



1746 Keane Dr | Traverse City, MI 49696

<b>AVAILABLE SF:</b>	14,800 SF
<b>SALE PRICE:</b>	\$1,169,200
<b>LEASE RATE:</b>	\$7.00 SF/YR (NNN)
<b>LOT SIZE:</b>	1.53 ACRES
<b>ZONING:</b>	I-L IM IND

**PROPERTY OVERVIEW**

For Sale or Lease -14,800 sf of industrial space with 3,600 sf of remodeled office and 11,200 sf fully air conditioned production space. Separate zones of the shop plus the office have thermostat controlled heating and cooling capability. Entire property shows like new. Central location near Garfield and Hammond roads. Light and bright with LED lighting through entire building. Well kept and managed property. 440 - 3 phase, 8" concrete floors. Truck dock. Ample Parking. Perfect for a business with employees working in a comfortable climate controlled environment.

**PROPERTY HIGHLIGHTS**

- Fully air-conditioned 14,800 sf production facility.
- Recently remodeled – Light and bright throughout.
- 3,600 sf of office space
- Heavy 440 – 3 phase power.
- Municipal sewer and water. Natural gas

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com



# OFFICE BUILDING FOR SALE OR LEASE

1746 Keane Dr



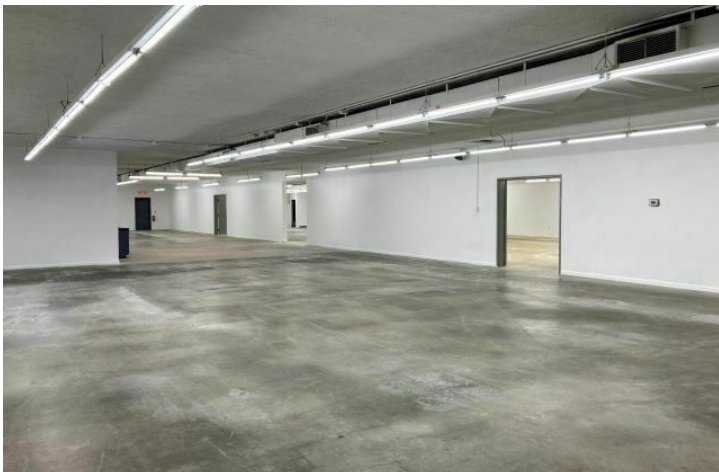
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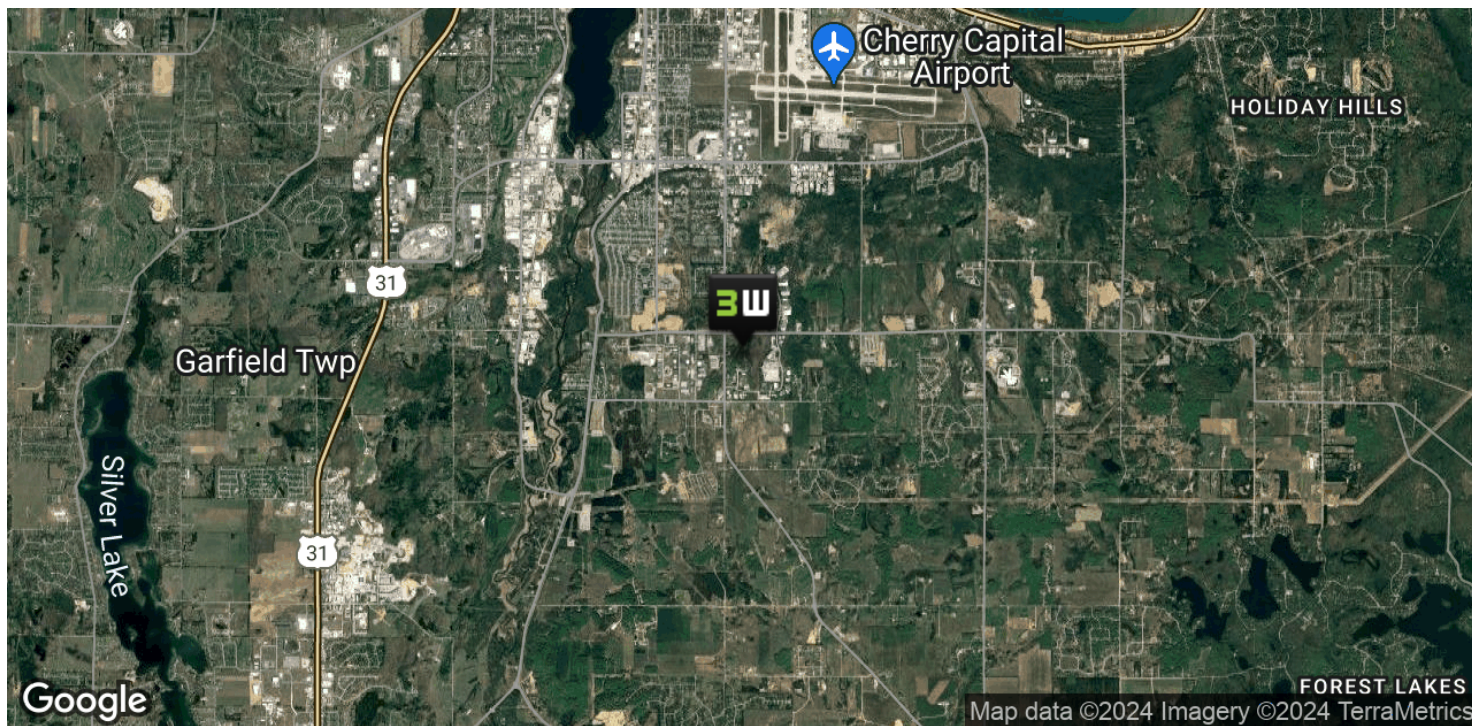
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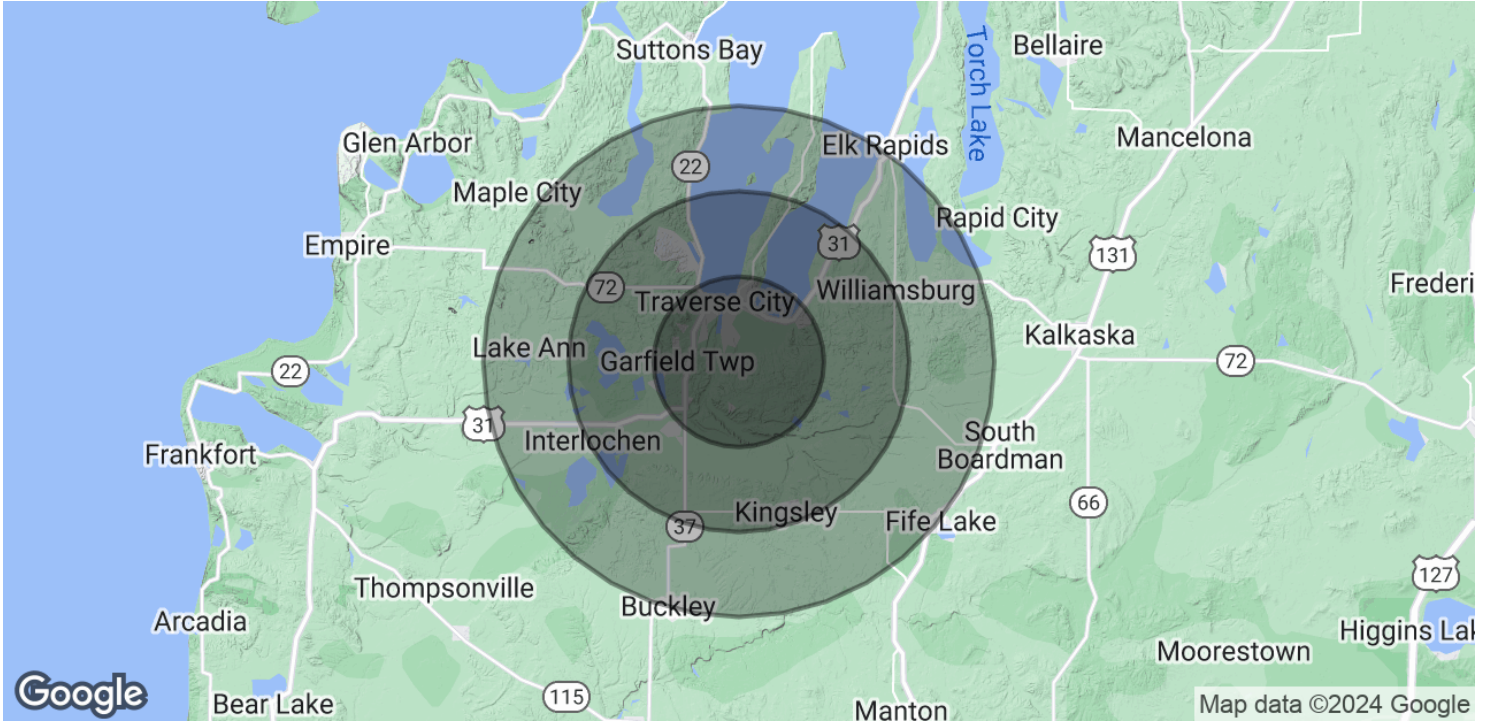
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**POPULATION**

	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	42,352	79,736	106,010
Average Age	42.7	43.0	43.6
Average Age (Male)	39.9	41.3	42.3
Average Age (Female)	45.7	45.2	45.4

**HOUSEHOLDS & INCOME**

	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	20,427	37,646	50,855
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$68,667	\$74,281	\$72,069
Average House Value	\$236,227	\$250,591	\$252,660

2020 American Community Survey (ACS)

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