



INDUSTRIAL PROPERTY FOR LEASE

3707 Elmer's Industrial Dr, Unit D

executive summary



3707 Elmer's Industrial Dr, Unit D | Traverse City, MI 49684

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

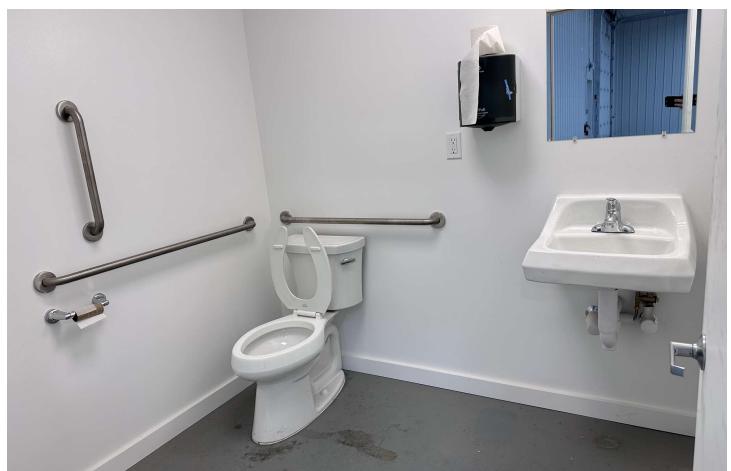
- 14' x 14' over head doors.
- 16' ceilings
- Heated
- Restroom

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



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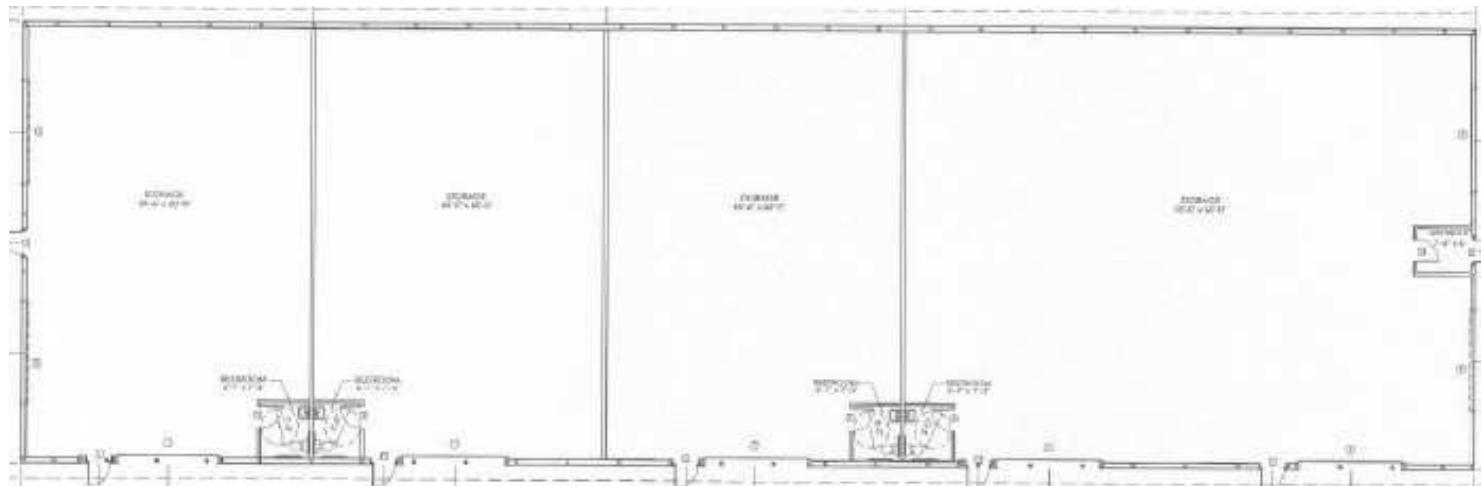


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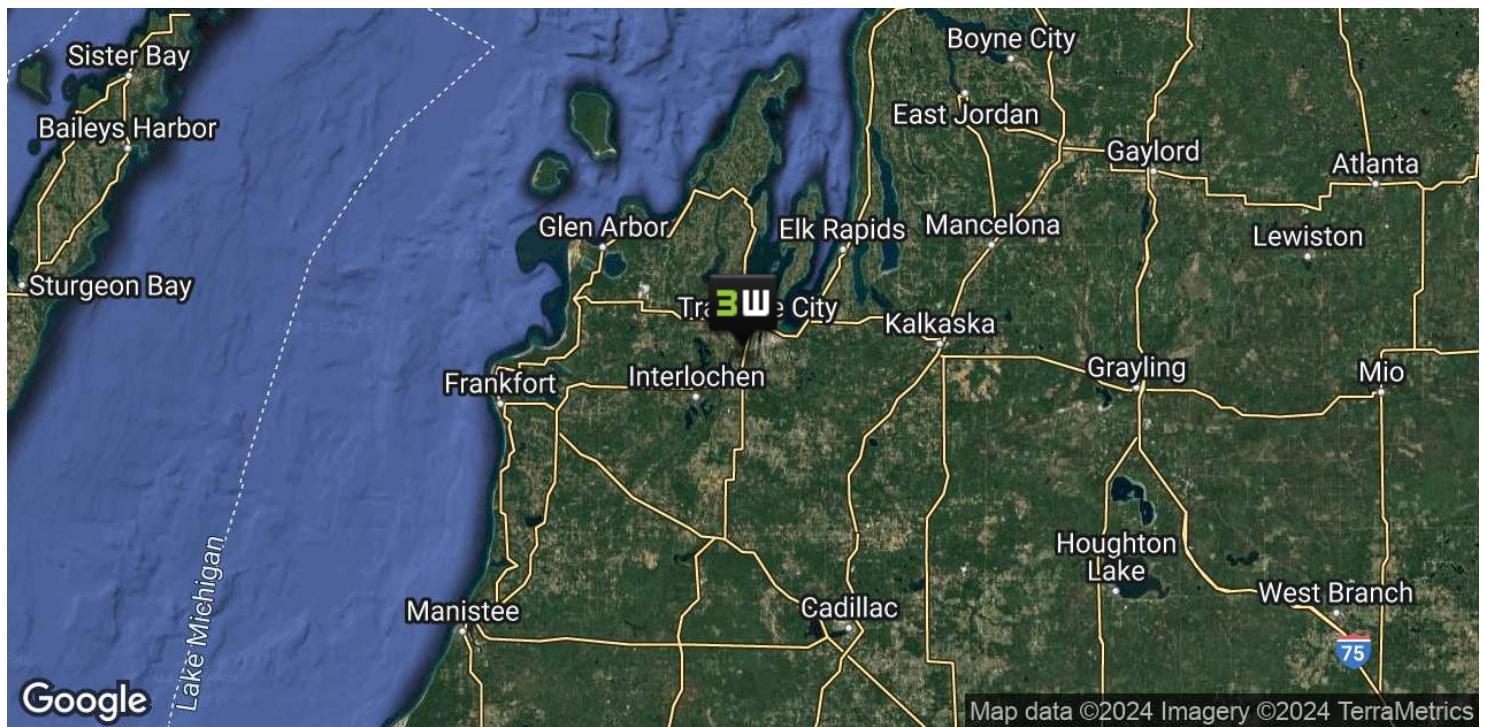
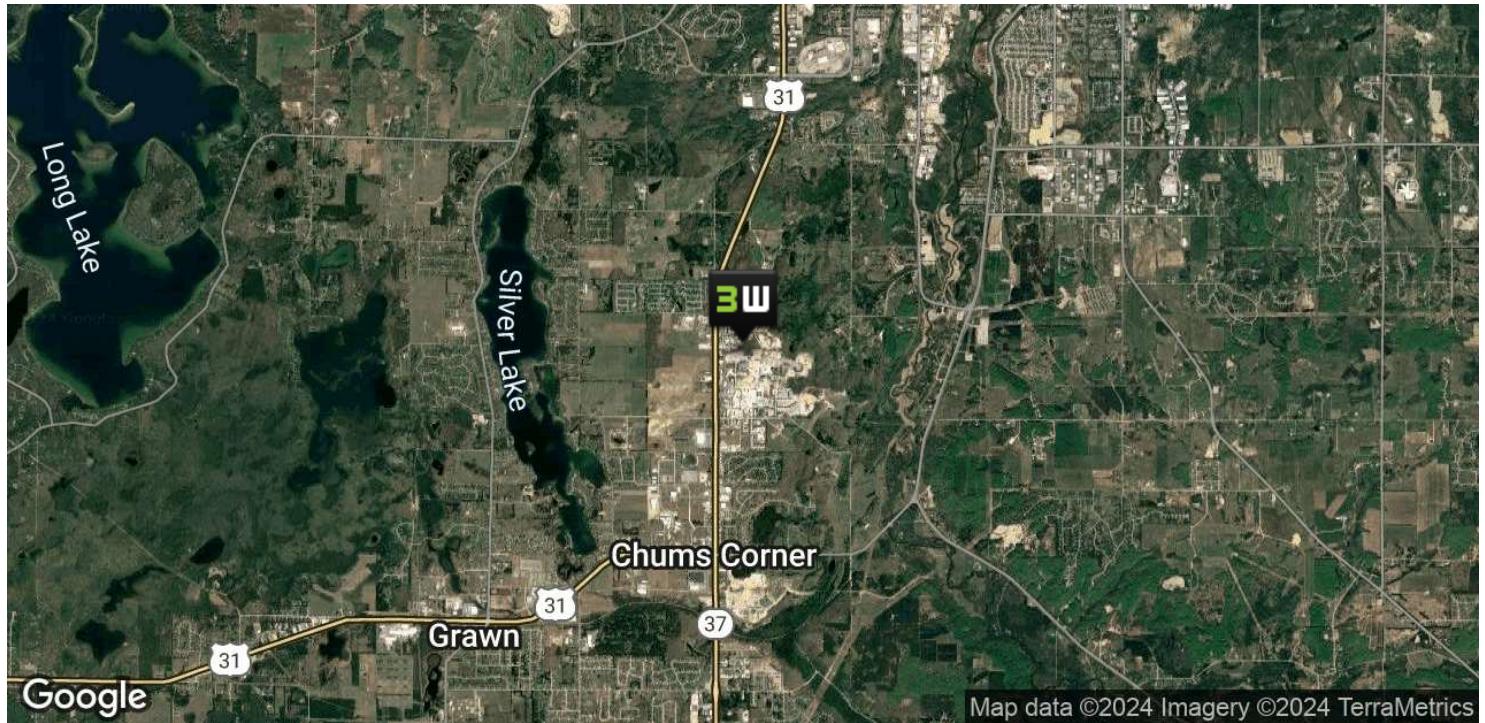


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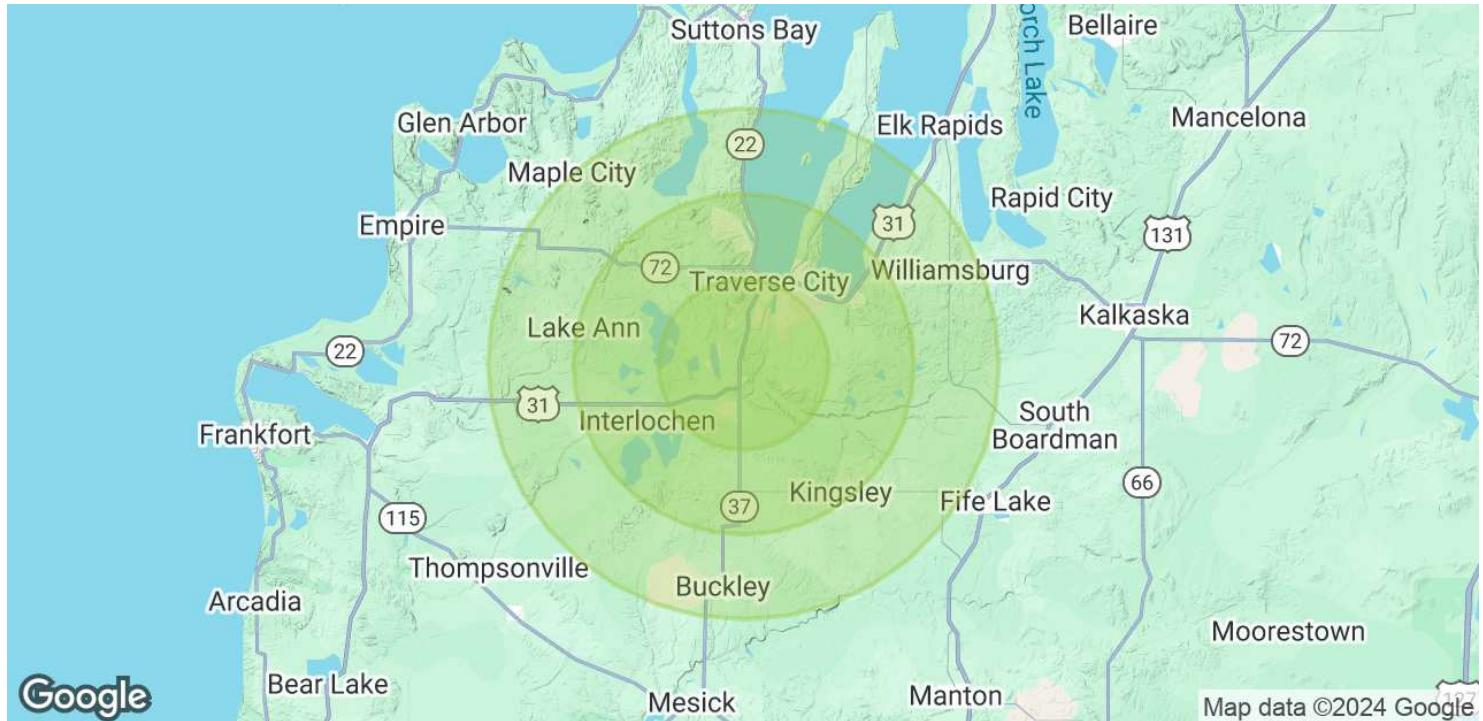


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	38,246	82,625	104,742
Average Age	40.8	42.9	43.3
Average Age (Male)	38.7	41.1	41.9
Average Age (Female)	43.6	45.1	45.1

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