



COMMERCIAL LEASE

LIGHT INDUSTRIAL MANUFACTURING

ASKING RENT

\$7,000 / Month

Lease Term: 1–10 Years | Negotiable

**6,510 SF • Light Industrial
3-Phase Power**

PROPERTY HIGHLIGHTS

Overhead Door Access
Industrial Power Service
Heated Facility
Office Space Included
~6,510 SF Building | 3 Drive-In Bays
20' Ceiling Height in All Bays
Heavy Duty Racking

38,641
SQ. FT. LOT

Industrial
ZONING

\$7,000
PER MONTH

1–10 Yr
LEASE TERM



755 S Pere Marquette Hwy • Ludington, MI 49431

PROPERTY OVERVIEW

A well-positioned industrial facility on S Pere Marquette Highway in Ludington, MI — offering excellent highway visibility in Pere Marquette Township, Mason County. The 38,641 sq. ft. lot (30,952 sq. ft. net usable after ROW) measures 251.25' × 154' with 50' of frontage on S Pere Marquette Hwy. The ~6,510 sq. ft. building features three industrial bays with 20' ceiling heights, three oversized drive-in doors, and a two-floor office suite with two bathrooms. Available for a long-term lease with flexible terms.

PROPERTY DETAILS

| | |
|------------------|--------------------------------------------------------|
| Property Type | Industrial |
| Zoning | Industrial |
| Total Lot Size | 38,641 sq. ft. (0.89 Acres) |
| Net Usable Area | 30,952 sq. ft. (after ROW deduction) |
| Lot Dimensions | 251.25' × 154' |
| Highway Frontage | 50' on S Pere Marquette Hwy |
| Building Size | ~6,510 sq. ft. Total |
| Year Built | Contact for Details |
| Overhead Doors | Yes — Drive-In Access |
| Power Service | Industrial Electrical Service |
| Heating | Yes — Heated Facility |
| Office Space | Included |
| Parking | Extensive Exterior Paved Parking |
| Outdoor Storage | Large Open Yard Available |
| Location | S Pere Marquette Hwy — High-Visibility Corridor |

LEASE TERMS

| | |
|----------------|--------------------------------|
| Monthly Rent | \$7,000 |
| Lease Duration | 1–10 Years (Negotiable) |
| Availability | Immediately |
| Lease Type | Negotiable |

POTENTIAL USES

- Contractor / Trades Operations
- Distribution & Warehousing
- Equipment Storage & Staging
- Light Manufacturing or Assembly
- Fleet Vehicle Storage & Maintenance
- Outdoor Materials & Inventory Yard
- Construction Company Hub

SPACE BREAKDOWN

Industrial Bays

| Space | Dimensions | Ceiling Ht. | Overhead Door |
|------------------|------------------------|-------------|------------------|
| Southeast Bay | 51' × 39'9" (2,027 SF) | 20' | 11' × 13' |
| Northeast Bay | 18' × 58' (1,044 SF) | 20' | 14' × 15' |
| West Bay | 52' × 58' (3,016 SF) | 20' | 14' × 14' |
| Bay Total | 6,087 SF | 20' | 3 Drive-In Doors |

Office & Support Spaces

| Space | Dimensions | Sq. Ft. |
|-----------------------------|------------------------|---------------|
| Entry Office (1st Floor) | 15' × 11' × 7' clg. | 165 SF |
| 1st Floor Bathroom | 5' × 6' × 7' clg. | 30 SF |
| Upstairs Office Hallway | 5' × 7' × 8' clg. | 35 SF |
| Upstairs Bathroom | 6' × 7' × 8' clg. | 42 SF |
| Upstairs Office | 11.6' × 13' × 8' clg. | 151 SF |
| Office/Support Total | 2 Floors 2 Bathrooms | 423 SF |

TOTAL BUILDING AREA: ~6,510 sq. ft. | 6,087 SF Industrial Bays + 423 SF Office/Support



Exterior — Front Elevation & Overhead Doors



Exterior — West Bay Overhead Door



Exterior — Side View & Yard Area



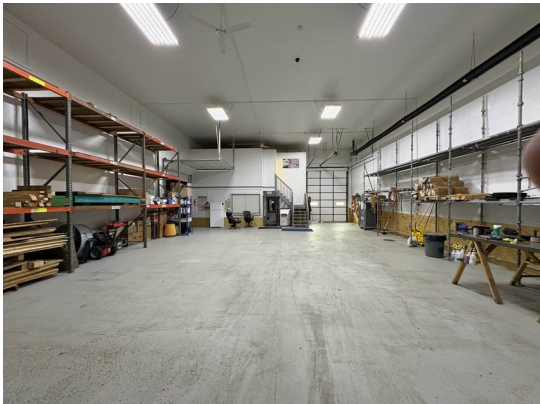
Exterior — Side Yard & Open Storage Area



Southeast & Northeast Bays — Interior



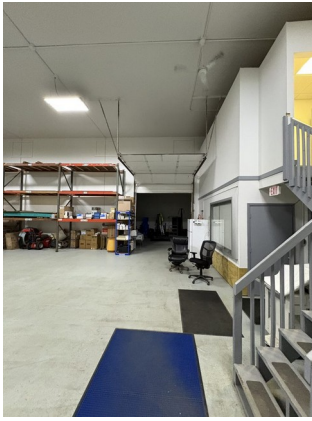
West Bay — Interior Overview



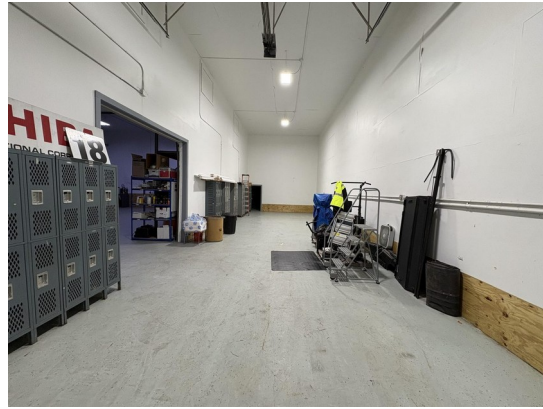
Northeast Bay — Interior Detail



Southeast Bay — Ground Level View



Northeast Bay — Staircase & Upper Level Access



Northeast Bay — Entry & Locker Area



Entry Office — 1st Floor (15'x11')



1st Floor Bathroom (5'x6')



Upstairs Office (11.6'x13') with Mini-Split A/C



Upstairs Bathroom with Shower (6'x7')

Anchorline Management

Listing Agent: Jordan L. Webster

MI Real Estate License #6501469324

(231) 536-8296 • Jwebster@anchorlinepm.com • anchorlinepm.com