

Iron Mountain Industrial & Commercial Complex

2.80 Acres | Dickinson County, MI | \$1,895,000



HAYDEN  OUTDOORS.

Land Details

Address: 106 E Smith St , Iron Mountain , Michigan 49801, USA

Total Acres: 2.80

Zoning: Commercial

Estimated Taxes: \$34,315.91 - 2025

Source of lot size: Assessor/Tax Data

Building Details

Price per sq. ft.: 31.58

Cooling Systems: Forced Air Cooling

Heating Systems: Boiler-HWBB,
Electric Heaters, Forced Air

Foundations: Poured concrete footings

Exterior Features:

Walls are combination of 8" and
12" concrete block, metal panels,
and wood covered frame.

Exterior stained wood siding, stone siding,
stucco, and painted, and unpainted concrete
block and short metal panel section.

Roofing: Asphalt, Flat, Metal, Rubber



Property Summary

Exceptional 60,000± sq. ft. industrial/commercial facility on 2.8± acres in Iron Mountain, Michigan. Features include 2,800-amp 3-phase power, updated fire suppression, reverse osmosis water system, climate controls, six overhead doors, loading dock, mezzanine storage, office space, and ample parking. Ideal for manufacturing, warehousing, distribution, or investment opportunities with room for future growth.





Land

The parcel provides excellent access, maneuverability, and parking for employees, customers, and commercial vehicles. The site offers ample room for outdoor storage, equipment staging, fleet parking, or future expansion opportunities. Positioned within a well-established commercial district, the property benefits from strong visibility and proximity to supporting businesses and services.

Improvements

The building is equipped with extensive upgrades, including a 2,800-amp three-phase electrical service, updated fire suppression systems, reverse osmosis water treatment, and advanced climate control capabilities designed to accommodate demanding operational requirements. Six oversized overhead doors, a dedicated loading dock, generous ceiling clearances, and efficient warehouse-to-office configurations provide exceptional functionality for businesses seeking room to grow.

Additional improvements include six restrooms, mezzanine storage space, ample employee and customer parking, and flexible interior layouts that can be adapted to meet a variety of commercial needs. The property's strategic location within an established commercial corridor places it among other successful businesses while offering convenient access to regional transportation routes.

Whether you're expanding an existing operation, relocating a business, or seeking an investment property with substantial industrial capabilities, this turnkey facility presents a rare opportunity to acquire one of the area's most versatile commercial assets.



Location

Located in the City of Iron Mountain, Michigan, this commercial property sits within a well-established business and industrial district in Dickinson County. Positioned just minutes from US-2, US-141, and M-95, the property offers convenient access for local, regional, and interstate transportation. The area is home to a diverse mix of manufacturing, warehousing, service, and commercial businesses, providing a strong foundation for continued economic activity. Iron Mountain serves as a regional hub for the central Upper Peninsula and northern Wisconsin, offering a skilled workforce, municipal services, and year-round accessibility. The property's strategic location supports a variety of industrial, distribution, manufacturing, and commercial operations.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

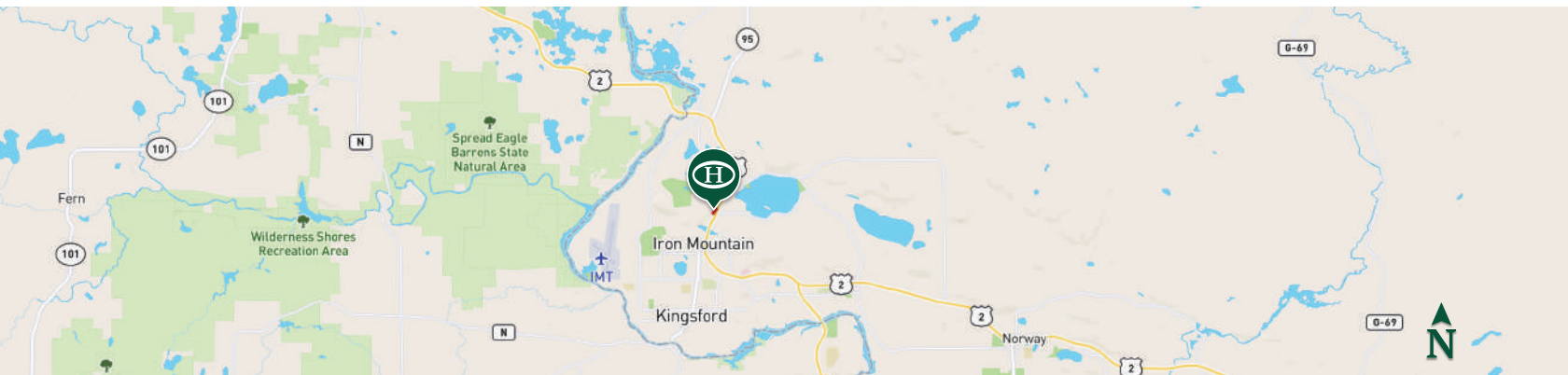
Scan to see more
testimonials





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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