



5835 Shugart Lane | Traverse City, MI 49684

<b>SALE PRICE:</b>	\$1,350,000
<b>LEASE RATE:</b>	\$8.50/SF/YR/NNN
<b>LOT SIZE:</b>	3.8 ACRES
<b>BUILDING SIZE:</b>	15,000 SF
<b>GRADE LEVEL DOORS:</b>	1
<b>YEAR BUILT:</b>	2003
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	C2

**PROPERTY OVERVIEW**

This 15,000 square foot manufacturing facility has been extremely well maintained. Built in 2003 this Butler building is divided into 8,250 square feet of office space and 6,750 square feet of warehouse space. The office area includes a reception/waiting room, multiple private offices, conference room, two large open work areas and a copy room. The warehouse is divided into two large areas and has a 12'x14' overhead door. This 3.8 acre site is located on the cul-de-sac of Shugart Lane in the heart of the commercial corridor of M 72 W, a convenient location for Traverse City and Leelanau County.

**PROPERTY HIGHLIGHTS**

- High Quality Construction
- Very Well Maintained
- 12'x14' Overhead Door
- Professionally Landscaped
- 3.8 Acre Site

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



**INDUSTRIAL PROPERTY FOR SALE OR LEASE**

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**3W THREE WEST  
COMMERCIAL**





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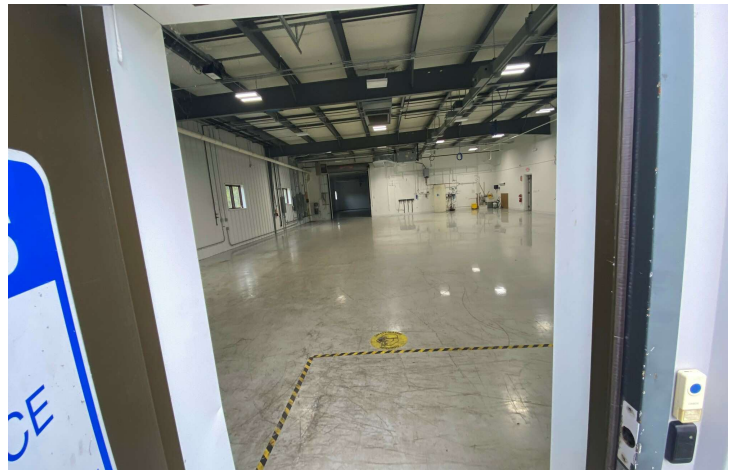
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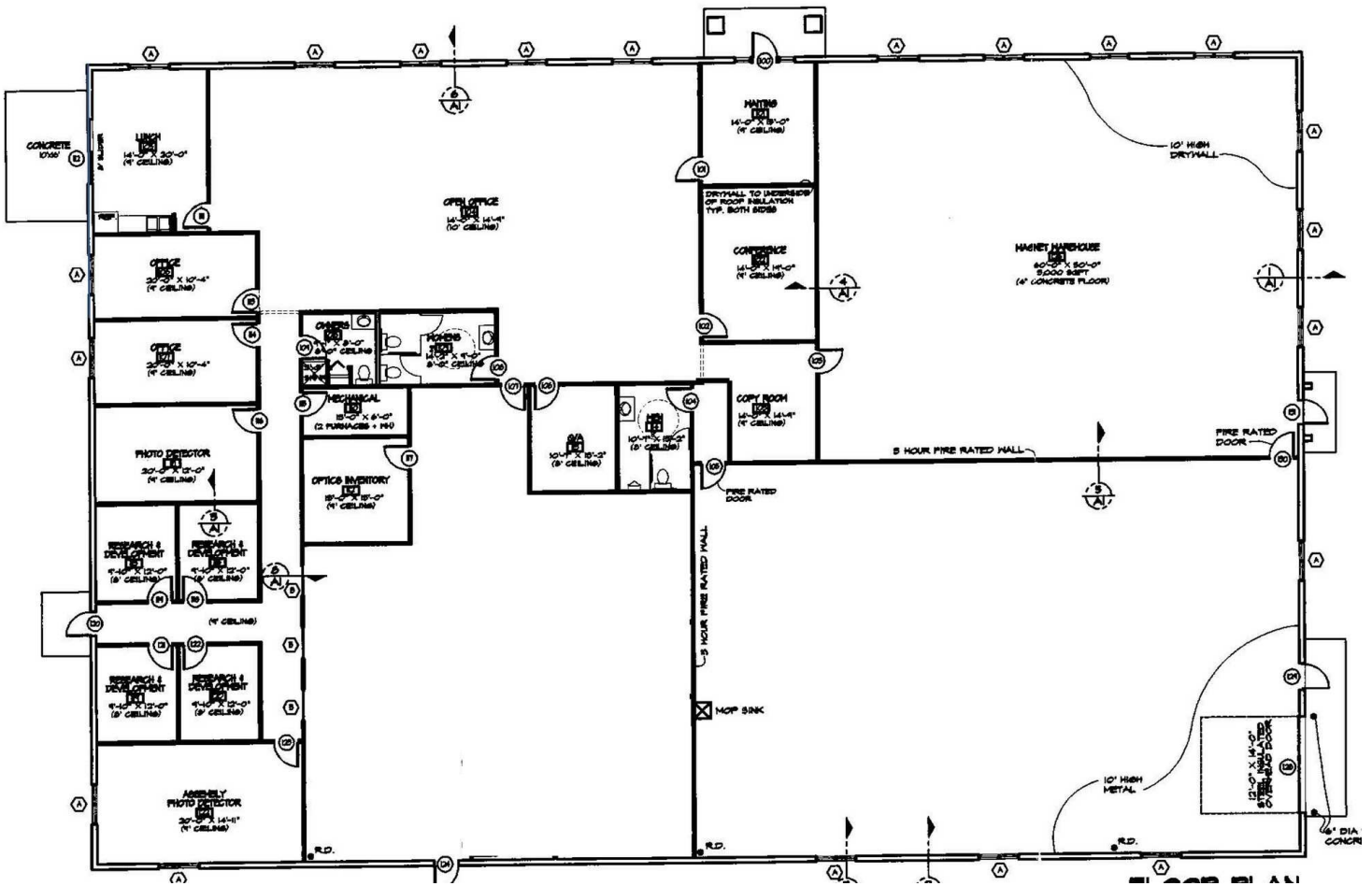
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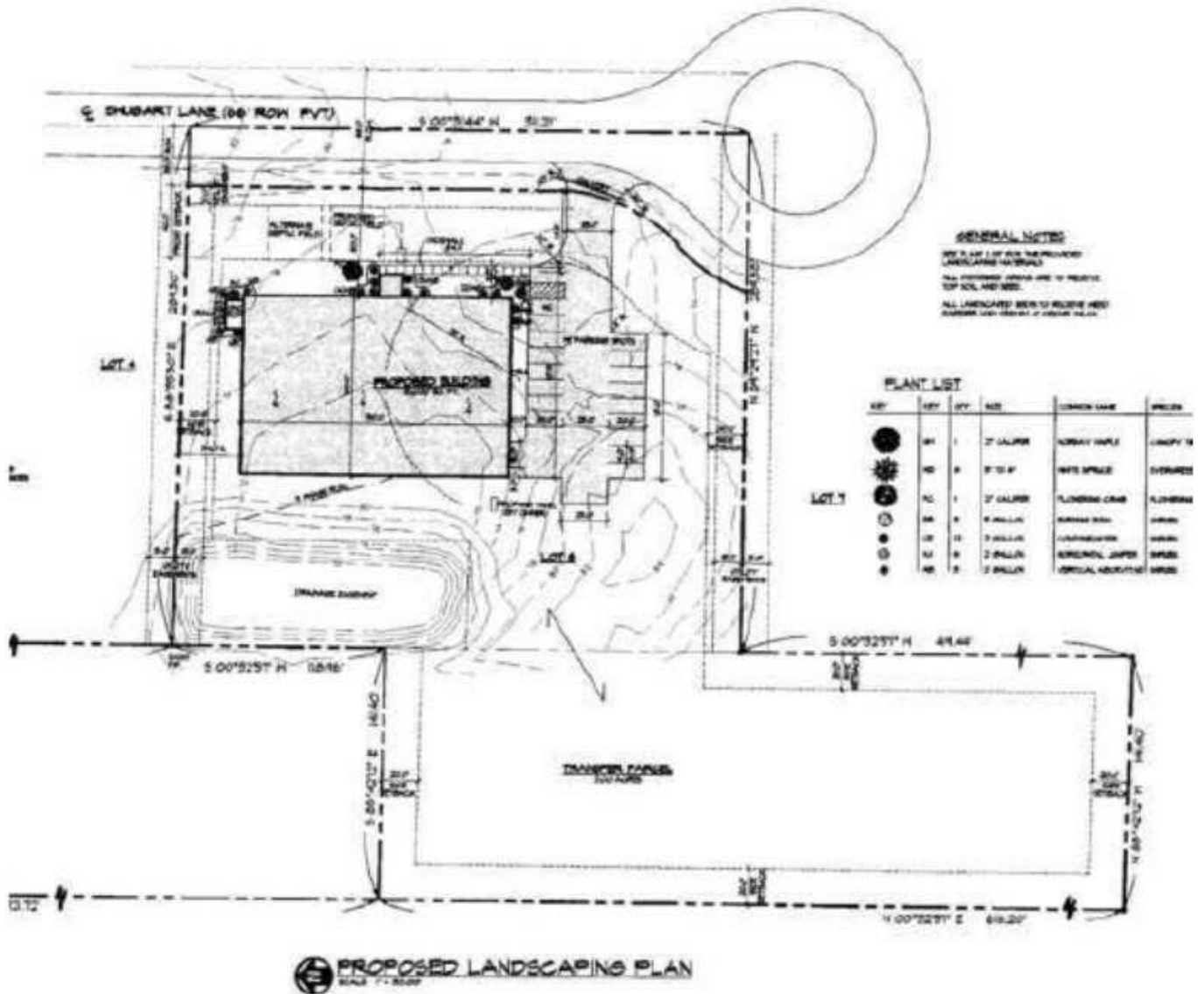
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Floor Plan - Has been modified slightly from the original design

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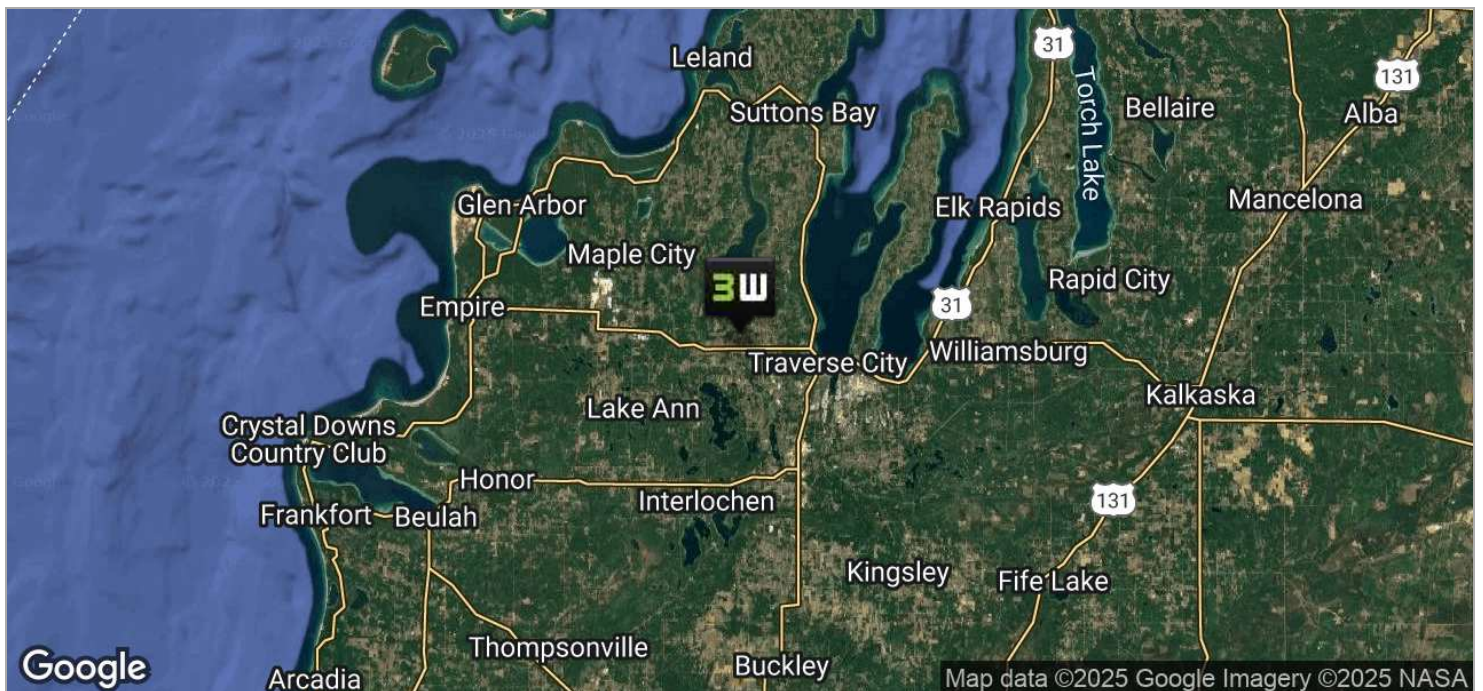
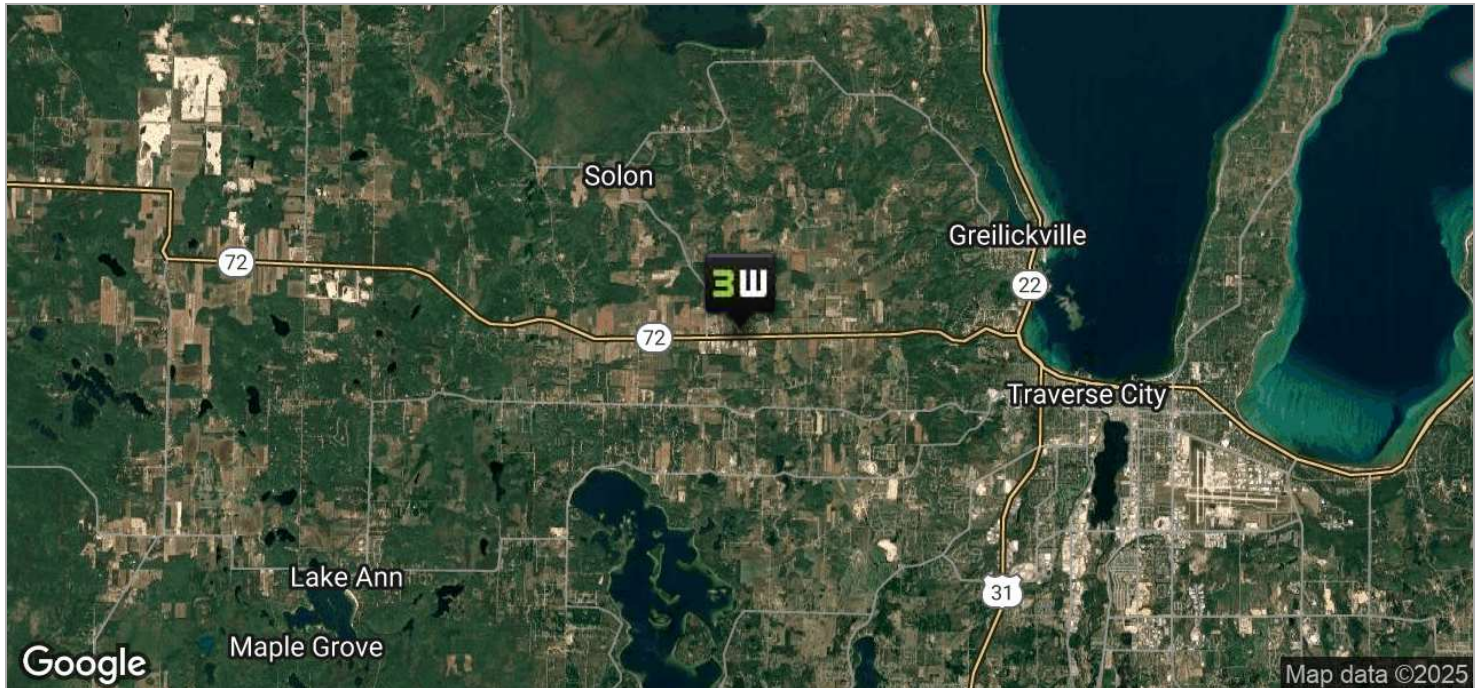
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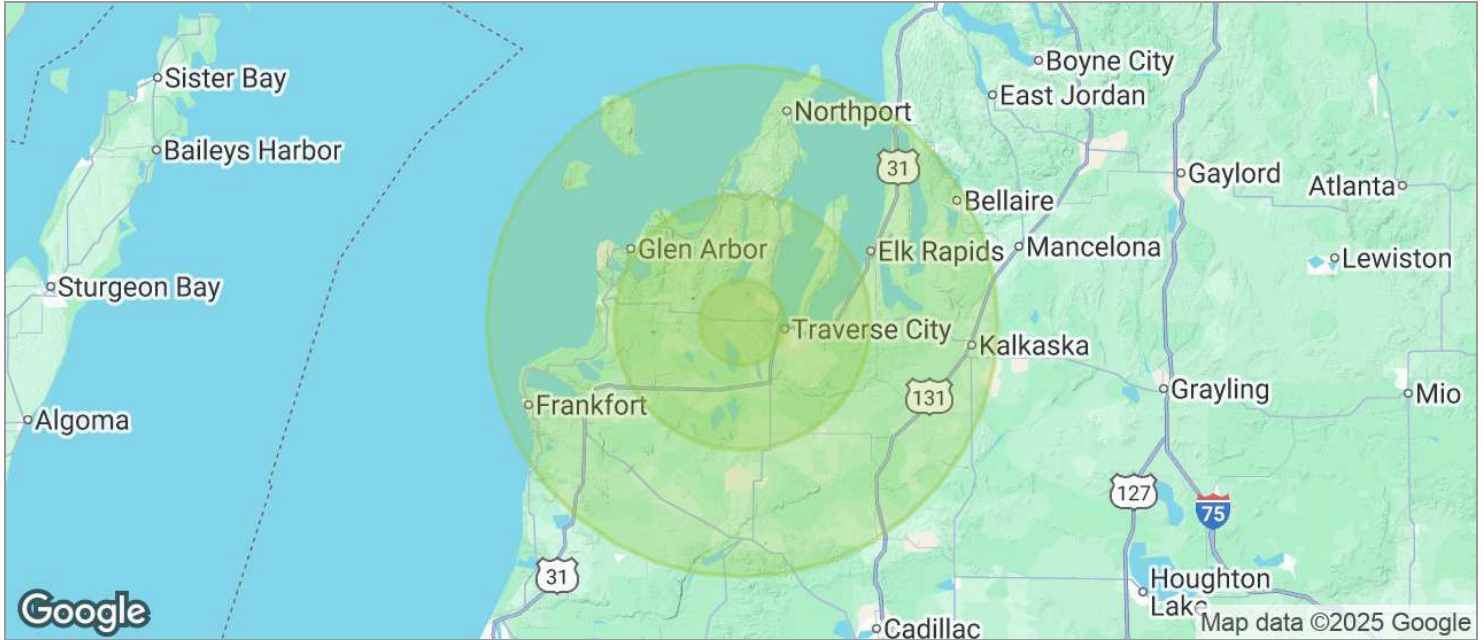


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### POPULATION

	5 MILES	15 MILES	30 MILES
TOTAL POPULATION	27,789	112,139	165,227
MEDIAN AGE	46	45	45
MEDIAN AGE (MALE)	44	43	44
MEDIAN AGE (FEMALE)	47	46	46

### HOUSEHOLDS & INCOME

	5 MILES	15 MILES	30 MILES
TOTAL HOUSEHOLDS	11,893	47,598	70,234
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$98,203	\$93,133	\$92,741
AVERAGE HOUSE VALUE	\$483,795	\$421,232	\$399,477

\* Demographic data derived from 2020 ACS - US Census

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