



INDUSTRIAL PROPERTY FOR LEASE

3711 Elmer's Industrial Dr

executive summary



3711 Elmer's Industrial Dr | Traverse City, MI 49685

AVAILABLE SF:	UNIT C - 2,400 SF
LEASE RATE:	\$1,800.00 PER MONTH (MG)
CEILING HEIGHT:	16.0 FT
YEAR BUILT:	2018
ZONING:	INDUSTRIAL

PROPERTY OVERVIEW

Light industrial flex building perfect for a variety of small businesses. This 2,400 SF unit is equipped one 14'x14' overhead door, one service door and 220V/100A electrical service. Unit is heated and has enhanced workshop lighting. The site consists of a large parking area with plenty of area to turn around large trucks.

PROPERTY HIGHLIGHTS

- 14' x 14' over head doors
- 16' ceilings
- Heated

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

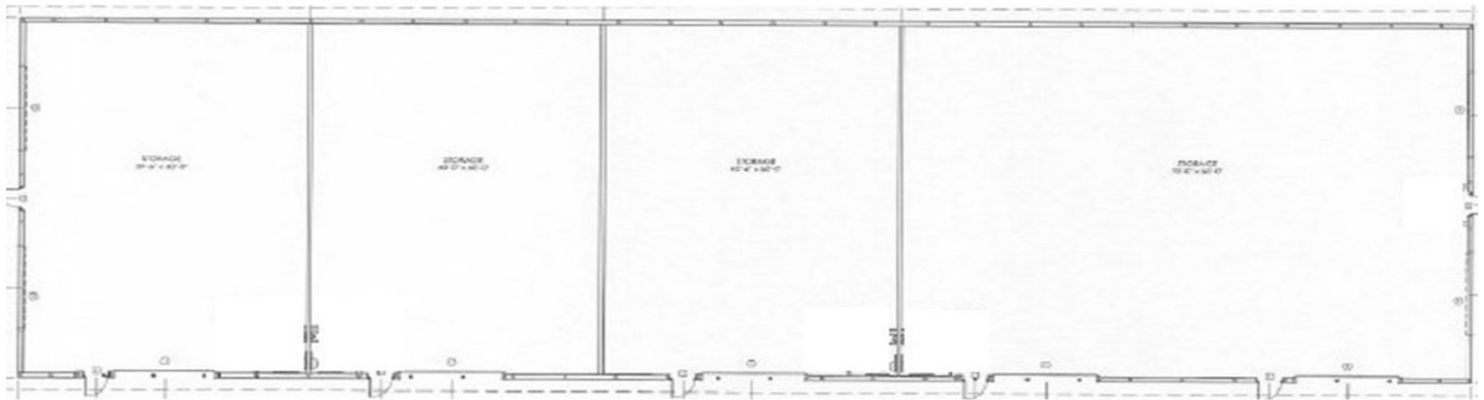


INDUSTRIAL PROPERTY FOR LEASE

3711 Elmer's Industrial Dr



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



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



INDUSTRIAL PROPERTY FOR LEASE

3711 Elmer's Industrial Dr

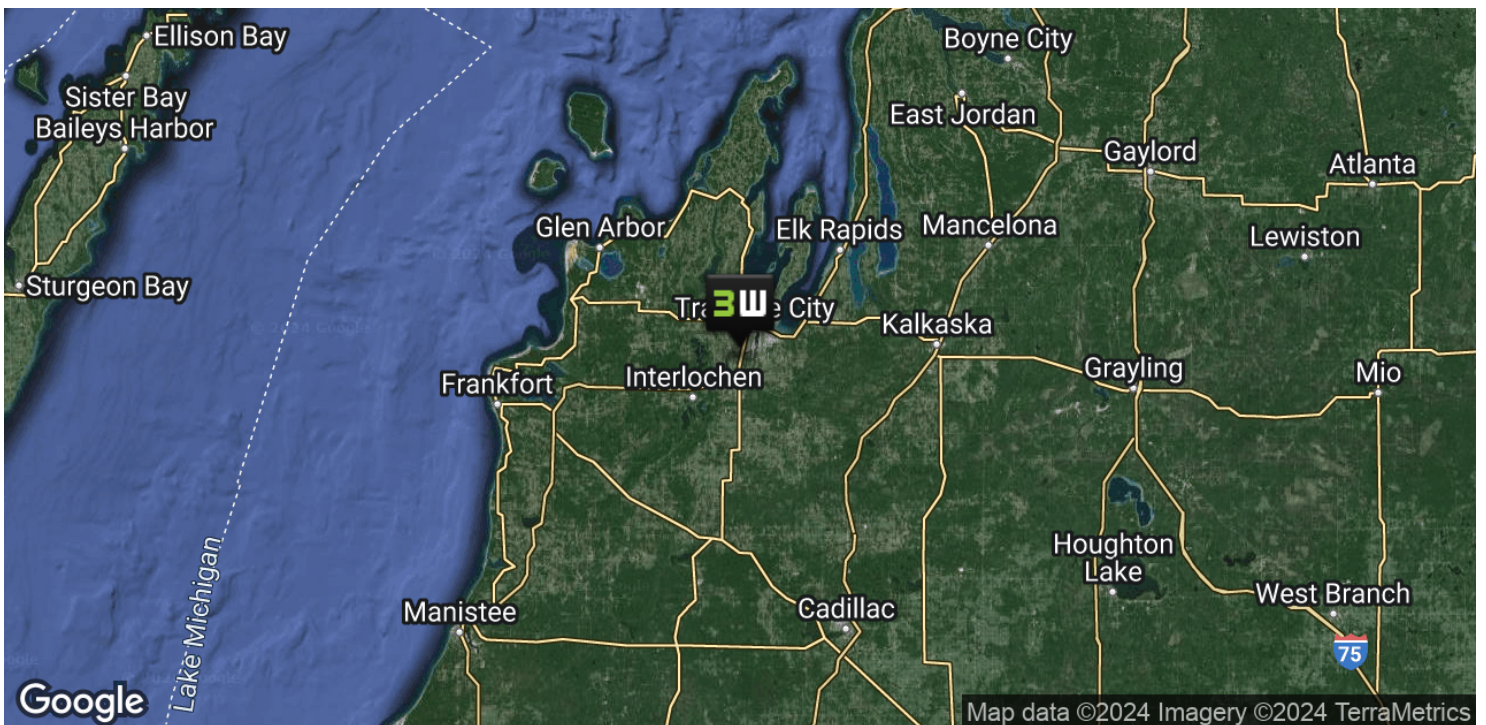
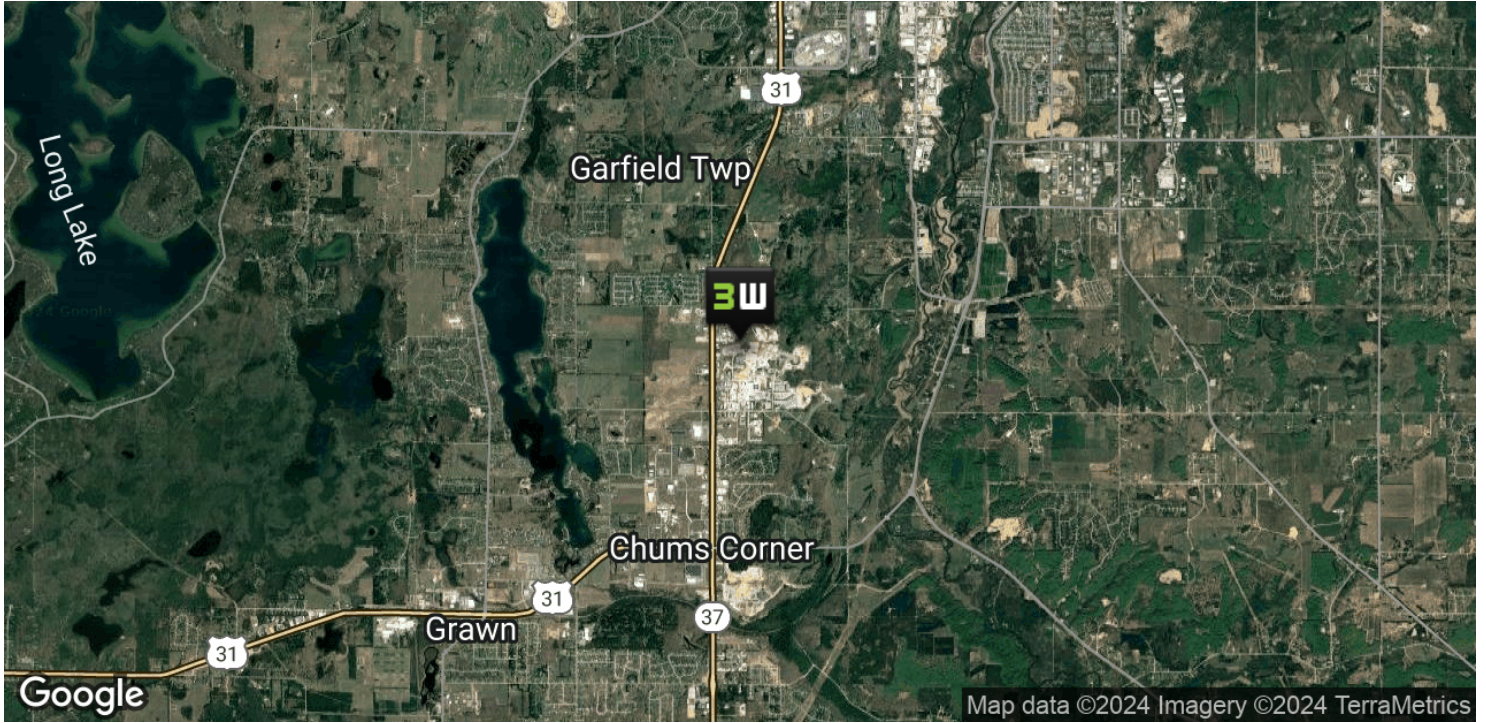


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

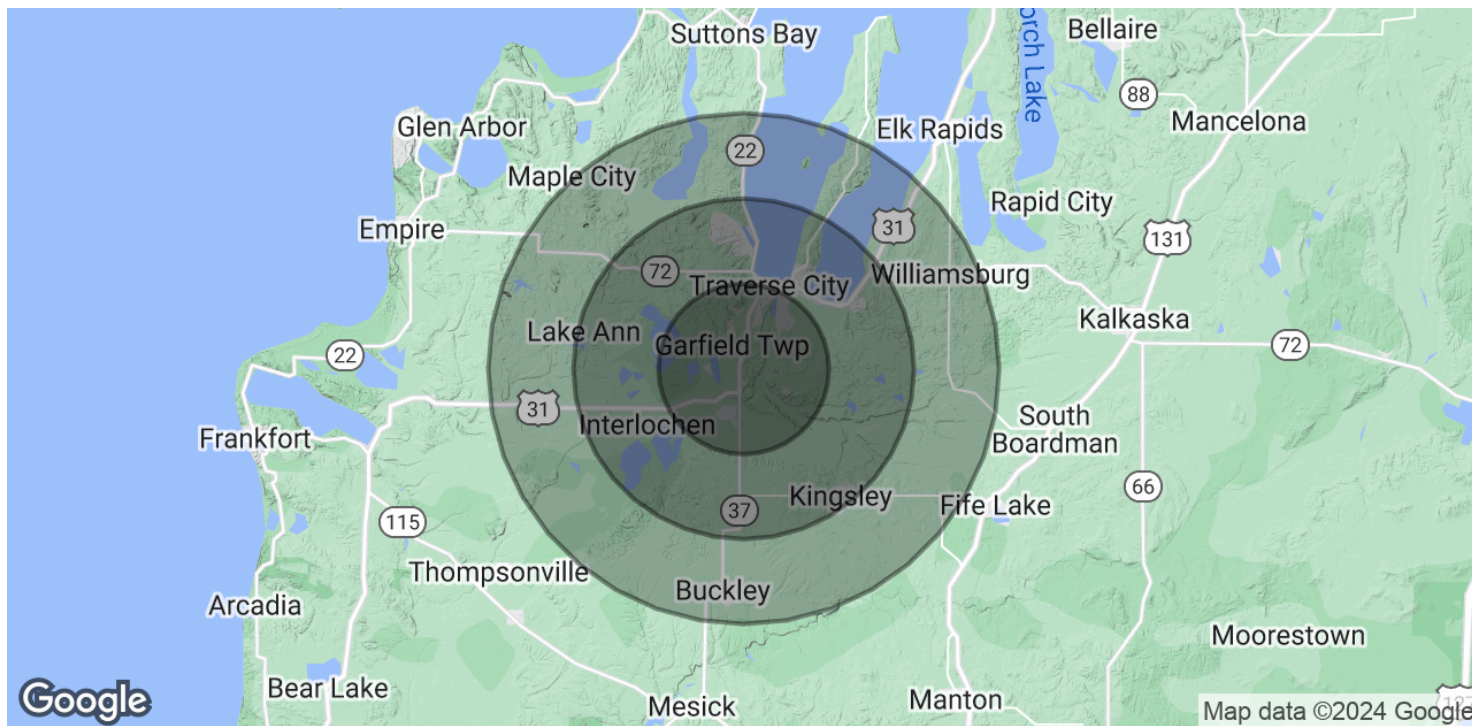


INDUSTRIAL PROPERTY FOR LEASE

3711 Elmer's Industrial Dr



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



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	37,962	82,612	104,728
Average Age	40.8	42.9	43.3
Average Age (Male)	38.7	41.1	41.9
Average Age (Female)	43.6	45.1	45.1

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	17,473	38,648	49,773
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$66,545	\$73,617	\$71,692
Average House Value	\$210,383	\$247,534	\$248,381

* Demographic data derived from 2020 ACS - US Census

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