# INDUSTRIAL DESCRIPTION

- Name: The Business Center of Southwestern Michigan
- Address: 415 E Prairie Ronde St, Dowagiac, MI 49047
- Land Size: 34.5 acres
- Total Sq. Ft.: 617,000 s/f building.
- Building Heights: Approx. 400,000 s/f @ 22-24ft, 20,000 s/f @ 50ft, & 180,000 s/f @ 15-16ft.
- Office Size: Approx 30,000 total s/f (15,000 s/f, 10,000 s/f, & misc 5,000 s/f)
- Warehouse Size: 587,000 s/f
- Age: Majority of industrial building was built in 1972-73
- Floors: Concrete
- Concrete 6”-8”:
- Utilities: Large capacity of electric, natural gas, city water, process water (150,000 gal water tower)
- Zoning: I-2 Heavy Industrial
- Parking: approximately 300 parking spaces
- Sprinklered: Yes, complete and operational wet system.
- Column Spacing: 30ft on center
- Crane: 1 – 5 ton double rail bridge crane
- Loading Docks: 9 grade level & 23 truck level docks
- Overhead Doors: 32
- Environmental History: There was a site investigation performed under the direction of the MDEQ in 83’; remediation system installed in 83’-84’; Phase 1 & 2 assessment performed by Delta Environmental Inc, in 90’; Extensive Base Line Environmental assessment conducted in accordance with ACT 451 by Benchmark Engineering Inc., in 95’; Phase 1 & 2 assessment of current condition performed under the direction of MDEQ by SECOR Intl., in 02’; and a current status report by Mursch in 05’.

- Heat/AC: Natural Gas – roof top Aerovent air makeup units, ceiling hung Dravo heaters. Central air in office areas.

- Roofing: 30% excellent, 60% fair – good, 10% poor – fair.

- Comments: Large building in good shape, indoor rail dock which holds 3 cars, readily available workforce in the immediate area including skilled trades, city is very cooperative and business oriented.

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