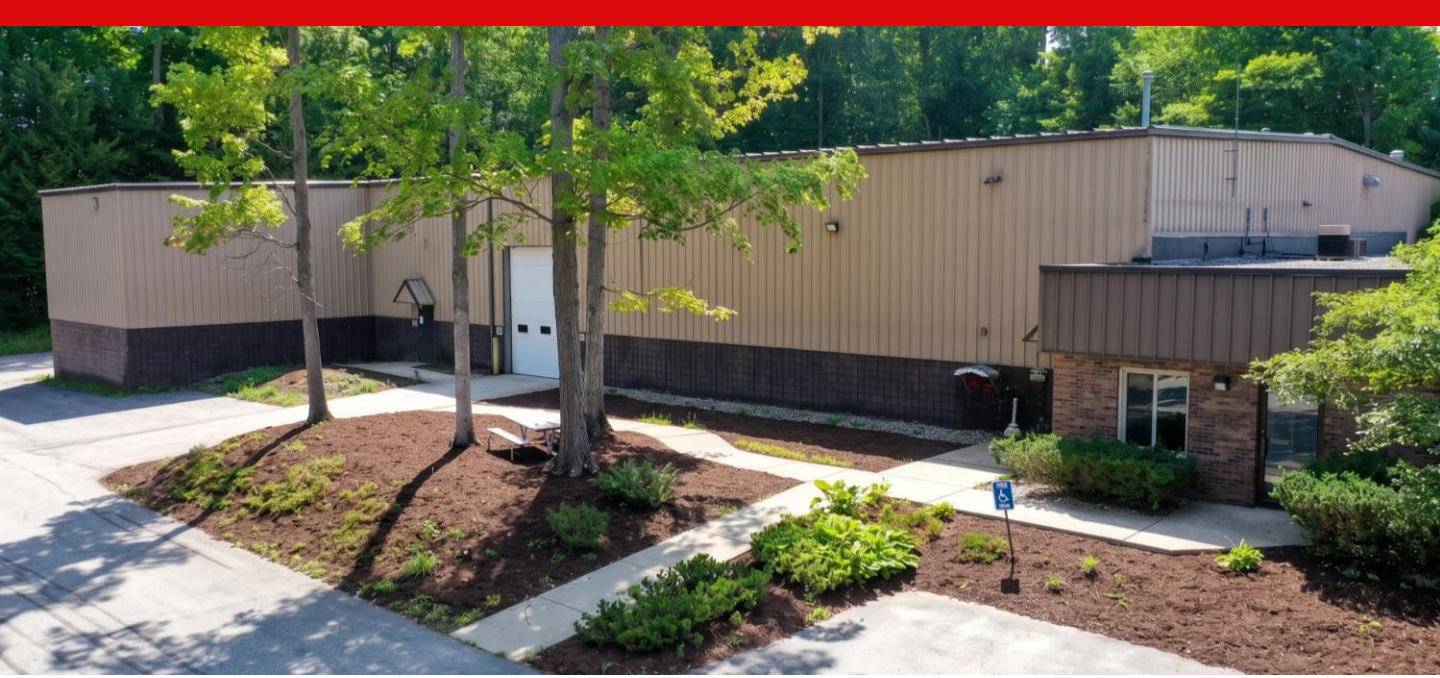




Offering Summary

Lease Price	\$9 /SF – NNN
NNN Fees	\$1.74 /SF
Building SQFT	21,450
Parking	Private
Overhead Doors	Two
Industrial Park	Hughes Dr
County	Grand Traverse
Township	Garfield
Zoning Type	I – Industrial

Opportunity Overview

This 21,480 SF warehouse facility, located in the Hughes Dr Industrial Park, is designed for industrial and storage use, ideal for distribution, light manufacturing, logistics, or contractor operations. The clear-span layout features high ceilings and multiple overhead doors for truck access and efficient loading. The building includes roughly 2,000 SF of dedicated office space and offers strong utility infrastructure, warehouse lighting, and wide drive aisles to support racking and operational workflow for a single user.

Property Highlights

- Two Overhead Doors
- III – Phase Power
- Located in Industrial Park
- 2,000 SF of Office
- TI Packages available





An aerial photograph of an industrial and commercial area. The central focus is a large, light-colored industrial building with a flat roof, outlined in a thick yellow line. To its right is a smaller building also outlined in yellow. Further right, a blue-outlined building is labeled 'McGraw Hill Construction'. Below that, an orange-outlined building is labeled 'STANLEY STEEMER'. In the bottom right, a yellow-outlined building is labeled '343 Hughes Dr'. To the left of the main industrial building, there are several smaller buildings and parking lots. A road runs along the left side of the image, with a 'M 37' shield sign. In the bottom left corner, there is a logo for 'UNITED SHIELD INTERNATIONAL'. The GFL logo, featuring a green leaf and the letters 'GFL', is prominently displayed in the center of the image.

