



3773 Rennie School Rd | Traverse City, MI 49685

<b>SALE PRICE:</b>	\$785,000
<b>LOT SIZE:</b>	2.75 ACRES
<b>BUILDING SIZE:</b>	6,571 SF
<b>GRADE LEVEL DOORS:</b>	6
<b>CEILING HEIGHT:</b>	16.0 FT
<b>YEAR BUILT:</b>	2002
<b>ZONING:</b>	C/M

**PROPERTY OVERVIEW**

Introducing an exceptional opportunity for a variety of construction or service based company uses. This 6,571 square foot building, constructed in 2002 and zoned C/M features a prime location in the rapidly expanding Chums Corner area of Traverse City. The building provides a versatile space for a range of operational needs for a contractor or service based business including a large fenced in yard area for equipment and material storage. The office area has a reception area, private offices, kitchenette, restroom and a full basement with additional office and restroom. The Warehouse features six overhead doors, 2 on each of 3 sides of the building, as well as an additional restroom. Conveniently located just east of the US-31/Rennie School Road intersection with a traffic signal for easy access on to US 31.

**PROPERTY HIGHLIGHTS**

- Large Parking Lot & Fenced in Yard
- 6 Overhead doors with pull through capability
- Solid Poured Concrete Construction
- Office Area with Full Basement

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



**INDUSTRIAL PROPERTY FOR SALE**

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# INDUSTRIAL PROPERTY FOR SALE

## 3773 Rennie School Rd

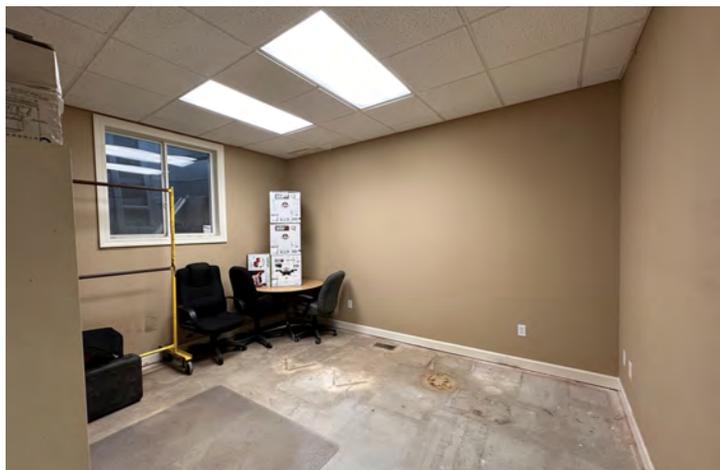
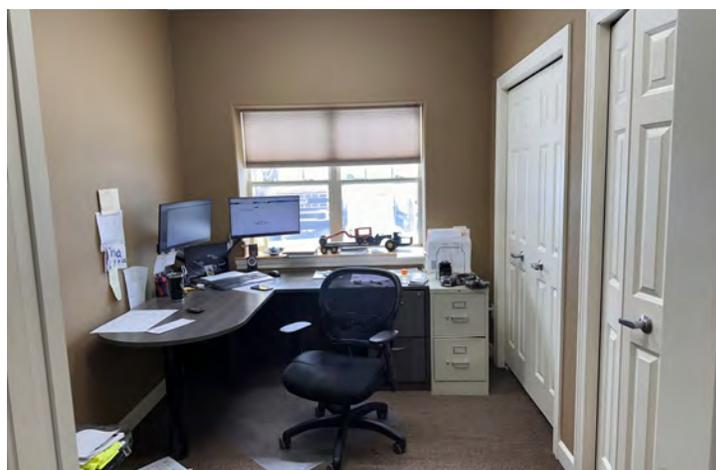
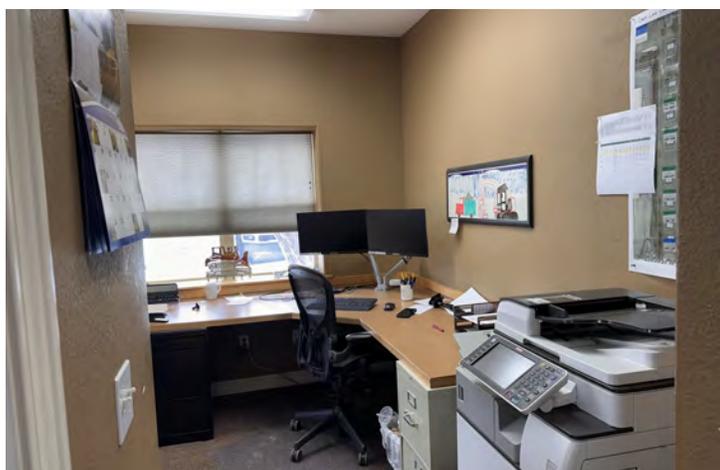


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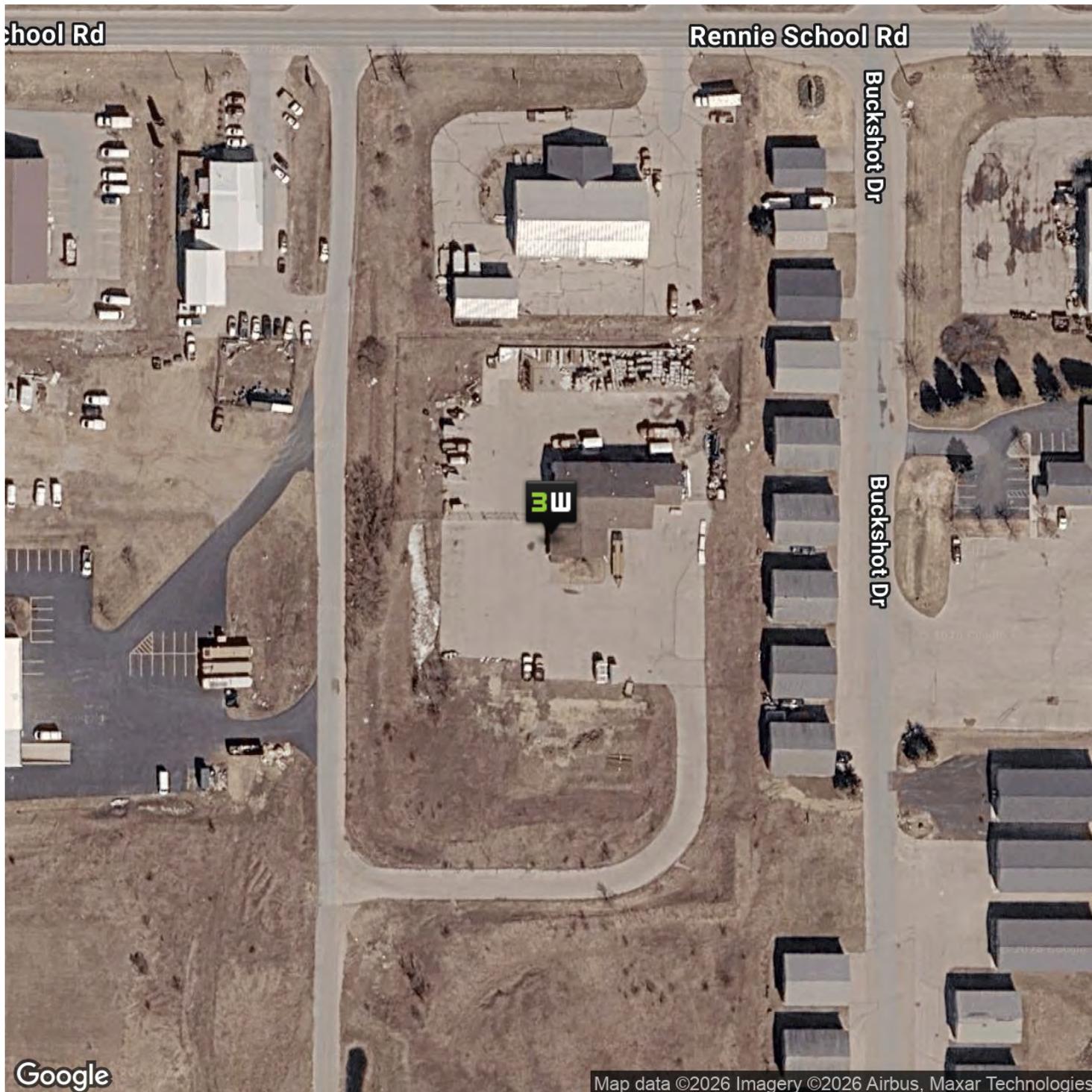


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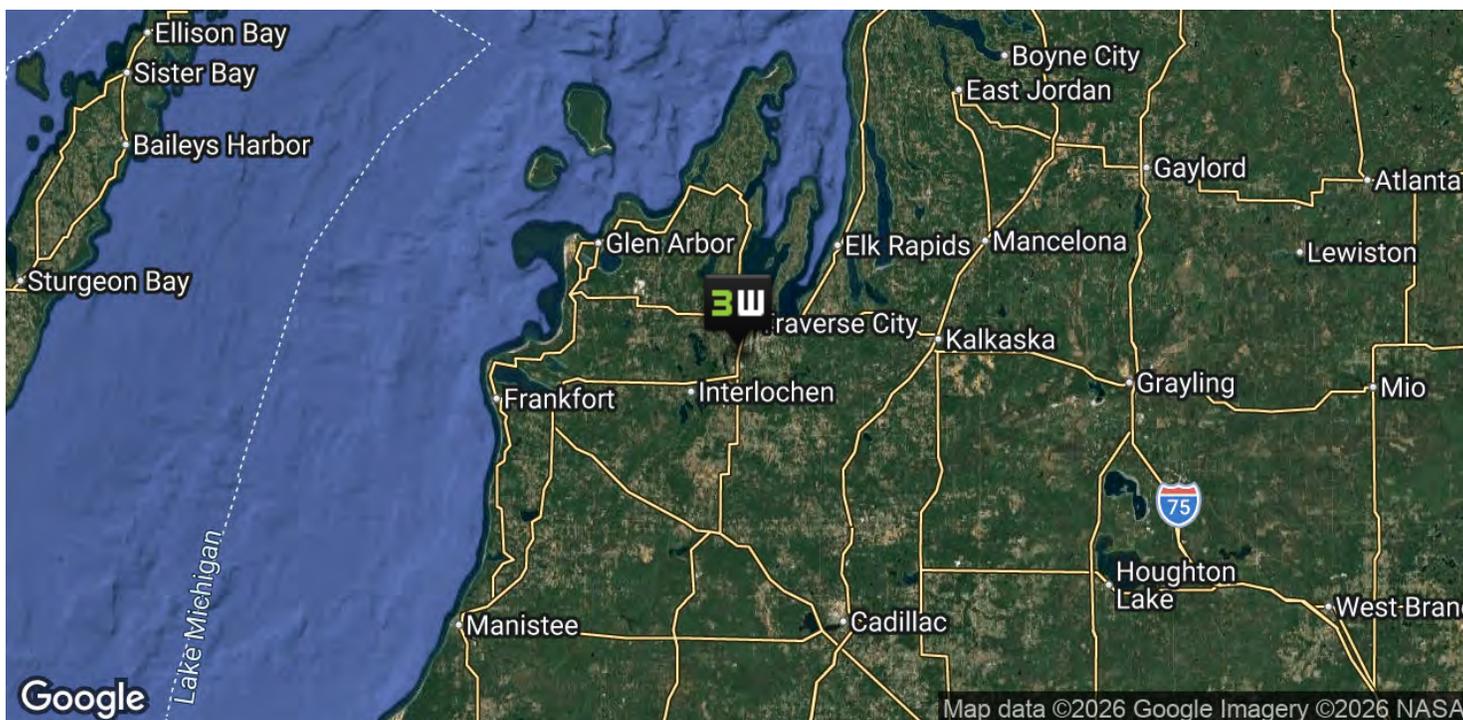
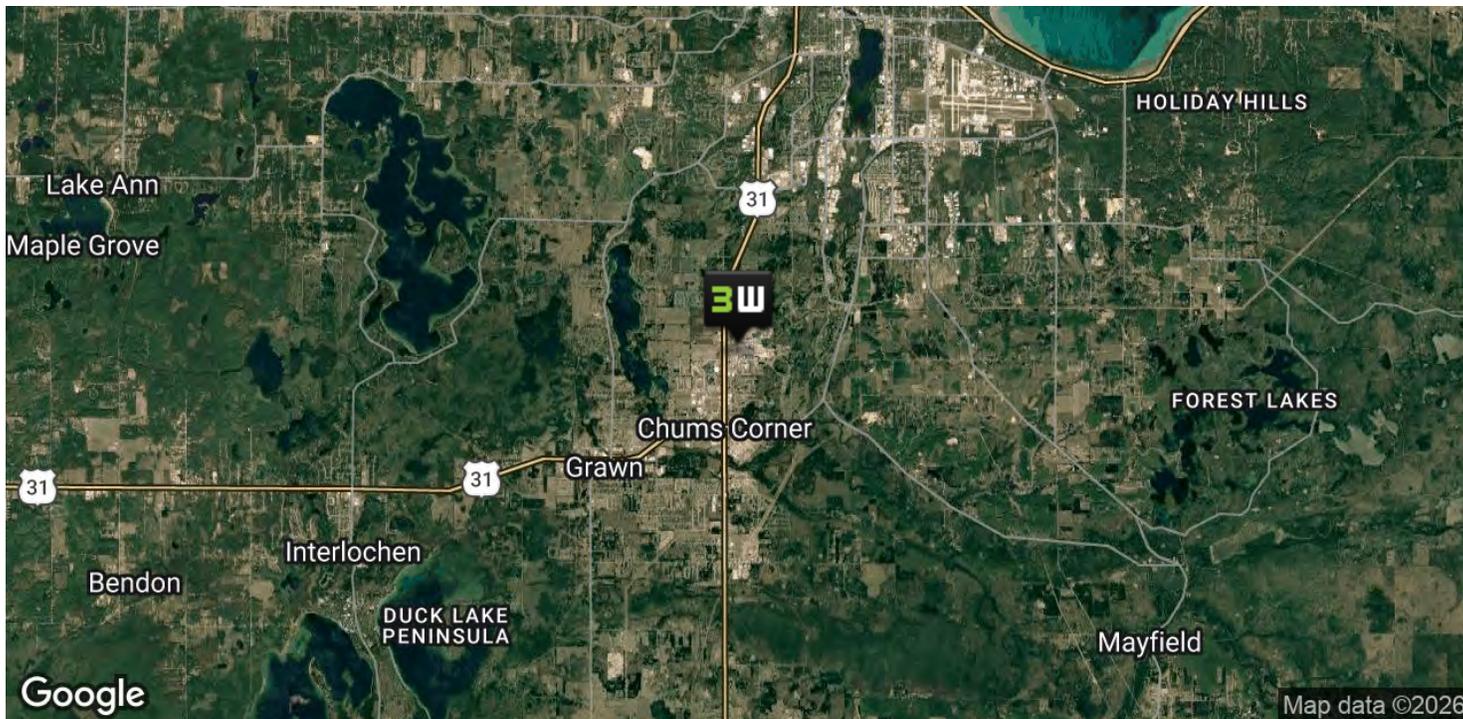


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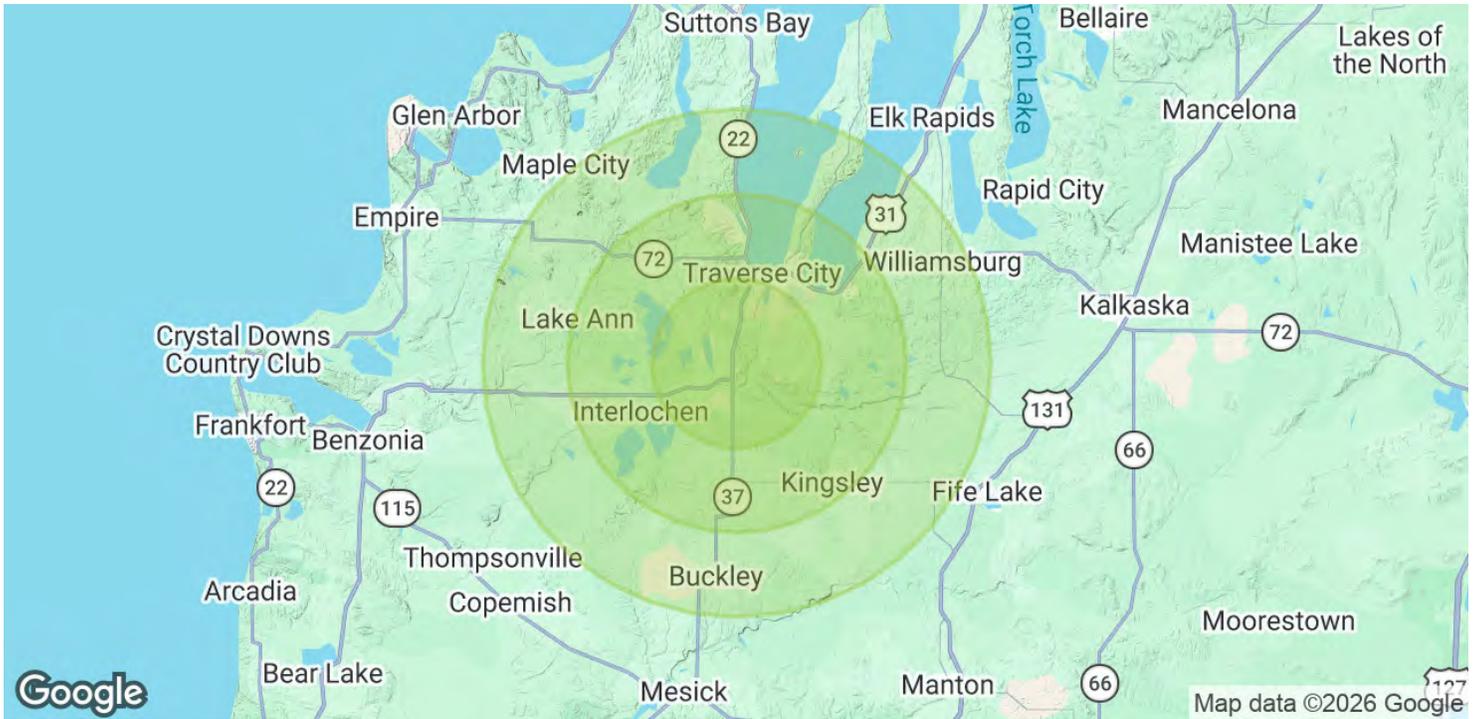


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### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	35,833	86,019	108,644
Average Age	41.4	43.2	43.4
Average Age (Male)	39.5	41.5	42.0
Average Age (Female)	44.2	45.8	45.5

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	15,257	35,721	44,481
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$84,146	\$100,013	\$101,261
Average House Value	\$271,930	\$335,083	\$337,251

2023 American Community Survey (ACS)

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