



# INDUSTRIAL PROPERTY FOR LEASE

## 3707 Elmer's Industrial Dr, Unit D

executive summary



3707 Elmer's Industrial Dr, Unit D | Traverse City, MI 49606

AVAILABLE SF:	4,800 SF
LEASE RATE:	\$3,500.00 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. The 4,800 SF unit is equipped two 14'x14' overhead doors, one service door and 220V/100A electrical service. Each unit is heated, has enhanced workshop lighting and a restroom. 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
- Restroom

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



# INDUSTRIAL PROPERTY FOR LEASE

## 3707 Elmer's Industrial Dr, Unit D

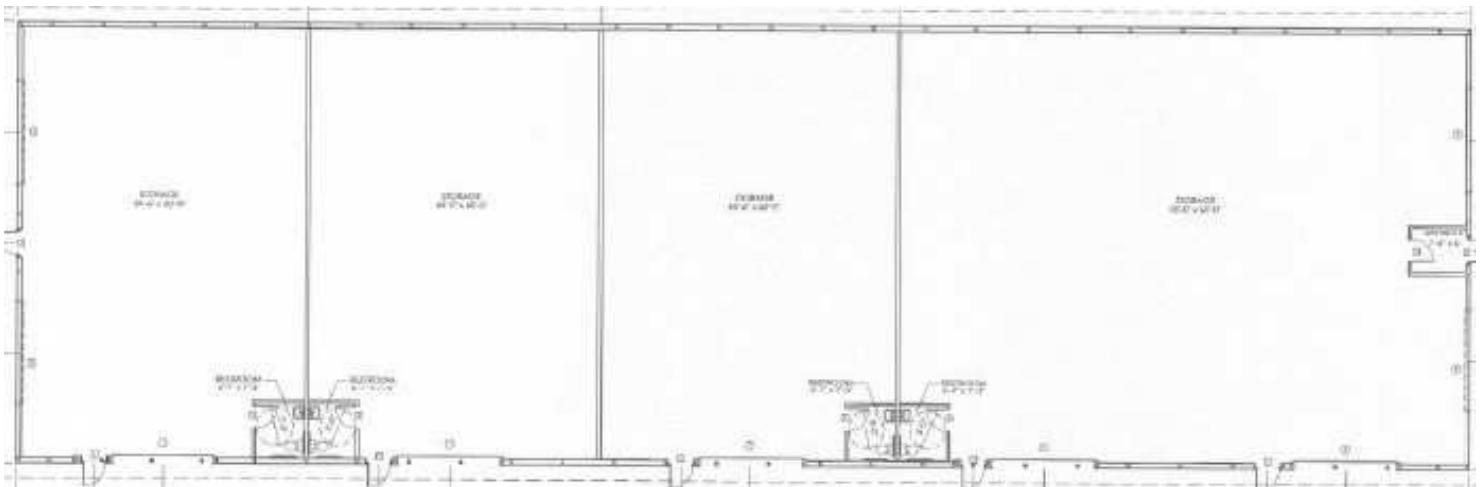


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)



# INDUSTRIAL PROPERTY FOR LEASE

## 3707 Elmer's Industrial Dr, Unit D



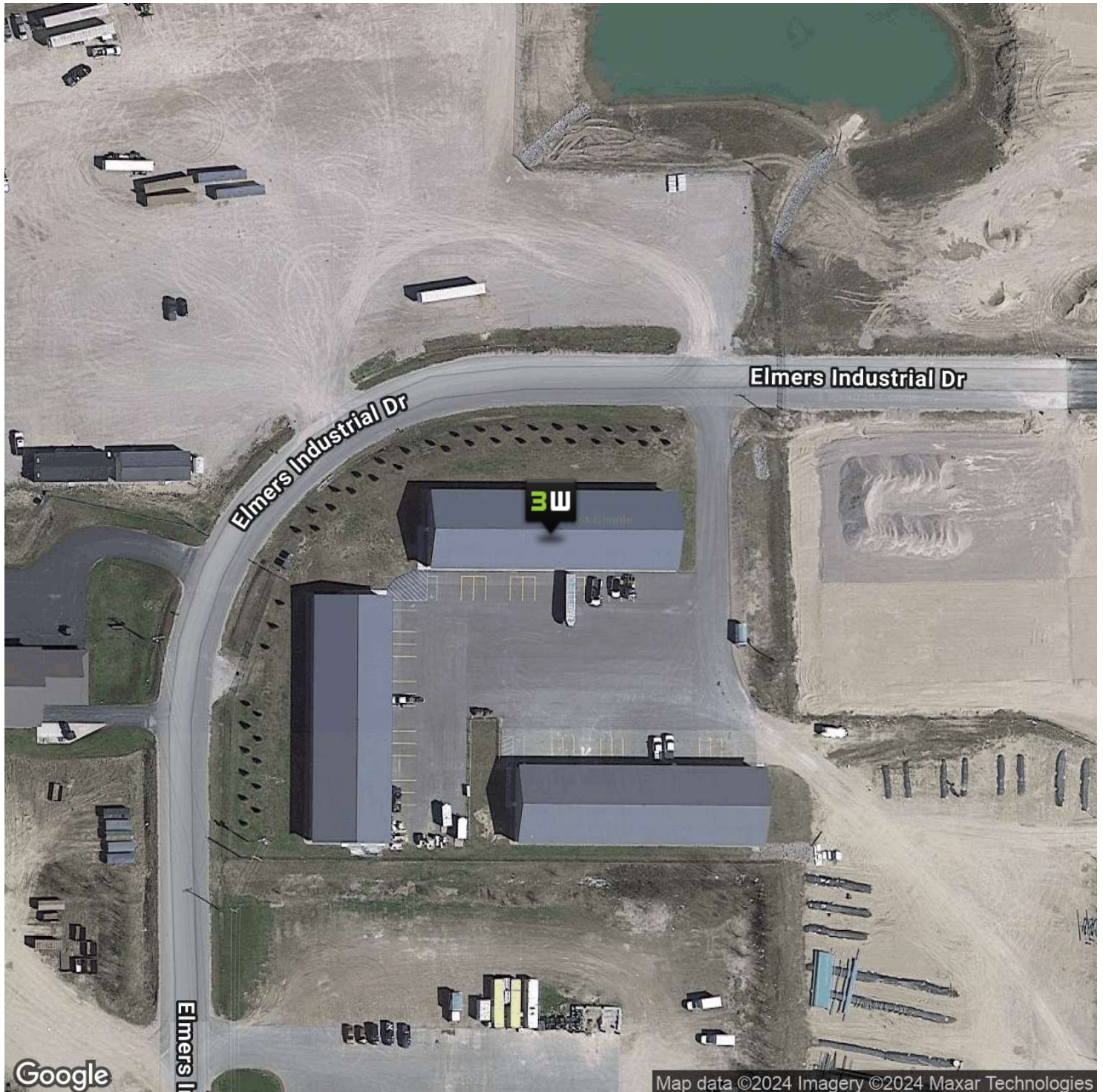
KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)





# INDUSTRIAL PROPERTY FOR LEASE

## 3707 Elmer's Industrial Dr, Unit D



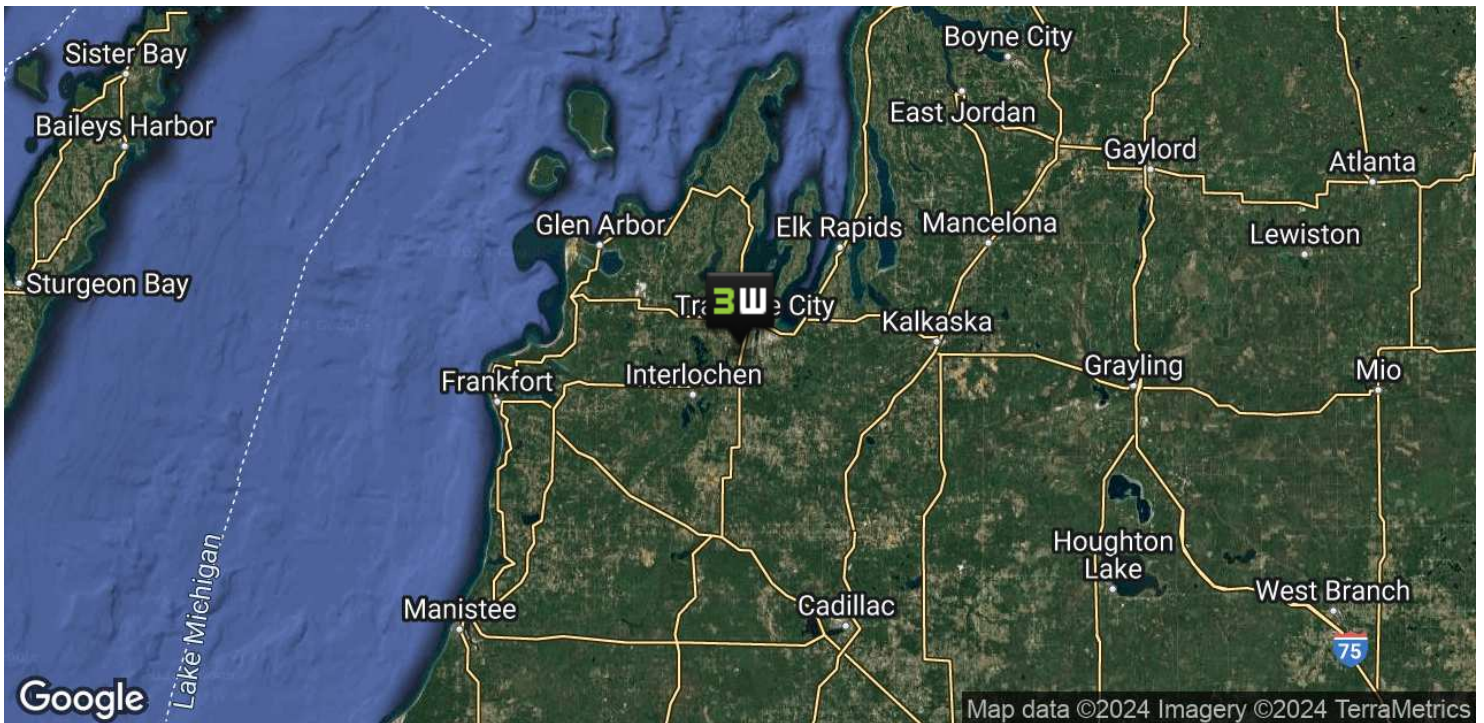
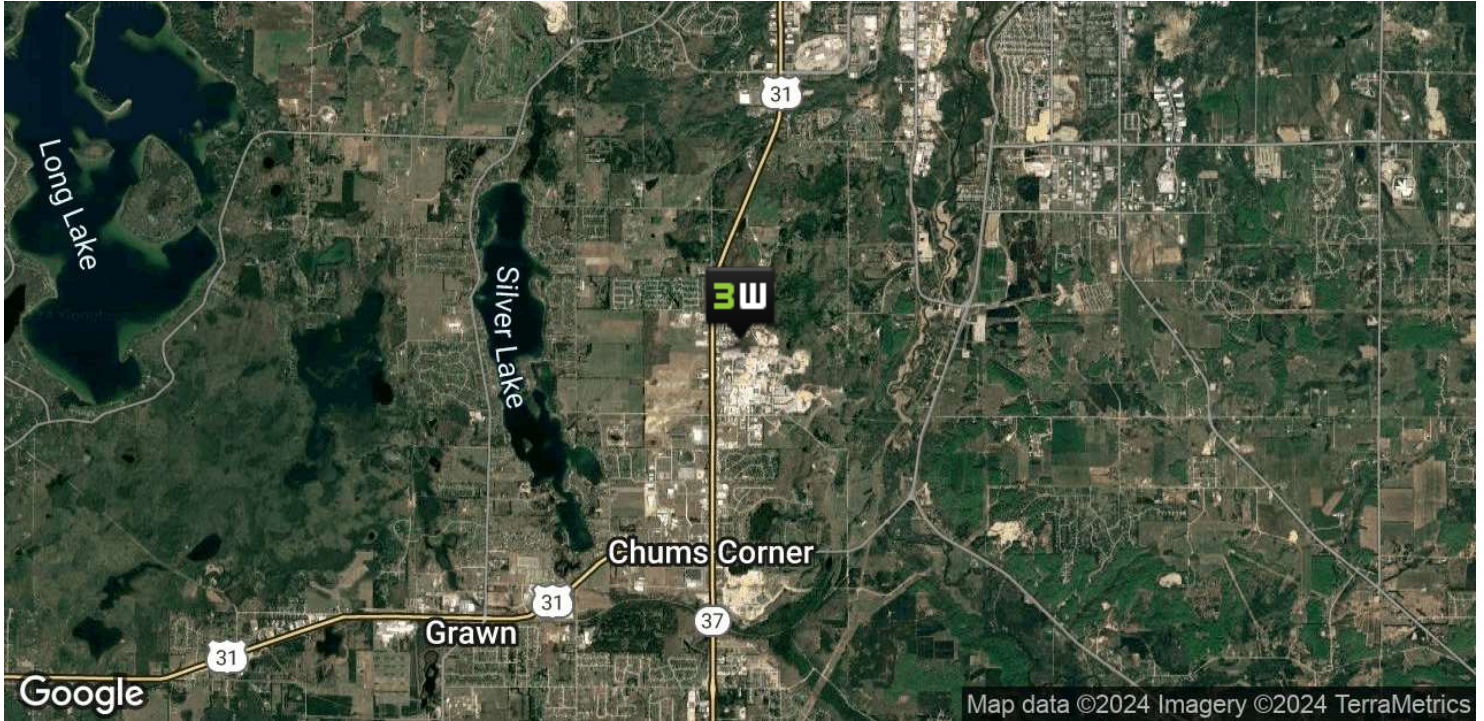
KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)





# INDUSTRIAL PROPERTY FOR LEASE

## 3707 Elmer's Industrial Dr, Unit D



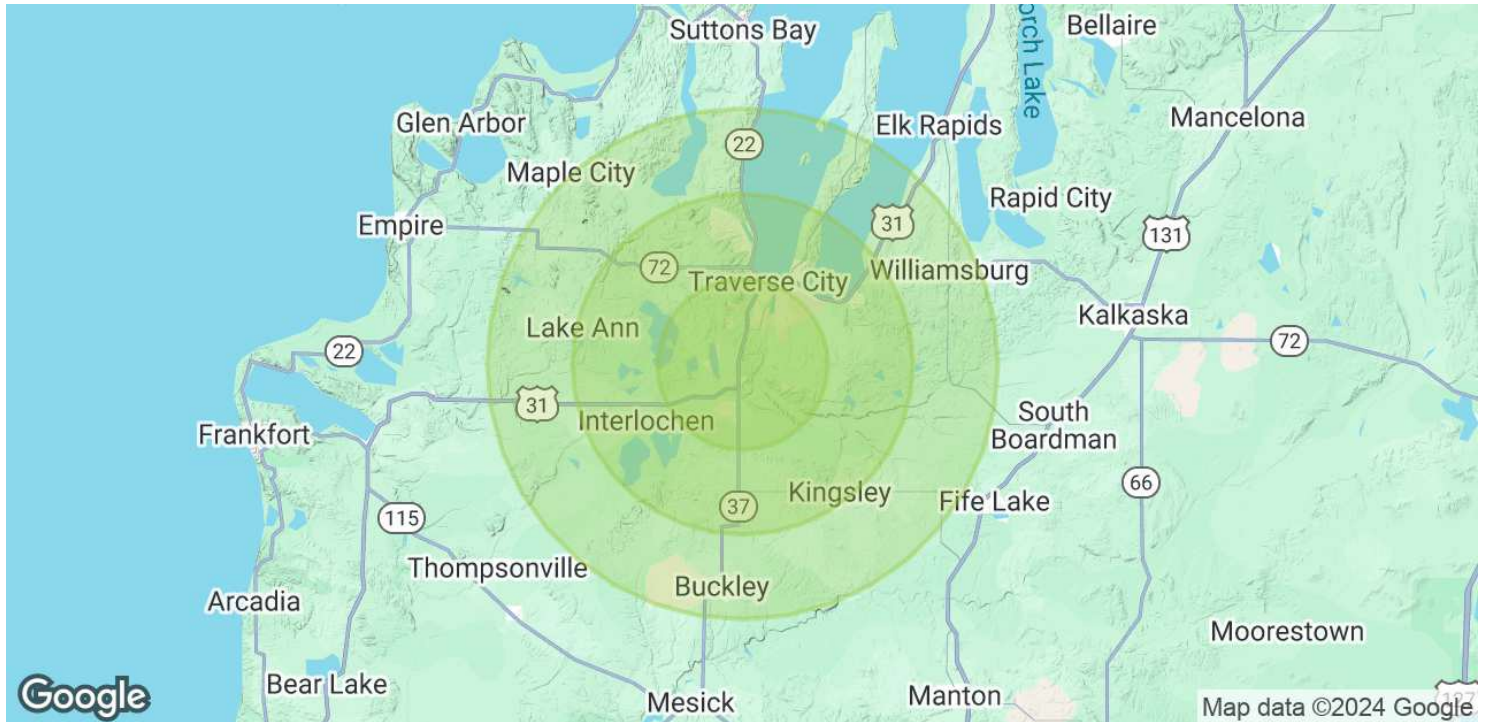
KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)





# INDUSTRIAL PROPERTY FOR LEASE

## 3707 Elmer's Industrial Dr, Unit D



### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	38,246	82,625	104,742
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	17,620	38,659	49,788
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$66,735	\$73,620	\$71,697
Average House Value	\$211,406	\$247,598	\$248,468

\* Demographic data derived from 2020 ACS - US Census

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