



**FOR SALE**

**3293 CO RD 491  
LEWISTON, MI 49756**

**41,385 SF OVER 4 INDUSTRIAL BUILDINGS • 15.45 ACRES**

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# Property Overview

## EXECUTIVE SUMMARY

Buildings (4) Gross Area	41,385 SF
Total Acreage	15.45 Acres
Year Built	1985
Zoning	Industrial
Parcel Number	# 001-023-000-240-00

- Property includes 4 separate building structures
- Clear Height 16' - 18'
- Doors: 9 grade level doors
- Power: 69 KV line and substation < 900 feet from property



Discover an exceptional industrial property at 3293 Co Rd 491, Lewiston, MI 49756, featuring 41,385 SF spread across four buildings on a vast 15.45-acre parcel. Zoned for industrial use and offering the practicality of nine grade-level doors and robust power access, this site is primed for growth and expansion.

Strategically situated in the serene yet resource-rich setting of Lewiston in Montmorency County, this location is hailed for its outdoor recreational allure. Nestled amongst Michigan's pristine forests and lakes, the area benefits from a strong tourism influx, enhanced by nearby attractions such as the Garland Lodge and Resort, and a robust network of trails and waterways, fostering a vibrant service and hospitality sector.

This property suits investors or owner-users seeking room for expansion and outdoor storage capability. Its strategic placement and ample offering make it an exceptional asset for those looking to leverage the thriving tourist and recreational businesses in the region.



# Property Photos



# Property Photos



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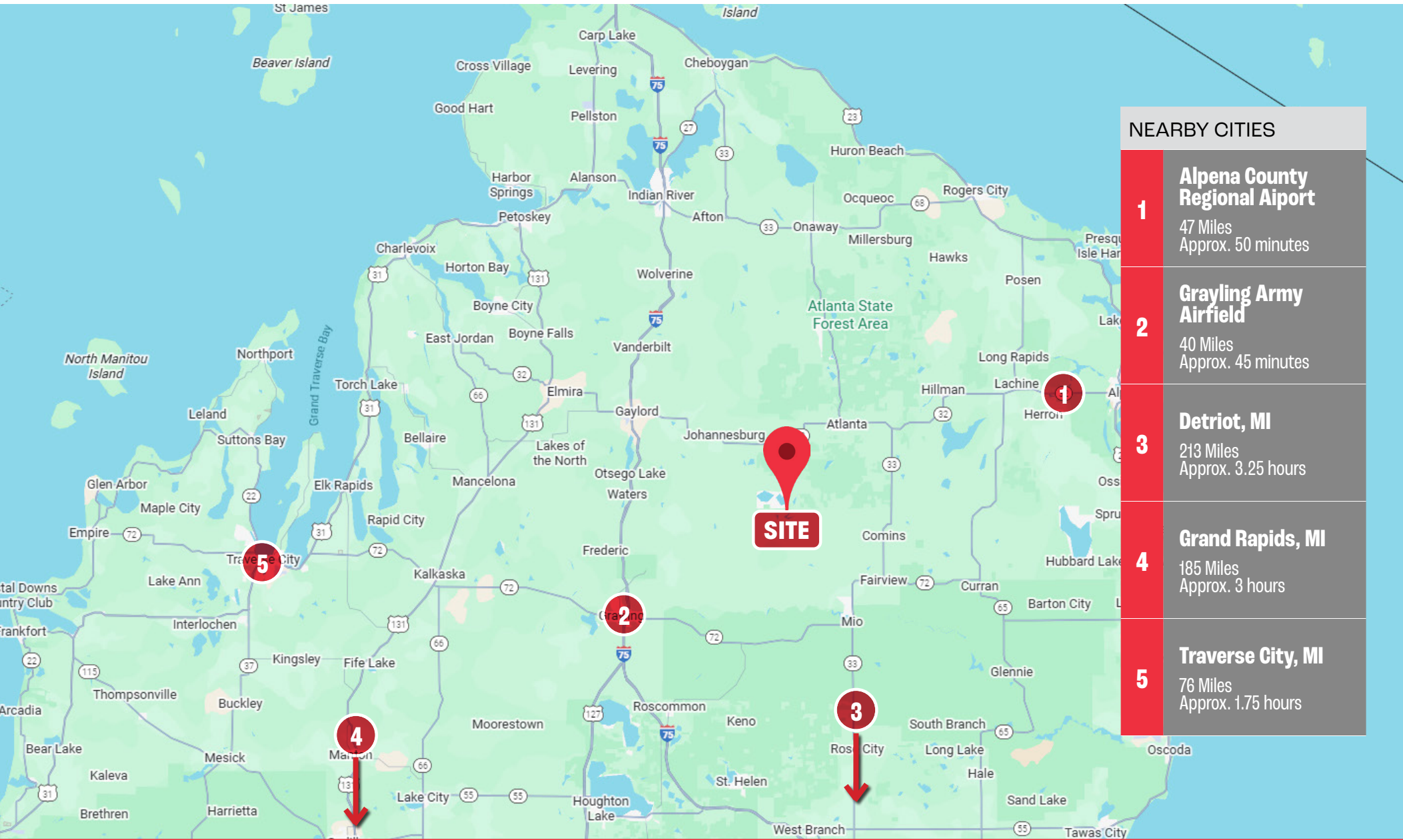
# Property Photos



# Aerial Imagery



# Regional Map



NEARBY CITIES	
1	<b>Alpena County Regional Airport</b> 47 Miles Approx. 50 minutes
2	<b>Grayling Army Airfield</b> 40 Miles Approx. 45 minutes
3	<b>Detroit, MI</b> 213 Miles Approx. 3.25 hours
4	<b>Grand Rapids, MI</b> 185 Miles Approx. 3 hours
5	<b>Traverse City, MI</b> 76 Miles Approx. 1.75 hours

# Lewiston, MI Market Summary



Lewiston is an unincorporated community and census-designated place in Montmorency County, Michigan. As of the 2020 census, Lewiston had a population of 1,504, while Montmorency County had a population of 9,153. The community is located in northern Michigan, east of Gaylord and west of Alpena, within a heavily forested and lake-rich region of the northern Lower Peninsula.

Lewiston developed as a resort and recreation community in the early 20th century, tied closely to outdoor tourism and seasonal travel. Its setting near state forests and inland lakes established it as a destination for fishing, hunting and summer recreation. Garland Lodge and Resort, located just outside the community, remains one of the area's largest employers and a key driver of tourism activity.

The local economy is largely oriented around tourism, recreation and seasonal housing. Many properties in

and around Lewiston are second homes or vacation rentals, supporting a small but steady service and hospitality sector. Retail and commercial activity is modest and primarily serves residents and visitors rather than regional employment needs.

Lewiston is closely associated with nearby recreational assets including the Au Sable River watershed, state forest lands and trail systems used for snowmobiling and hiking. These amenities support year-round tourism, with peak activity during summer and fall.

While the area has experienced long-term population decline consistent with broader rural trends in northern Michigan, Lewiston continues to function as a local service center and seasonal destination. Its appeal is rooted in outdoor access, affordability and a quiet small-community setting rather than industrial or large-scale economic growth.



# Demographics

	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2020 Population	695	2,110	3,399
2024 Population	739	2,249	3,841
2029 Population Projection	806	2,448	4,212
Annual Growth 2020-2024	1.6%	1.6%	3.3%
Annual Growth 2024-2029	1.8%	1.8%	1.9%
<b>Households</b>			
2020 Households	336	1,017	1,633
2024 Households	354	1,074	1,826
2029 Household Projection	385	1,167	1,996
Annual Growth 2020-2024	-3.6%	-3.1%	-0.6%
Annual Growth 2024-2029	1.8%	1.7%	1.9%
Avg Household Size	2.00	2.00	2.00
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$172,631	\$167,198	\$162,312
Median Year Built	1973	1974	1977
Owner Occupied Households	316	982	1,736
Renter Occupied Households	69	185	260
<b>Household Income</b>			
< \$25,000	99	276	422
\$25,000 - 50,000	93	275	501
\$50,000 - 75,000	65	215	386
\$75,000 - 100,000	47	118	169
\$100,000 - 125,000	24	97	194
\$125,000 - 150,000	6	26	47
\$150,000 - 200,000	11	29	48
\$200,000+	9	37	60
Avg Household Income	\$59,761	\$63,784	\$64,459
Median Household Income	\$43,999	\$48,187	\$49,382

	1 MILE	3 MILE	5 MILE
<b>Population Summary</b>			
Age 15+	644	1,962	3,362
Age 20+	608	1,855	3,183
Age 55+	366	1,141	2,014
Age 65+	246	776	1,384
Median Age	54.50	55.50	56.70
Avg Age	48.50	49.10	49.90
<b>Education</b>			
Some High School, No Diploma	49	137	307
High School Graduate	238	730	1,190
Some College, No Degree	211	627	1,065
Associate Degree	51	132	187
Bachelor's Degree	50	161	271
Advanced Degree	27	102	190
<b>Employment</b>			
Civilian Employed	274	823	1,320
Civilian Unemployed	26	80	136
Civilian Non-Labor Force	336	1,038	1,872
U.S. Armed Forces	0	0	0
<b>Housing Value</b>			
< \$100,000	76	263	503
\$100,000 - 200,000	95	282	467
\$200,000 - 300,000	77	221	345
\$300,000 - 400,000	31	92	172
\$400,000 - 500,000	10	38	76
\$500,000 - 1,000,000	1	8	20
\$1,000,000+	0	1	5

Demographic data © CoStar 2026

## CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.  
14643 Dallas Pkwy Suite 1000  
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

### MOHR PARTNERS, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

### STEPHEN MACNOLL

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

### BRANDON HIETT

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