



# IRONWOOD

MICHIGAN | *Find Your North*

## DEVELOPER PACKET

216 W. McLeod Ave.

[WWW.CITYOFIRONWOOD.ORG/BUSINESS](http://WWW.CITYOFIRONWOOD.ORG/BUSINESS)



# Ironwood Community Profile

Why Ironwood?

Why You?

[VIEW THE  
COMMUNITY PROFILE](#)



**AWARD WINNING  
COMPREHENSIVE PLAN**



**Ironwood is Pro-Business**

affordable housing | competitive wages | available workforce | local EDC  
low cost | safe | tax incentives | accessible shipping | daily flights | fiber & broadband internet

**GOGEBIC - IRON  
IWD  
COUNTY AIRPORT  
DAILY FLIGHTS**

For businesses that need to travel, the Gogebic-Iron County Airport has 2 daily flights to Chicago all week, and 2 daily flights to Minneapolis, Monday - Friday.



**TAX INCENTIVES**

The Ironwood Industrial Park houses many world-class businesses. Acres of land and market ready buildings are for sale. The



**UPS CENTER LOCATED IN  
IRONWOOD**

The City of Ironwood understands the need for commercial businesses to have easy access to shipping. We have an expanding UPS Center located directly in the City of Ironwood which

**WHY IRONWOOD?**

**More Resources & Information**

**IRONWOOD RETAIL  
TARGET MARKET ANALYSIS**

**IRONWOOD HOUSING  
TARGET MARKET ANALYSIS**

**WWW.CITYOFIRONWOOD.ORG/BUSINESS**

# Pamida Building & Lot



## Site Details

**Address:** 216 W. McLeod Ave.

**Zoning:** C2 Downtown Commercial

**Total Acres:** 1.7 with an additional 1.2 acres to the NE.

**Utilities:** Water, Sewer, Natural Gas, Phone, Internet, Cable, Fiber at the street

**Building Square Feet:** 26,000

**Former Tenant:** Pamida

**Highway Access:** Business US2

**Frontage:** 300 ft.

**Link:** [Click here to see more site details.](#)

**Property Description:** This property is the former Pamida department store located in Downtown Ironwood. This property is prime for redevelopment with potential access to funding through the Michigan Economic Development Corporation and Brownfield Tax Credits through the Gogebic County Brownfield Development Authority.

## Incentives

Brownfield Redevelopment Site

Michigan Community Revitalization Program

Community Development Block Grant

**Location Description:** Located in the heart of the community between Hurley, WI and Ironwood, MI. 2 ways to access the lot with 2 arterial streets on each side of the lot. Traffic flows from US Hwy 51 and Hwy 77 junction in Hurley through this location to access US Hwy 2.



# Vision for the Site



Zero Lot Line Hotel Development



Mixed Use Commercial/Housing

## Potential Future Uses

Mixed Use Commercial/Housing  
Hotel Accomodations  
Public/Private Partnership  
Mixed Use Indoor Recreation Complex

## Zoning Ordinance

## Site Perks

Connects the core downtown to the downtown transition zone. Within walking distance to the Historic Ironwood Theatre, Downtown Art Place, Michigan's Iron Belle Trail (non-motorized), Snowmobile Trail #2, restaurants, shopping, museums, parks. 2/5 mile from downtown Hurley, WI.



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## Links to Documents

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