

Industrial Investment Opportunity

14 year NNN lease + renewals



55905 92nd Ave & 52366 M-51 N Dowagiac, MI 49047

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MI 49047



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\$2,650,000

6.46%+ Cap Rate

\$174,631 Gross Potential Annual
Income!

91.5% triple net leases with
63,000+ sq.ft. of manufacturing
space on 7.2 acres

~55,125 sf. rent: \$13,617.58 /mo

~4200 s.f. rent: \$235.00/mo

~3,000 s.f. rent: \$700/mo

Gross Potential Rent:

\$14,292.50/mo. \$171,510 annually~

Tenant has been in same location
for 60+ years!

Fully leased. Major long term
business tenant thru 2039. +One
5yr renewal option thru 2042 with
2% annual increases.

Almost all utilities, maintenance,
taxes & insurance billed to tenant.
Long term



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