



# COMMERCIAL LEASE

## HEAVY INDUSTRIAL

### ASKING RENT

# \$12,000 / Month

Lease Term: 1–10 Years  
Lease Type: Negotiable

### PROPERTY HIGHLIGHTS

18,636 SF Total | 16,200 SF Heated  
800A 3-Phase Electrical Service  
Railroad Spur Access  
3.77 Acres | Large Paved Parking  
Zoning: Industrial | Year Built: 2000

**18,636**

SQ. FT. BUILDING

**3.77**

ACRES

**\$12,000**

PER MONTH

**1–10 Yr**

LEASE TERM



950 E Melendy St • Ludington, MI 49431

## PROPERTY OVERVIEW

Rare industrial opportunity in Mason County — a high-functioning, well-maintained facility set on 3.77 acres in Pere Marquette Township, just outside Ludington city limits. Situated on a quiet end road with direct access to Class A roads, this property delivers serious operational capability: 800-amp 3-phase power, railroad spur access, an interior loading dock, and 16-foot sidewalls, all designed for heavy-duty industrial use. Available for a long-term lease with flexible terms.

## SPACE BREAKDOWN

Total Building Area	<b>18,636 sq. ft.</b>	Heated / Conditioned	<b>16,200 sq. ft.</b>
Office Suite	<b>900 sq. ft.</b>	Break Room / Conference	<b>940 sq. ft.</b>
Private Offices	<b>3</b>	Restrooms	<b>Multiple on-site</b>

## PROPERTY DETAILS

Property Type	<b>Industrial</b>
Property Subtype	<b>Distribution / Manufacturing</b>
Zoning	<b>Industrial</b>
Lot Size	<b>3.77 Acres</b>
Year Built	<b>2000</b>
Electrical	<b>800-Amp, 3-Phase Service</b>
Sidewall Height	<b>16 Feet</b>
Overhead Doors	<b>12×14 ft Rear Door + 12×10 ft Loading Dock</b>
Air Compressor	<b>Included</b>
<b>★ RAILROAD SPUR ACCESS</b>	<b>✓ Direct On-Site Rail Access</b> — Rare Industrial Advantage
Utilities	<b>Natural Gas + City Water</b>
Parking	<b>Large Paved Lot</b>
Road Access	<b>Class A Roads</b>
Location	<b>Pere Marquette Township — Quiet End Road</b>

## LEASE TERMS

Monthly Rent	<b>\$12,000</b>
Lease Duration	<b>1–10 Years (Negotiable)</b>
Availability	<b>Immediately</b>

## POTENTIAL USES

Distribution Center  
Fabrication / Metal Shop  
Heavy Equipment Repair Facility  
Manufacturing or Light Assembly  
Rail Freight Operations  
Fleet Maintenance  
Cold Storage & Logistics

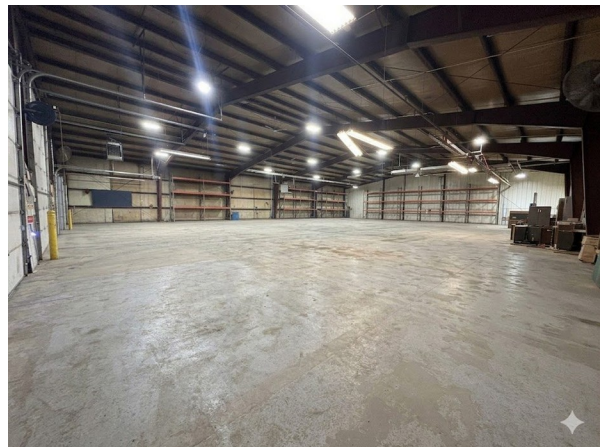
## PROPERTY PHOTOS



Exterior — Front Elevation & Parking



Exterior — Side View & Railroad Spur

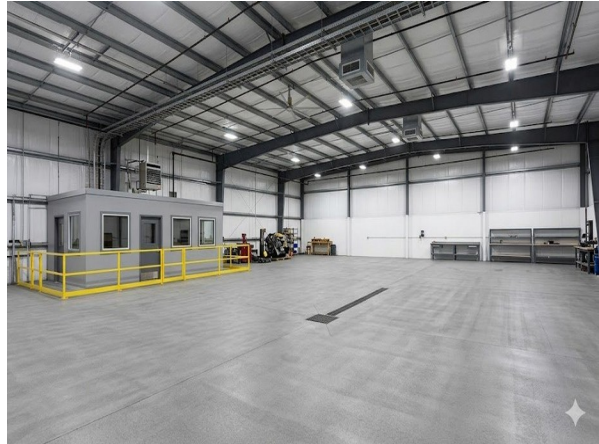


Railroad Spur — On-Site Rail Access



Interior — Electrical Cable Tray / Compressed Air Lines

Main Floor — Open Warehouse Space



Main Floor — Wide-Open Bay



Electrical Panel — 400A East Side



Electrical Panel — 600A West Side (800A Total)



Break Room / Conference Area



Air Compressor — Sullair Electra-Screw (Included)



Office Suite — Break Room / Kitchen



Office Suite — Private Office



Office Suite — Main Office



Office Suite — Private Office 2



Office Suite — Office 3



Office Suite — Overview



*Office Suite — Main Office Detail*

## **Anchorline Management**

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