

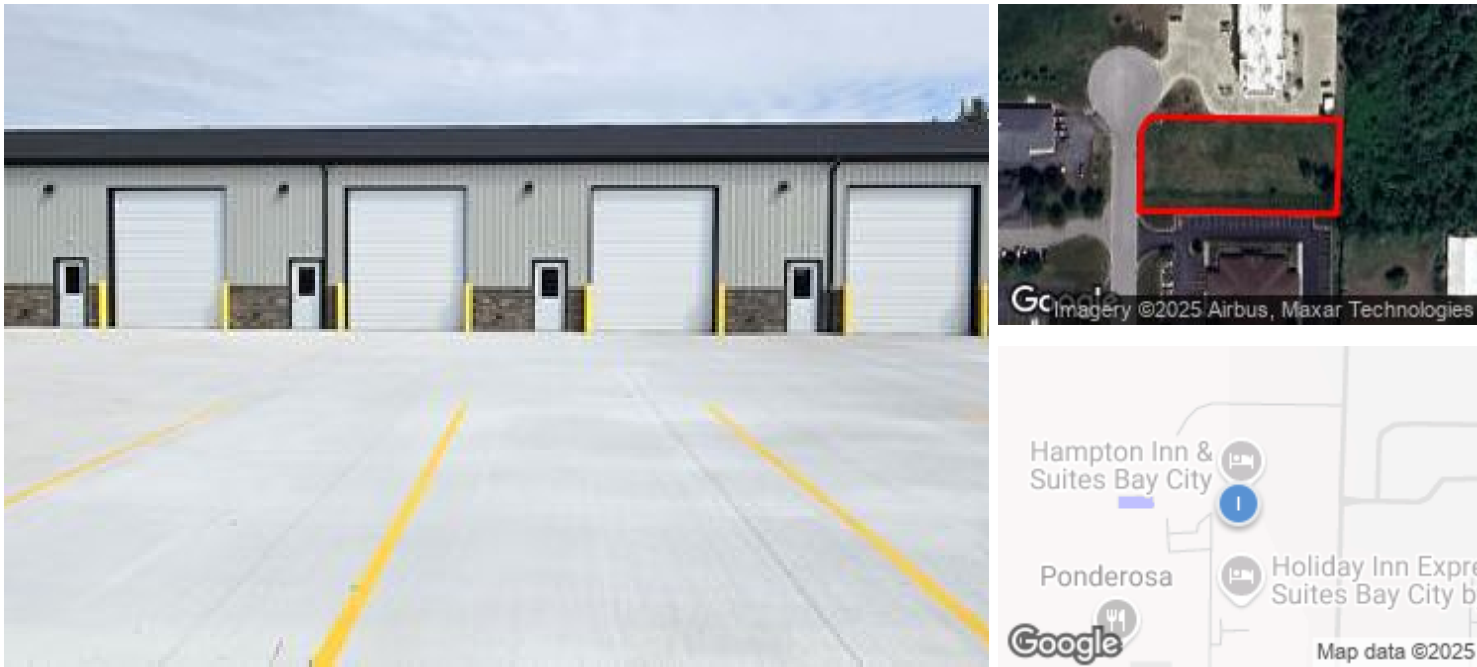
Finished Warehouse Space of 4,320 SF

3921 Traxler Court, Bay City, MI, 48706

Industrial: Warehouse/Office For Lease

Prepared on April 09, 2025

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	2	Vacant	-
Secondary Uses	Specialty	Available Date	9/01/2024
Sublease	-	Days On Market	222 days
Total Available Space	4,320 SF	Date Listed	8/30/2024
Min Div/Max Contig	Not present/4,320 SF	Last Modified	3/17/2025
Asking Rate	\$8.00 Annual/SF	Listing ID	41019150
Monthly Rate	\$2,880	Yard	Yes: Paved
Lease Type	Modified Gross	Ceiling Height	-
Expenses	-	Dock High Doors	-
Possession	Now	Grade Level Doors	-
Divisible	Not present	Parking Spaces	-

Description

Built in 2024. 8,640 SF divided and finished with two spaces of 4,320 SF and three 14' electric overhead doors in each section. The west section has been leased leaving the east finished section of 4,320 SF.

Great location just off I-75 and US-13/23. Traxler Court is a business court across the street from Meijer and Menards. Hampton Inn & Suites is adjacent to the north and Holiday Inn Express is to the south.

Asking \$8.00/SF plus gas & electric metered separately.

Please see the attached pictures and call Sandy with any questions and/or interest.

Property Features

Location Details

Address	3921 Traxler Court, Bay City, MI, 48706	Parcels	100-M03-000-006-00
Zoning	C-COMMERCIAL DISTRICT	Name	Traxler Court
County	Bay	Nearest MSA	Bay City

Building Details

Sub Type	Warehouse/Office	Ceiling Height	16 ft
Building Status	Existing	Dock High Doors	Not present
Building Size	4,320 SF	Grade Level Doors	-
Land Size	0.88 Acres / 38,333 SF	Sprinklers	-
Number of Buildings	1	Water	Yes
Number of Floors	1	Sanitary Sewer	Yes
Year Built/Renovated	-	Rail Service	No
Occupancy Type	Single Tenant	Cranes	Not present
Yard	-	Heated	Yes
Electricity	-		

Property Listings

1 Listing | 4,320 SF | \$8.00 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	2	4,320 SF	\$8.00 Annual/SF Modifie...	9/01/2024	-	-	-	Yes	-/-/-

Additional Photos

5/9/2020

FetchGIS

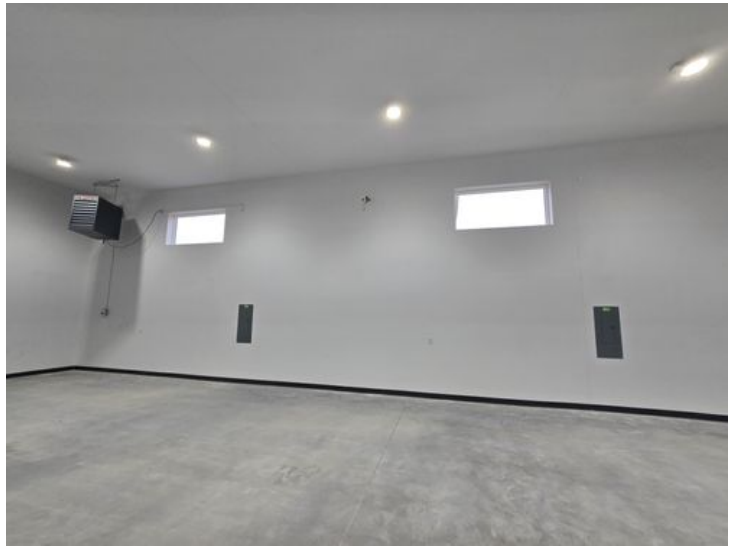
0.88 Acres

Office/Service Park

Map Publication: 05/04/2020 1:54 PM

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## Contact



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