

## OFFERING MEMORANDUM

# INDUSTRIAL BUILDING - FOR SALE

1700 Iron King Road, Ironwood, MI 49938

**FOR SALE: \$920,000**



**45,912 SF | 5.37 AC | RENOVATED IN 2019**

## CONTACTS

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## OFFERING MEMORANDUM

# 1700 IRON KING RD

## Ironwood, MI 49938

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 1700 IRON KING RD Ironwood, MI 49938

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BellCornerstone is pleased to present 1700 Iron King Rd, a modern 45,912 SF industrial facility situated on 5.37 acres and offered at \$920,000. This single-story steel building features 3 dock doors, 1 drive-in bay, ample parking, and generous yard space suitable for outdoor storage, trailer parking, or future expansion.

Positioned in Ironwood's primary industrial corridor, the property benefits from immediate access to US-2, the region's main east-west route, along with strong connectivity into northern Wisconsin via WI-77 and US-51. This location supports efficient regional distribution across the Upper Midwest, with convenient access to key manufacturing and resource-driven markets.

The surrounding trade area is anchored by a mix of manufacturing, construction, transportation, and service-based employers, providing a stable base for both owner-users and investors seeking long-term operational viability.





## IRONWOOD, MI

Ironwood sits in the Upper Peninsula of Michigan, near the state’s western edge — just south of Lake Superior. It’s a small city that historically emerged from iron mining, which underpinned its early economy. As mining declined, Ironwood’s identity evolved: today it leans on tourism and outdoor recreation, especially given its proximity to snow-rich winters and nearby terrain suitable for skiing, snowmobiling, and other outdoor activities. Culturally, Ironwood offers a tight-knit community feel typical of small towns in the Upper Peninsula. Local economy largely centers around manufacturing, health care, retail, and service industries, reflecting a modest but stable employment base. Geographically, Ironwood’s location offers strategic advantages: it lies along major regional corridors (east–west) and acts as a western gateway to Michigan’s Upper Peninsula. Its rural nature, access to natural resources, and proximity to recreational terrain add to its appeal — particularly for businesses or residents attracted to lower costs of living and outdoor lifestyle.



# DEMOGRAPHIC SUMMARY

IRONWOOD, MI

## POPULATION

Ironwood

**4,938**

State: Michigan 10 Million

## MEDIAN AGE

Ironwood

**50.4 Years**

State: Michigan 40.1 Years

## MEDIAN HOUSEHOLD INCOME

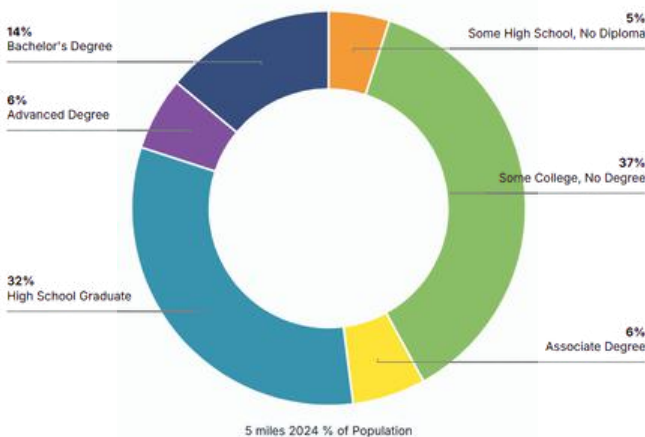
Ironwood

**\$37,191**

State: Michigan \$71,149

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Michigan at large.



## 2024 STATISTICS

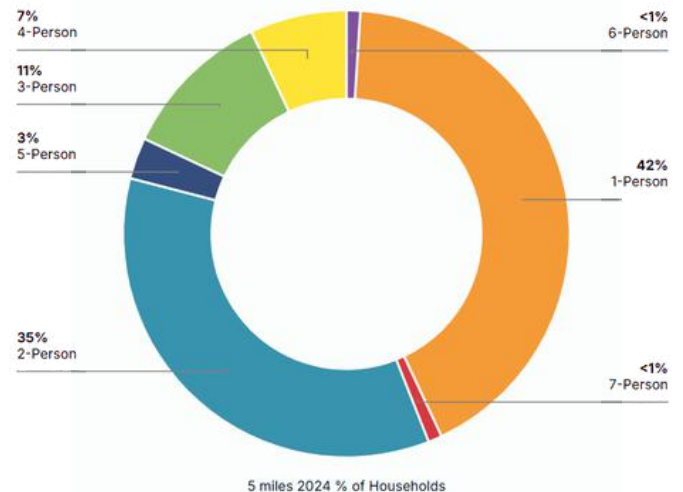
	2 Mile	5 Mile	10 Mile
Population 2024	3,821	11,601	15,711
Total Households	1,859	5,609	7,540
Avg Household Size	2	2	2
Avg Household Income	\$53,363	\$58,092	\$60,762

## ECONOMIC INDICATORS

**6.9%** Ironwood Unemployment Rate

**4.4%** U.S. Unemployment Rate

## HOUSEHOLDS



Ironwood

**2,693**

State: Michigan 4.04 Million



**1.8**

Average Household Size

# LOCATION OVERVIEW



## AIRPORT PROXIMITY

**Gogebic–Iron County Airport (IWD):** Located about 5 miles northeast of downtown Ironwood, this airport provides the main air access for the city. It offers scheduled passenger service (via subsidized Essential Air Service) and general aviation – with flights to major hubs like Chicago (ORD) and Minneapolis (MSP).

**Rhineland–Oneida County Airport (RHI):** Situated roughly 79 miles southwest of Ironwood, this airport is one of the larger nearby alternatives for commercial flights if IWD doesn't meet travel needs.

**Duluth International Airport (DLH):** Located about 115 miles west of Ironwood (across the upper Midwest region), DLH offers broader commercial flight options – useful for those traveling out of the region or seeking international connections.

**Houghton County Memorial Airport (CMX):** Approximately 117 miles east of Ironwood, this airport provides another alternative, particularly for those traveling within Michigan's Upper Peninsula or nearby Great Lakes regions.



## HIGHWAY ACCESS

**US-2** – The primary east–west U.S. highway serving Ironwood. It connects Ironwood west toward Wisconsin and east across Michigan's Upper Peninsula, offering regional cross-state access.

**Regional / County Roads and Local Connectors** – While Ironwood doesn't host major interstates, local and county roads link the city to surrounding towns, rural communities, and outdoor recreation areas in the region. These connectors maintain Ironwood's relevance as a regional hub without the scale of a metro highway network.

# SITE OVERVIEW

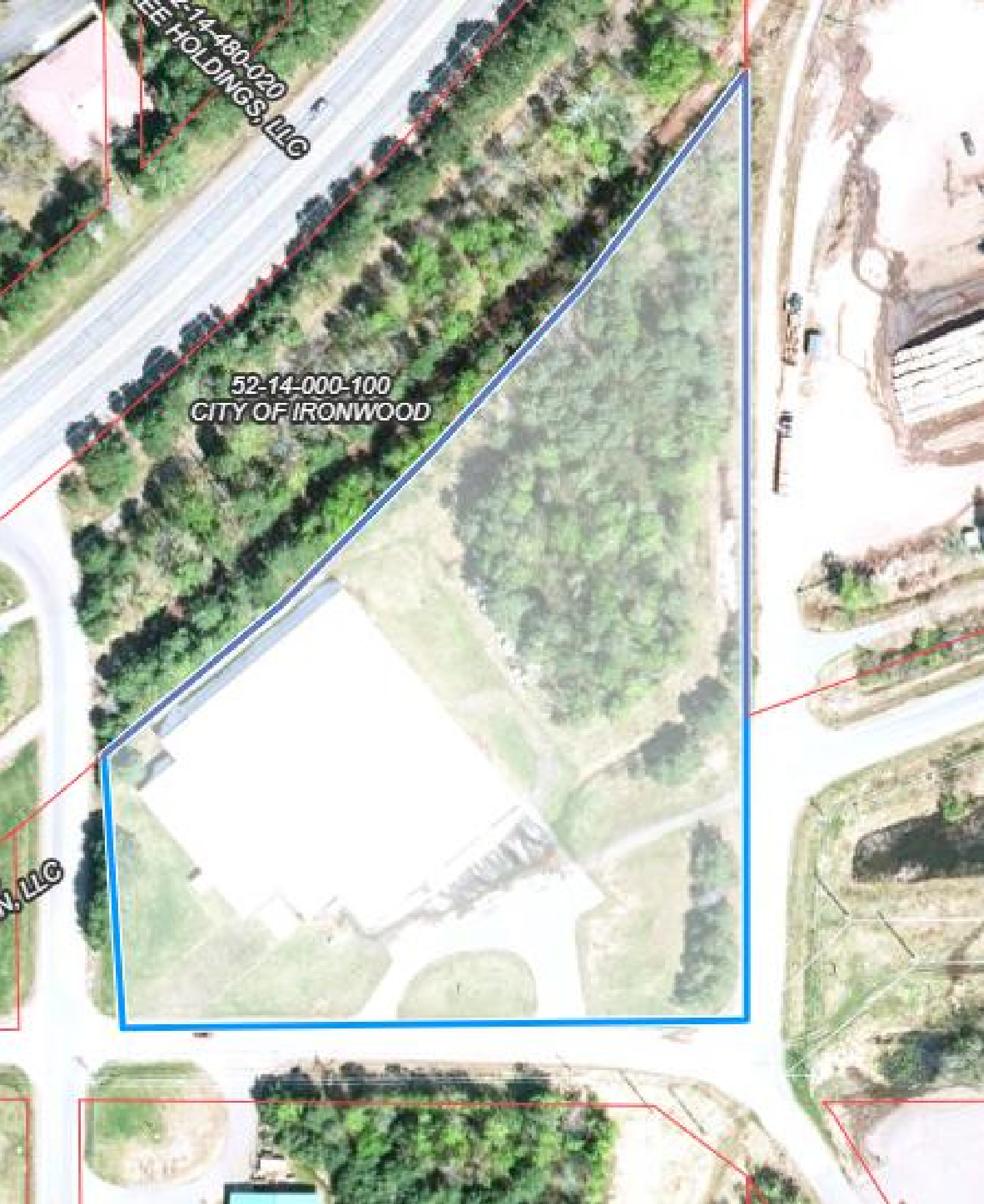
## SITE

Property Type:	Industrial
Parcel #:	27-52-14-485-010
Year Built:	1976
Year Renovated:	2019
Total SF:	45,912 SF
Acres:	5.37
Stories:	1
Docks:	3
Drive-Ins:	1

## OPERATING EXPENSES

Property Taxes:	\$10,000
Electric:	\$600
<b>TOTAL</b>	<b>\$10,600</b>





52-14-000-100  
CITY OF IRONWOOD

52-14-480-020  
TREE HOLDINGS, LLC

W.M.C.







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