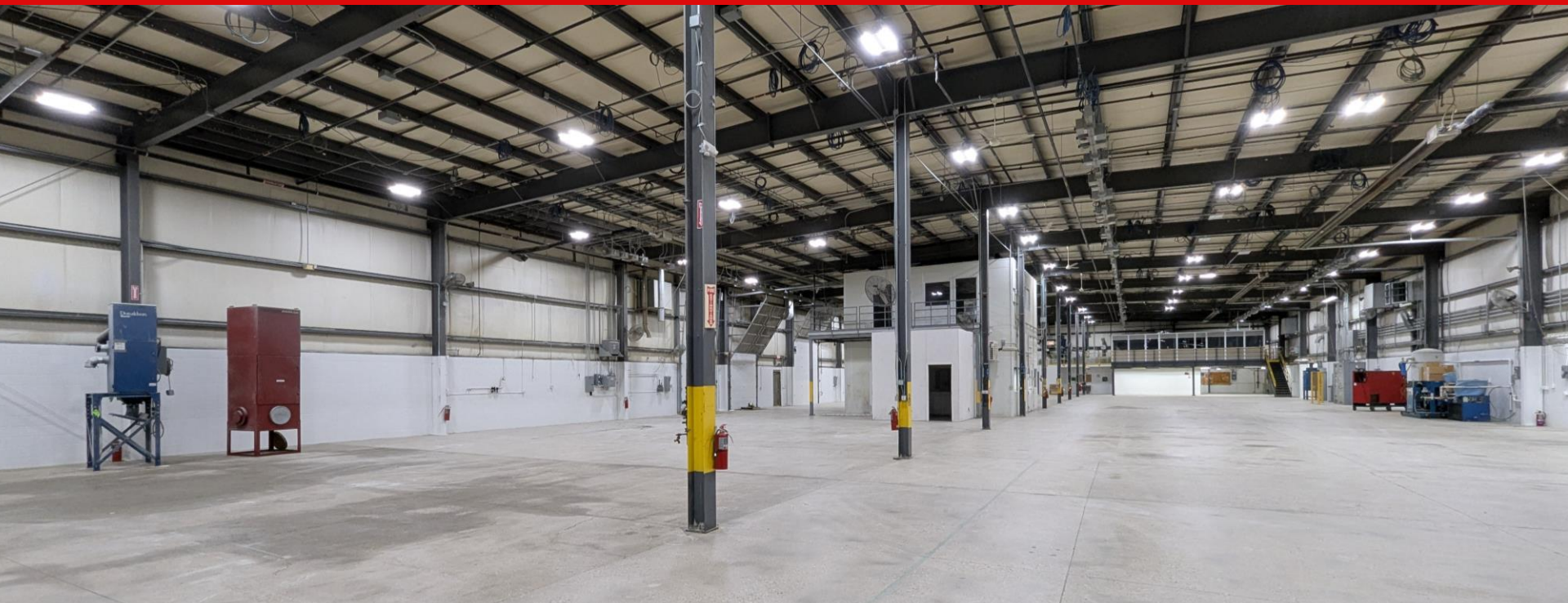


# Traverse City - Industrial Building

2155 Traversefield Drive - Traverse City, MI



**33,800 SF**

BUILDING SIZE

**\$9.00 /SF NNN**

LEASE RATE

**INDUSTRIAL**

MANUFACTURING

**FOR LEASE**

**Manufacturing & Distribution Facility**

**Kevin Query**

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# Traverse City - Industrial Building

2155 Traversefield Drive - Traverse City, MI



## Property Overview

### THE OPPORTUNITY

Now available - Traversefield Industrial Park facility offers approximately 5,000 SF of finished office paired with 28,800 SF of industrial space. Clear heights run 20 to 24 ft, with 3-phase electrical service, ceiling-mounted busbars, fire suppression throughout (including a dedicated server room), radiant heat, and modular mezzanines for additional workspace or storage. Freshly updated office space & shop floor

### PROPERTY HIGHLIGHTS

- 2 dock-high doors
- One 14-ft grade-level overhead door
- Private parking
- 3-phase power
- Modular mezzanine and floor offices
- Fire suppression throughout
- Fully-renovated offices



### PROPERTY SPECS

LEASE RATE	BUILDING
<b>\$9.00 /SF NNN</b>	<b>33,800 SF</b>
ACRES	YEAR BUILT
<b>2.40</b>	<b>1997</b>
RENOVATED	UPDATED
<b>2013</b>	<b>2026</b>
TOWNSHIP	ZONING
<b>Traverse City</b>	<b>Industrial</b>

