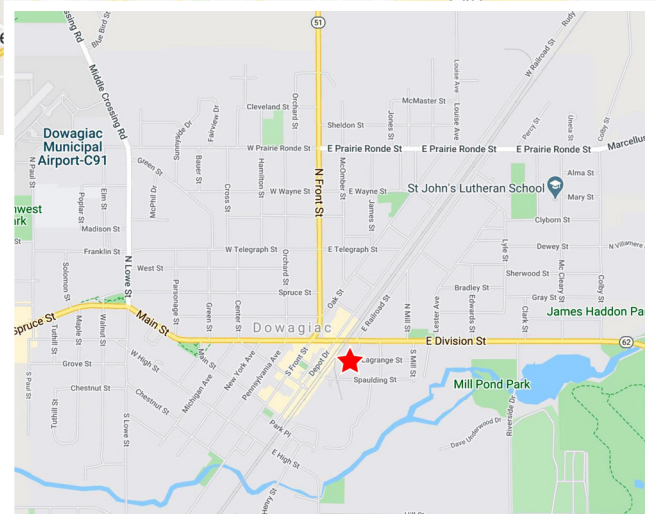
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Located Just One Block South From M-62 and .20 miles From M-51



Location

Located just one block south from M-62 and .20 miles from M-51, the property is situated at the corner of LaGrange and E. Railroad Streets. The new Four Winds Casino is located just minutes south of the property. Dowagiac is the largest city in Cass County—an area with both industry and a well-populated second home market on the many nearby inland lakes. Known for its pro-business environment and responsiveness to project development, the City of Dowagiac is leading the way to an economic renaissance in southwest Michigan.



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