

# 1421

POTTHOFF ST



11,481 SF  
FOR SALE

— CADILLAC, MI —

**CBRE**

# 1421

POTTHOFF ST



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CBRE



# EXECUTIVE SUMMARY

## The Offering

We are pleased to present the opportunity to acquire 1421 Potthoff St, a premier industrial cross-dock facility located in Cadillac, one of Northern Michigan's most established industrial markets.

Positioned on a sizable site with excellent accessibility, the facility features a diverse loading configuration including three dock-high truck positions, ten grade-level overhead doors, and fourteen additional small loading bays. This flexible design supports a wide range of operational requirements like regional distribution, route-based logistics, equipment storage, manufacturing, and last-mile fulfillment.

With a combination of traditional warehouse functionality, extensive loading infrastructure, and adaptable industrial space, 1421 Potthoff Street represents an opportunity to acquire a specialized industrial asset capable of supporting multiple operational uses and future growth initiatives.



## Offering Highlights



**\$875,000**  
Price



**\$76.21**  
Per Square Foot



**11,481**  
Square Feet



**3.95**  
Acres



**Late 80's**  
Year Built



**Light Industrial**  
Zoning



**50 Miles**  
Northwest of Traverse  
City



# PROPERTY HIGHLIGHTS

The property's design provides efficient circulation, loading flexibility, and operational scalability for tenants and users seeking adaptable industrial space in Northern MI.

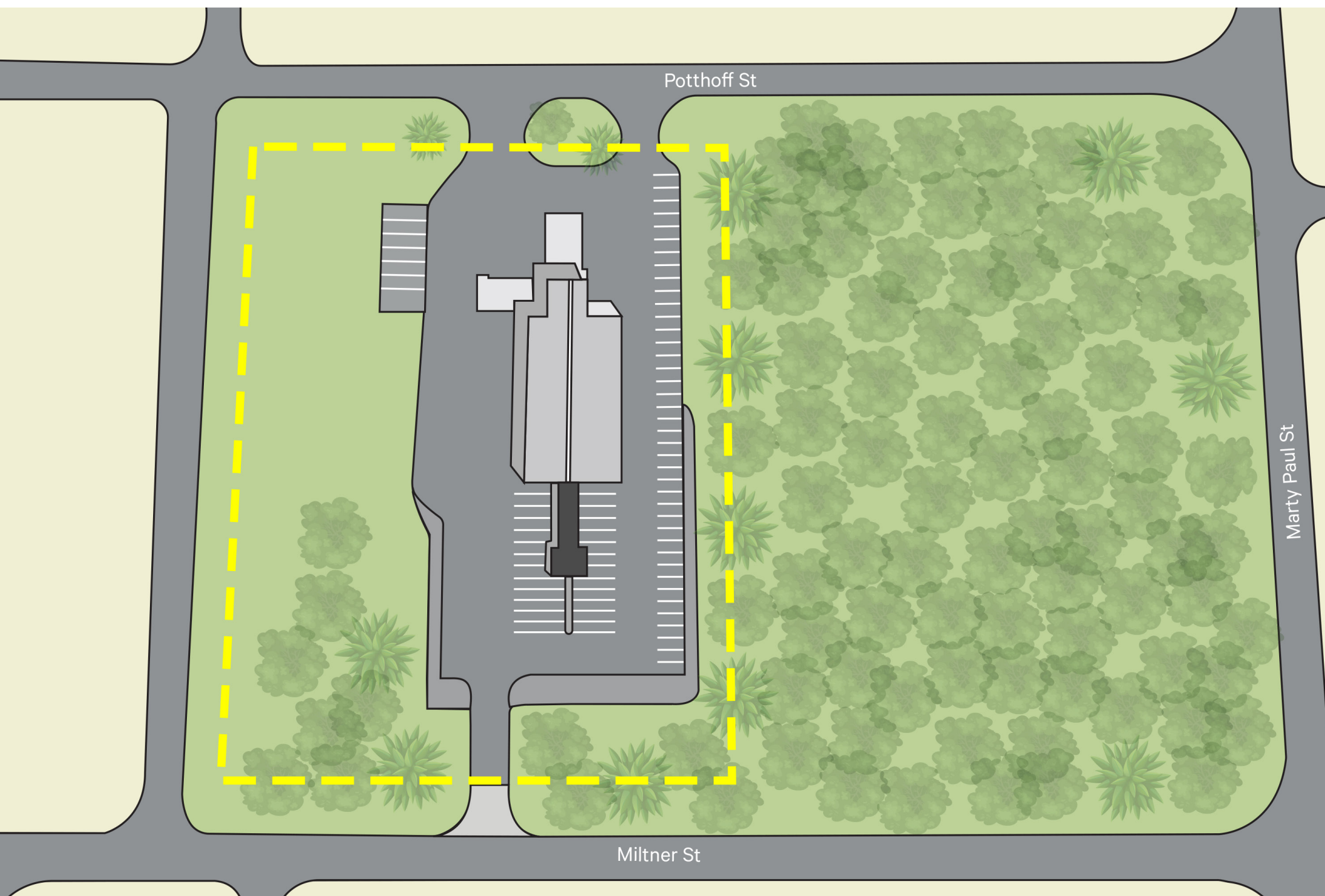


## BUILDING SPECIFICATIONS

|                     |                                            |
|---------------------|--------------------------------------------|
| Total Building Size | 11,481 SF                                  |
| Office              | 1,358 SF                                   |
| Main Warehouse      | 9,580 SF                                   |
| Modular Cross Dock  | 1,141 SF                                   |
| Lot                 | 3.95 Acres                                 |
| Year Built          | 1980's<br>Cross Dock Addition, 2022        |
| Loading Docks (17)  | 1 (8' x 8')<br>2 (7' x 8')<br>14 (5' x 8') |
| Drive-In Doors      | 10 (15' x 22')                             |
| Clear Height        | 16'-18'<br>9' in Aux Cross Dock            |
| Clear Span          | 69'                                        |
| Bay Spacing         | 24'                                        |
| Conveyor            | ~ 5' x 224' x 4'                           |
| Parking             | 40 surface spaces                          |
| Power               | 277/480V                                   |
| Fire Suppression    | None                                       |
| Construction        | Pre engineered steel                       |
| Roof                | Metal                                      |
| Zoning              | Light Industrial                           |
| Fiber               | Available                                  |
| City Water          | Yes                                        |
| City Sewer          | N/A                                        |



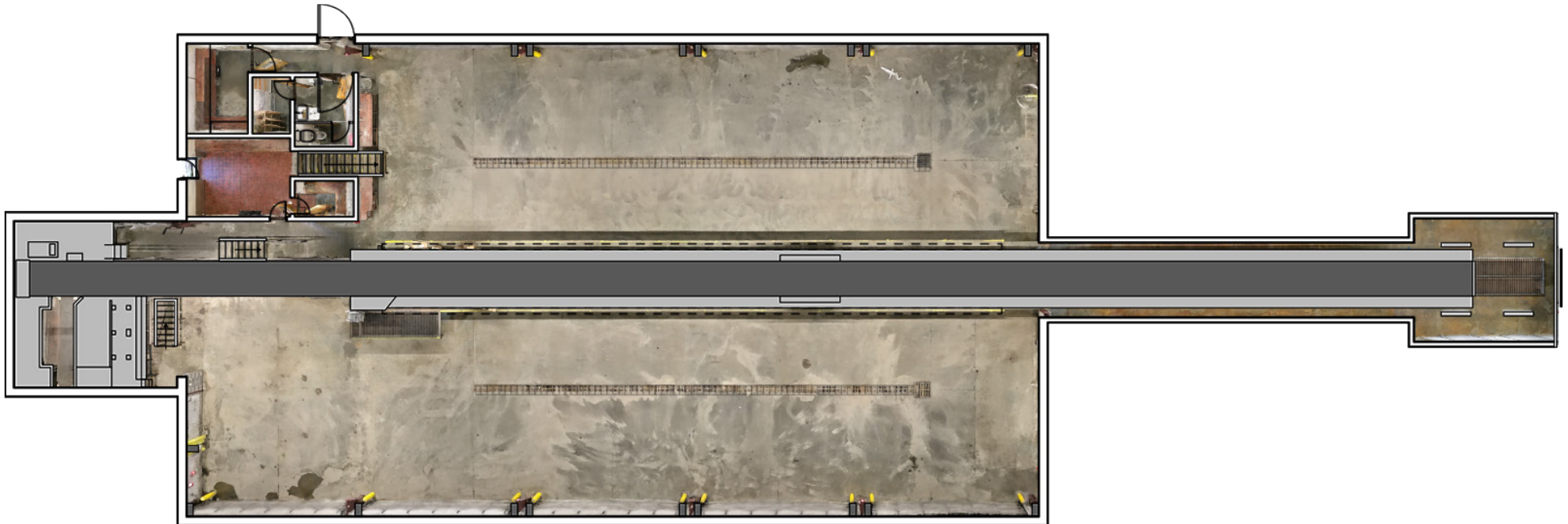
# SITE PLAN



# FLOOR PLANS



**SECOND FLOOR  
OFFICE**





# AERIAL MAP



## MAJOR AREA EMPLOYERS



7,100 EMPLOYEES  
GLOBALLY



30,600 EMPLOYEES  
GLOBALLY



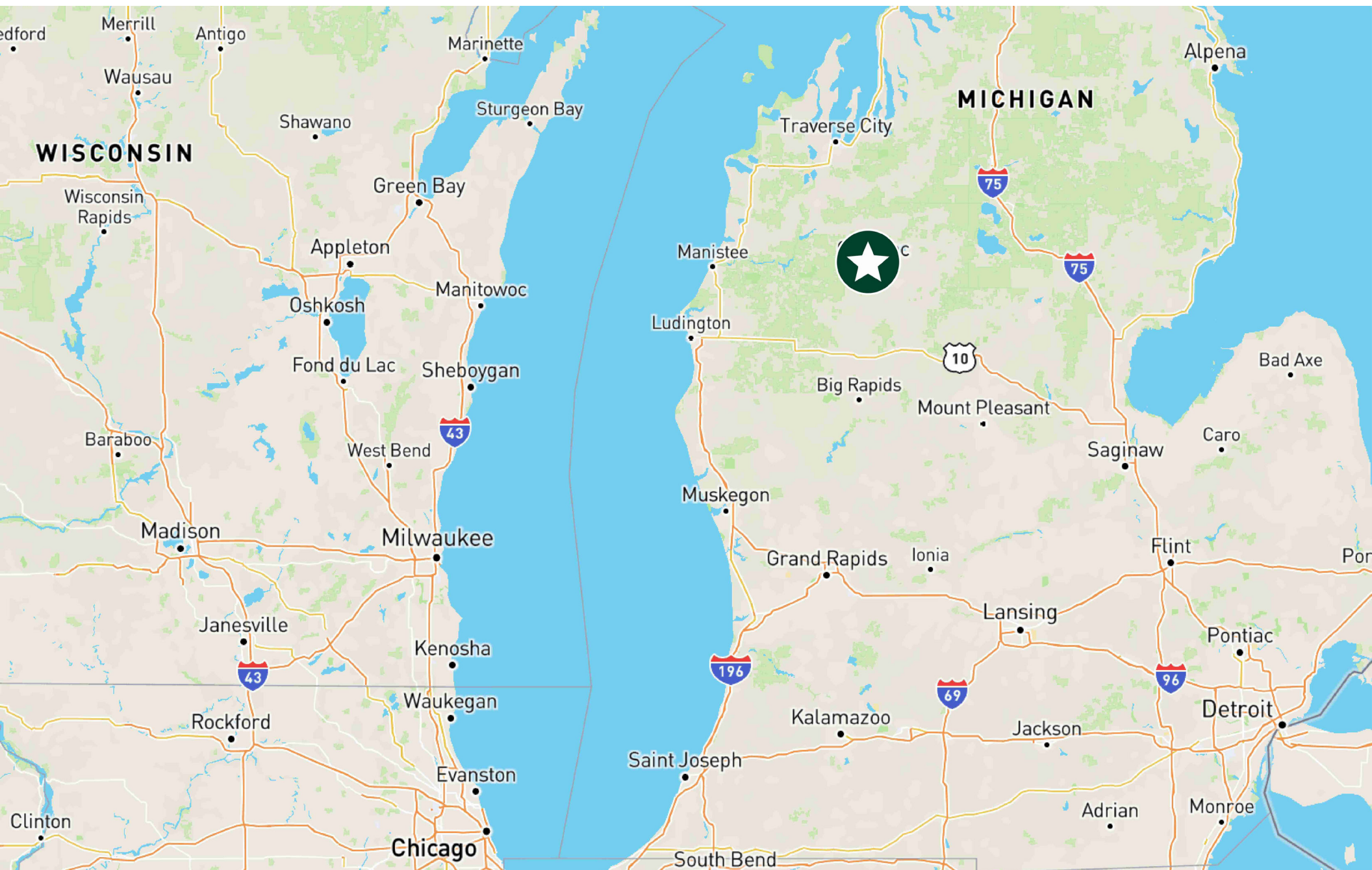
15,500 EMPLOYEES  
GLOBALLY

## KEY DISTANCES

|                              |          |
|------------------------------|----------|
| I-131                        | 4 MILES  |
| M-115                        | 2 MILES  |
| WEXFORD<br>COUNTY<br>AIRPORT | .5 MILES |



# REGIONAL MAP





# DEMOGRAPHICS



| 2025       | 1 MILES | 3 MILES | 5 MILES |
|------------|---------|---------|---------|
| Population | 1,402   | 13,437  | 18,675  |

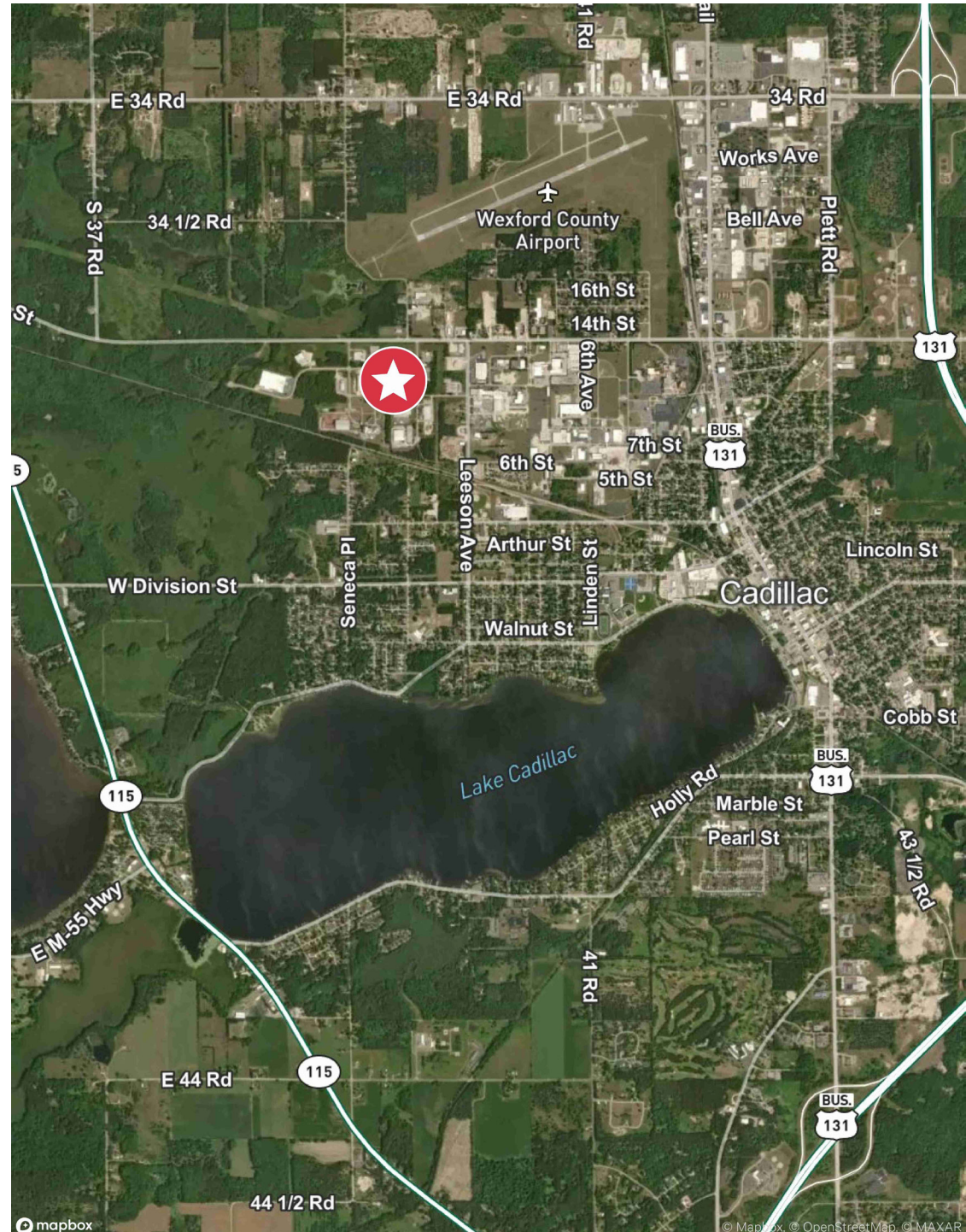
The Property is located within Cadillac’s primary industrial corridor, surrounded by a mix of manufacturing, logistics, and distribution users. This established industrial cluster provides access to a skilled workforce and creates a favorable environment for both investment ownership and owner-user occupancy.

This concentration of industrial users has fostered a deep labor pool with expertise in manufacturing, warehousing, trucking, maintenance, fabrication, distribution, and heavy industrial operations. The area’s workforce is accustomed to supporting a broad range of occupiers, from regional service providers and transportation companies to advanced manufacturers and processing facilities.



# MARKET SUMMARY

Cadillac is one of Northern Michigan's most established industrial markets, serving as a regional hub for manufacturing, distribution, transportation, and industrial services. The market contains approximately **2.3 million square feet of industrial inventory** and maintains an exceptionally low **1.9% vacancy rate**, reflecting limited availability and sustained occupier demand.





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CADILLAC, MI

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