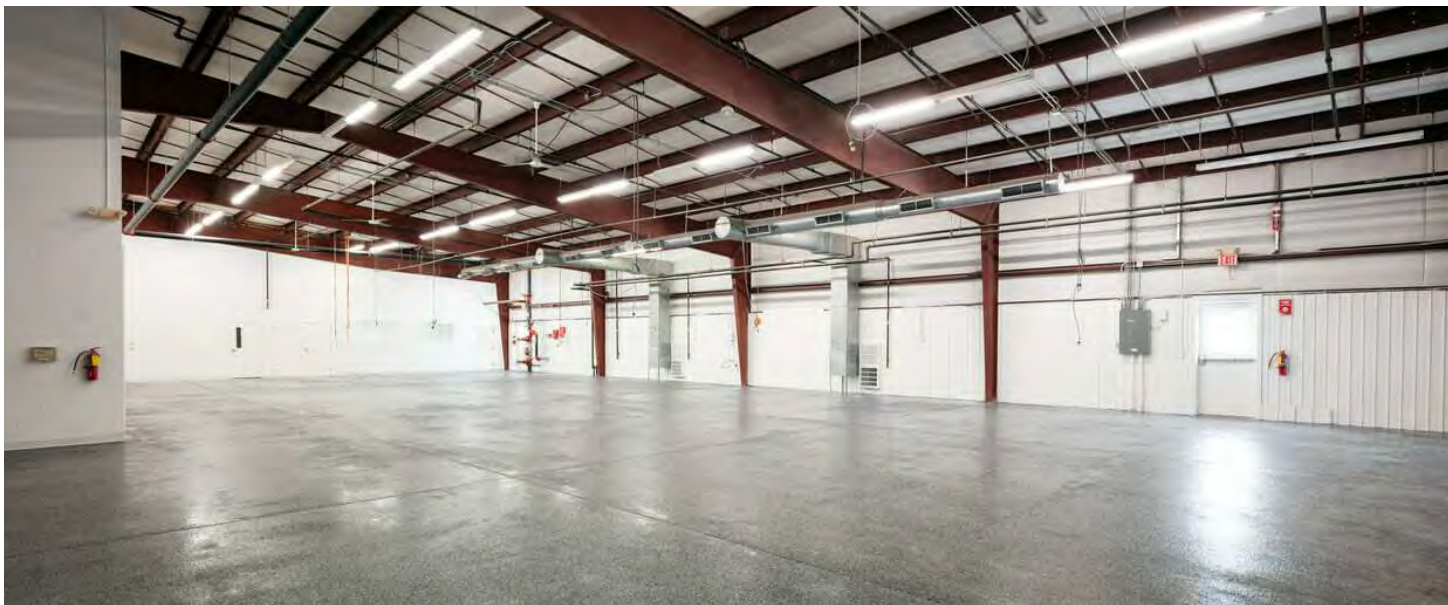


FOR LEASE

**PRIME INDUSTRIAL & OFFICE SPACE
CLOSE TO DOWNTOWN TRAVERSE CITY**

2291 TRAVERSEFIELD DR

Traverse City, MI 49686



Alex MacKenzie, CPA
(231)499-0529



FOR LEASE

2291 TRAVERSEFIELD DR

Traverse City, MI 49686



PROPERTY DESCRIPTION

Great opportunity to lease up to 11,650 SF of warehouse and office space in the Traversefield Industrial Park. Featuring approximately 6,000 SF of warehouse and 5,650 SF of office space, this flexible space can be configured to meet a tenant's unique needs.

The warehouse/manufacturing space features 6" thick reinforced concrete floors, a separate workshop area, large multi-stall men's and women's restrooms, and ceilings spanning from 16' to 21' high. 2 loading docks are available to be shared with the neighboring tenant. The landlord is currently getting quotes to install a dedicated overhead door in the warehouse space.

The office space consists of 11 offices, a conference room, classroom, large lunch/breakroom, reception area, and 4 single restrooms. Property is located in a federal opportunity zone. This is a fantastic building well suited for many different uses.

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available Space:	~11,650 SF
Available Warehouse Space:	~6,000 SF
Available Office Space:	~5,650 SF
Utilities:	Natural Gas/Electric
Parking:	Common/Shared
Foundation:	Slab
Exterior:	Block
Roof:	Metal/Steel & Membrane
Water/Sewer:	Municipal/Municipal
# of Restrooms:	6
# of Shared Loading Docks:	2
Zoning:	I
APN:	51-852-006-00

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PHOTOS

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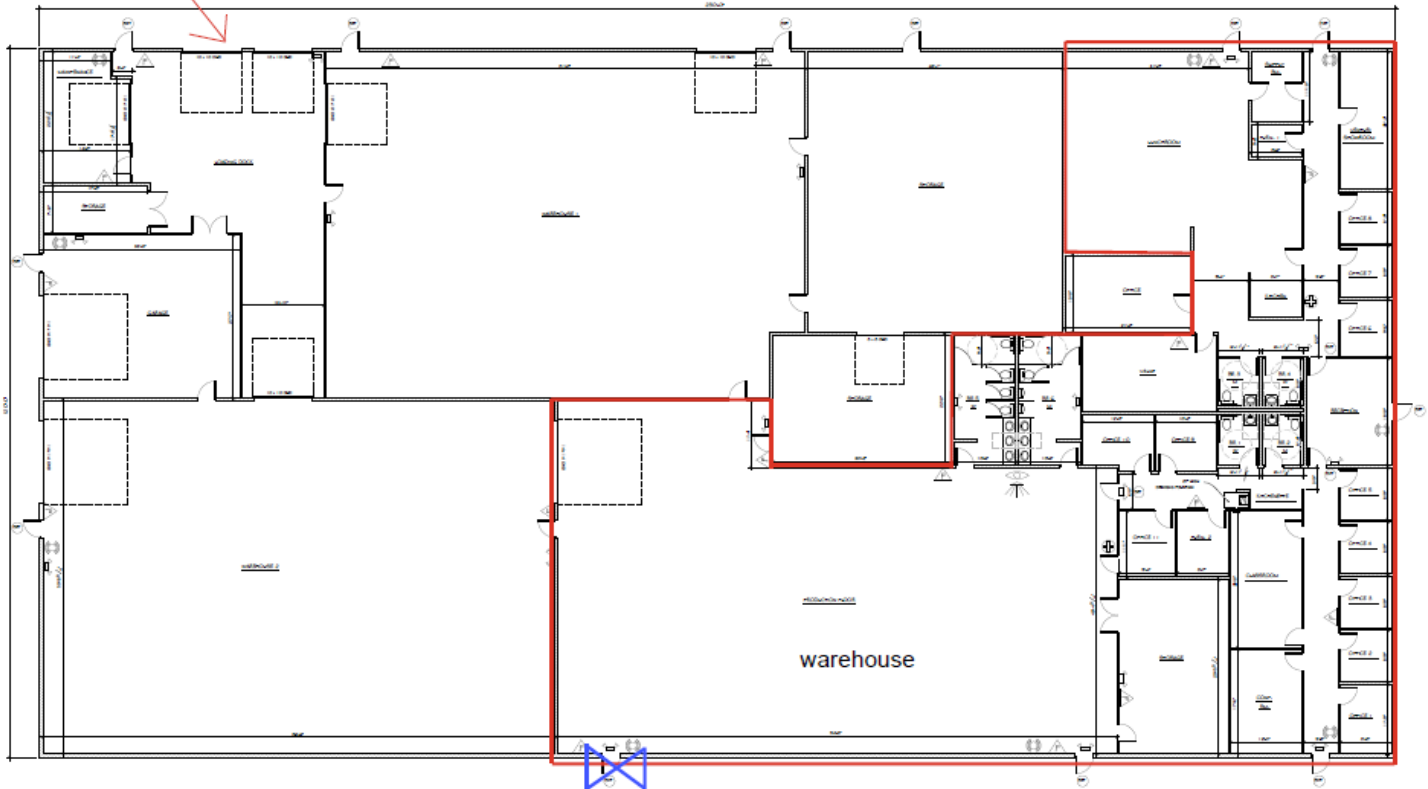
FLOOR PLAN

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Traverse City, MI 49686

shared loading locks

AVAILABLE SPACE OUTLINED IN RED



potential location of new overhead door

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FLOOR PLAN

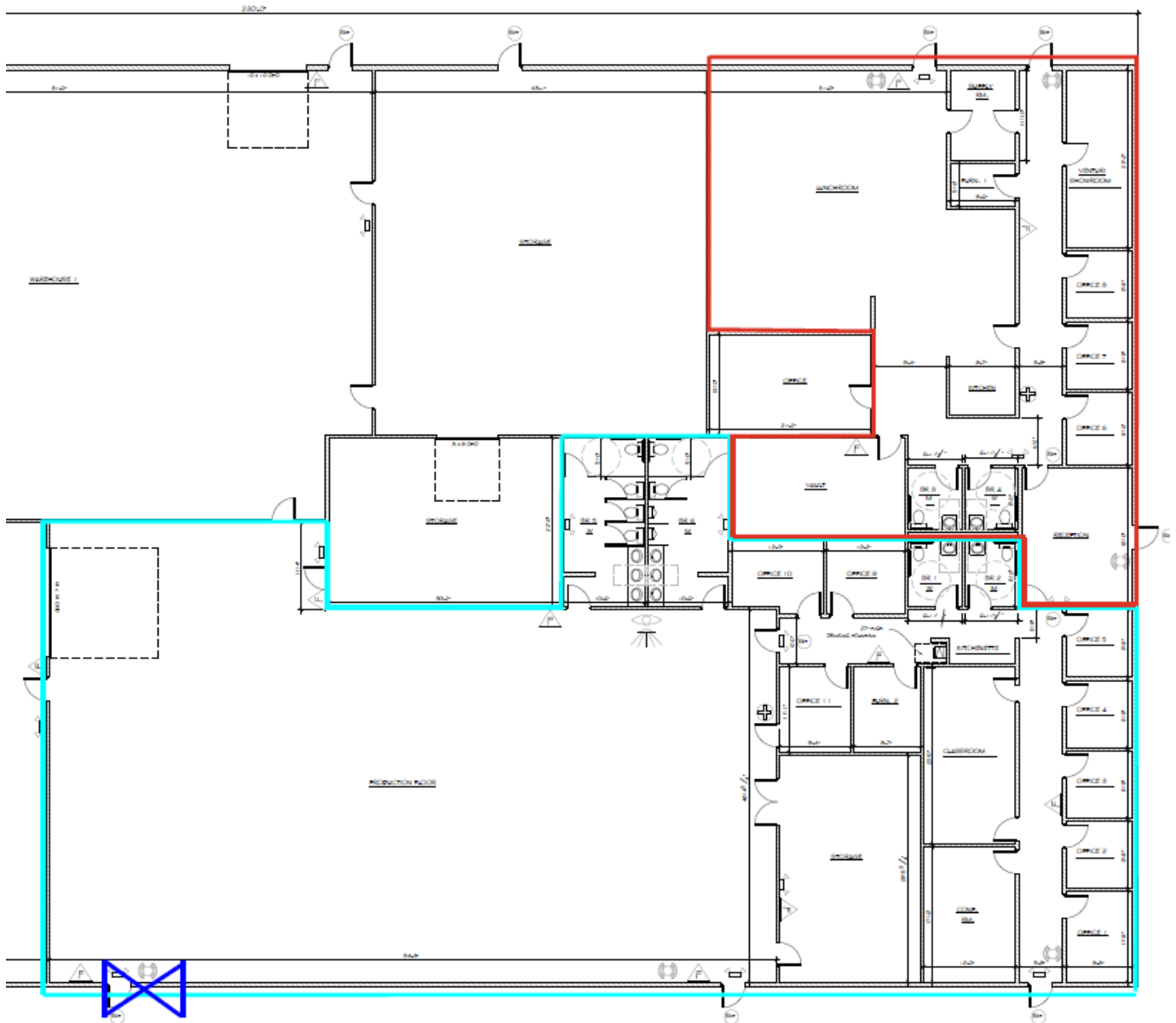
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FLEXIBLE FLOOR PLAN CONFIGURATIONS AVAILABLE

Warehouse and office space (outlined in blue) totals ~8,000 SF

Office space highlighted in red totals ~3,650 SF



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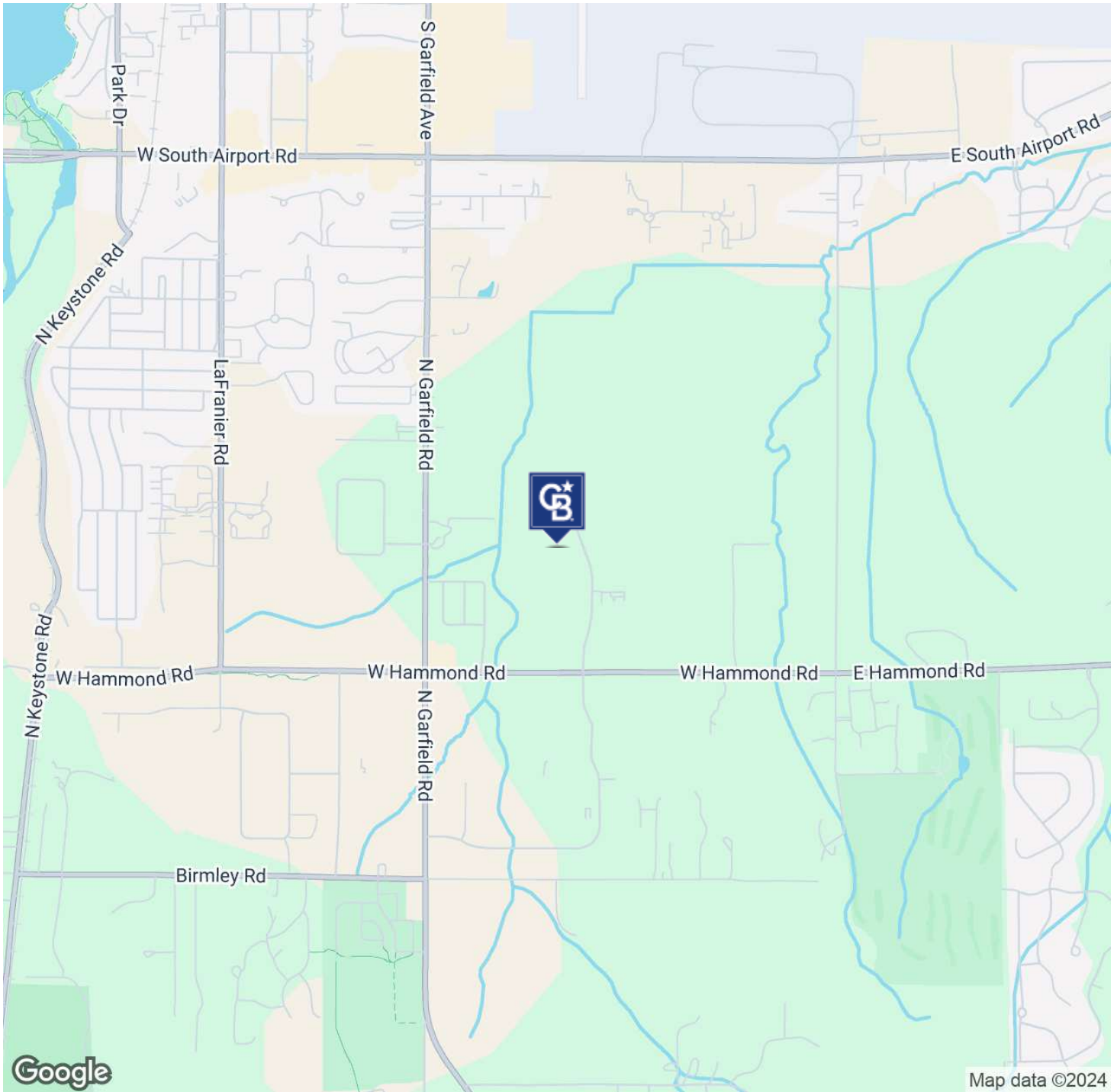


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LOCATION

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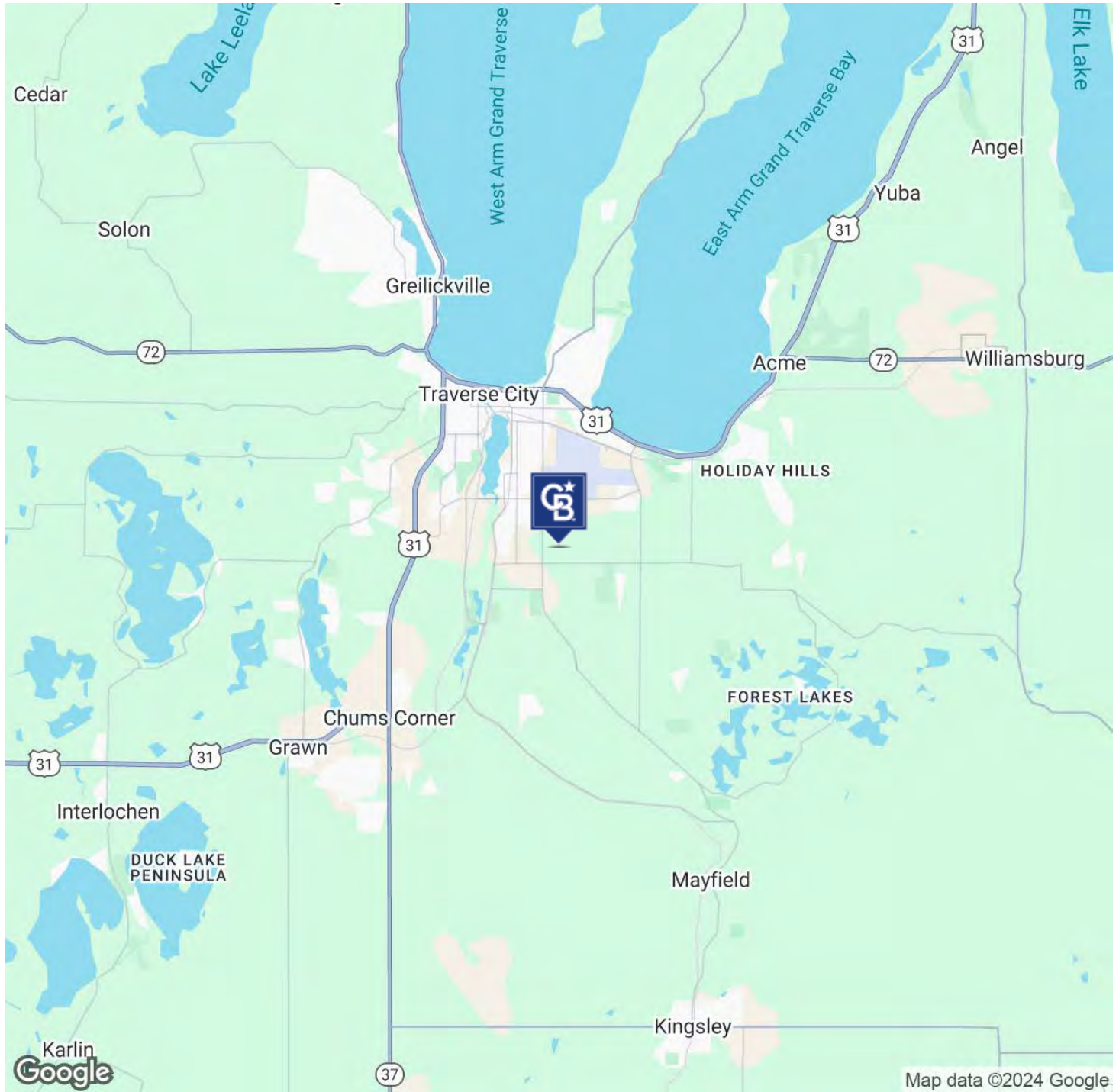


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