

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

1760 Liberty St, Ironwood, MI 49938

FOR SALE: \$1,000,000



19,304 SF | 7 AC | RENOVATED IN 2019

CONTACTS

State Broker:

BRIAN BROCKMAN

License #: 6502428679

Bang Realty- Michigan, Inc

513.898.1551

bangbcs@bangrealty.com

DAN LYNCH

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com

MATHEW WARREN

BellCornerstone

315.496.0090

mwarren@bellcornerstone.com

OFFERING MEMORANDUM

1760 LIBERTY ST Ironwood, MI 49938

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential.

Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information.

Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

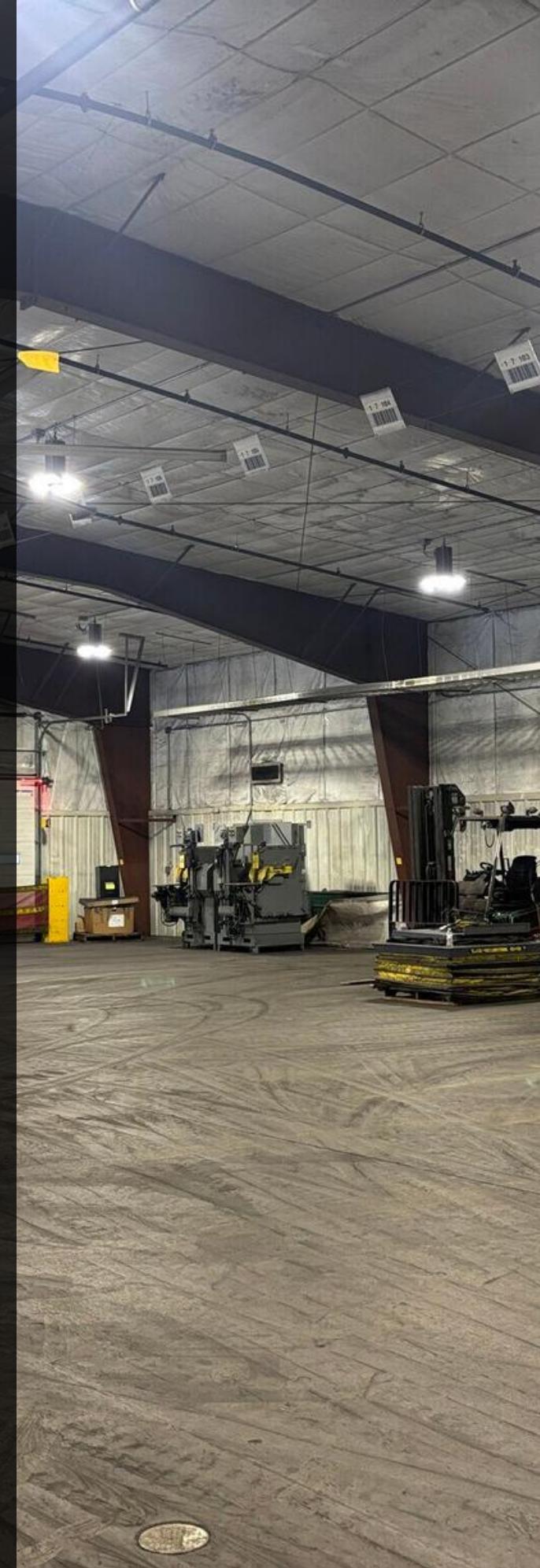




Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PICTURES	9

EXECUTIVE SUMMARY

1760 LIBERTY ST

Ironwood, MI 49938

BellCornerstone is pleased to present 1760 Liberty Street, a modern 19,300± SF industrial facility on 7 acres, offered at \$1,000,000. This single-story steel building includes multiple dock-high positions with power lifts, dedicated truck wells, ample parking, and generous yard space for outdoor storage, trailer parking, or future expansion.

Located just off US-2, Ironwood's primary east-west corridor, the property offers strong regional connectivity into Wisconsin, greater Michigan, and the broader Upper Midwest. The surrounding trade area is supported by established manufacturing, construction, transportation, and service employers.

Originally constructed in 2003 as a speculative industrial shell in the Ironwood Industrial Park, the building remained largely unfinished until it was comprehensively improved in 2019 by the current owner. The 2019 project entailed a full interior build-out, including installation of heating, plumbing, electrical and bathroom facilities, plus structural and site enhancements to support modern manufacturing.

With its recent construction, dock-high infrastructure, heavy utilities, acreage, and direct US-2 access, 1760 Liberty Street stands out as a move-in-ready option for owner-users or investors. It offers meaningful functional advantages over older regional industrial stock, reduced near-term capital needs, and a layout well suited for manufacturing, warehousing/distribution, or specialized industrial operations.



MARKET OVERVIEW



IRONWOOD, MI

Ironwood sits in the Upper Peninsula of Michigan, near the state's western edge — just south of Lake Superior. It's a small city that historically emerged from iron mining, which underpinned its early economy. As mining declined, Ironwood's identity evolved: today it leans on tourism and outdoor recreation, especially given its proximity to snow-rich winters and nearby terrain suitable for skiing, snowmobiling, and other outdoor activities. Culturally, Ironwood offers a tight-knit community feel typical of small towns in the Upper Peninsula. Local economy largely centers around manufacturing, health care, retail, and service industries, reflecting a modest but stable employment base. Geographically, Ironwood's location offers strategic advantages: it lies along major regional corridors (east–west) and acts as a western gateway to Michigan's Upper Peninsula. Its rural nature, access to natural resources, and proximity to recreational terrain add to its appeal — particularly for businesses or residents attracted to lower costs of living and outdoor lifestyle.



DEMOGRAPHIC SUMMARY

IRONWOOD, MI

POPULATION

Ironwood

4,938

State: Michigan 10 Million

MEDIAN AGE

Ironwood

50.4 Years

State: Michigan 40.1 Years

MEDIAN HOUSEHOLD INCOME

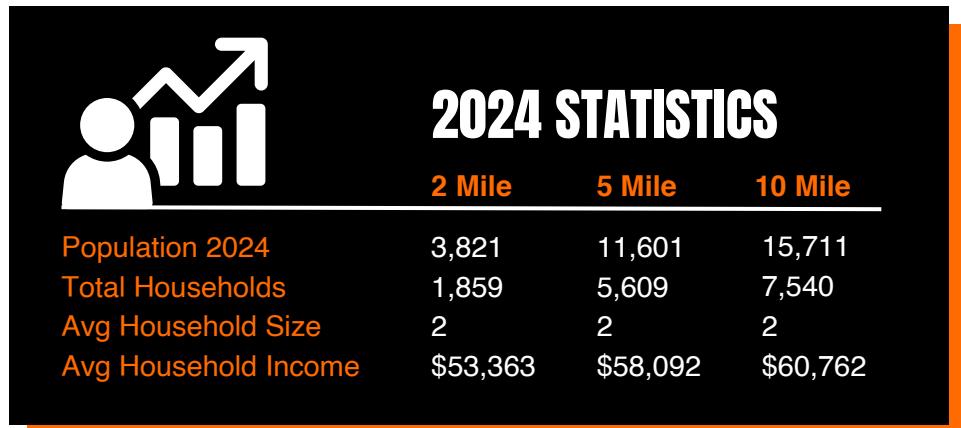
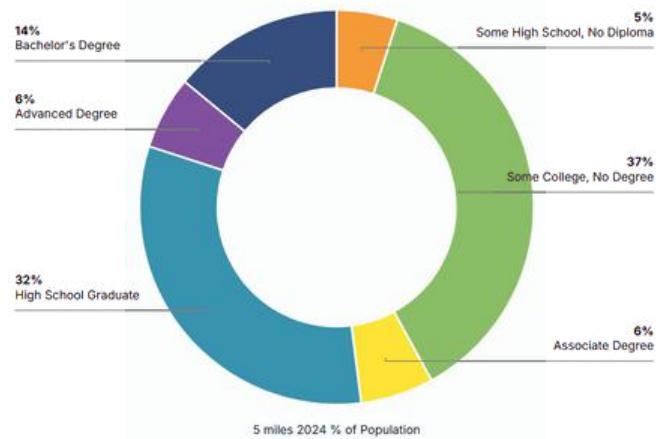
Ironwood

\$37,191

State: Michigan \$71,149

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Michigan at large.

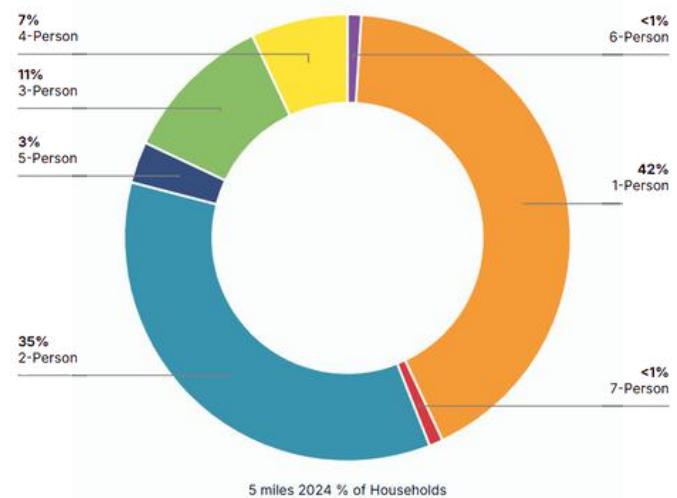


ECONOMIC INDICATORS

6.9% Ironwood Unemployment Rate

4.4% U.S. Unemployment Rate

HOUSEHOLDS



Ironwood
2,693

State: Michigan 4.04 Million



Average Household Size
1.8

LOCATION OVERVIEW



AIRPORT PROXIMITY

Gogebic-Iron County Airport (IWD): Located about 5 miles northeast of downtown Ironwood, this airport provides the main air access for the city. It offers scheduled passenger service (via subsidized Essential Air Service) and general aviation — with flights to major hubs like Chicago (ORD) and Minneapolis (MSP).

Rhinelander–Oneida County Airport (RHI):

Situated roughly 79 miles southwest of Ironwood, this airport is one of the larger nearby alternatives for commercial flights if IWD doesn't meet travel needs.

Duluth International Airport (DLH): Located about 115 miles west of Ironwood (across the upper Midwest region), DLH offers broader commercial flight options — useful for those traveling out of the region or seeking international connections.

Houghton County Memorial Airport (CMX):

Approximately 117 miles east of Ironwood, this airport provides another alternative, particularly for those traveling within Michigan's Upper Peninsula or nearby Great Lakes regions.



HIGHWAY ACCESS

US-2 – The primary east–west U.S. highway serving Ironwood. It connects Ironwood west toward Wisconsin and east across Michigan's Upper Peninsula, offering regional cross-state access.

Regional / County Roads and Local Connectors – While Ironwood doesn't host major interstates, local and county roads link the city to surrounding towns, rural communities, and outdoor recreation areas in the region. These connectors maintain Ironwood's relevance as a regional hub without the scale of a metro highway network.

SITE OVERVIEW

SITE

Property Type:	Industrial
Parcel #:	52-13-351-050
Year Built:	2003 (Spec Building)
Year Renovated:	2019
Total SF:	19,304 SF
Acres:	7
Stories:	1
Docks:	5 with power lifts
Construction:	Steel
Truck Wells:	Yes



OPERATING EXPENSES

APRIL '24 - MARCH '25 ACTUALS

Natural Gas:	\$2,487
Electric:	\$63,150
Water:	\$1,833
TOTAL	\$67,470



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