



1357 Industry Dr | Traverse City, MI 49686

SALE PRICE:	UNDISCLOSED
LOT SIZE:	4.33 ACRES
APN #:	05-134-029-50
ZONING:	I-G EN IND

PROPERTY OVERVIEW

This is a For Sale or For Lease Build-to-Suit Development Opportunity in Growing Market with 20,000-60,000 square feet available. Zoned I-G Maximum flexibility. Highly experienced development team in place. All due diligence activities completed. The lease price will be subject to tenants buildout specifications.

PROPERTY HIGHLIGHTS

- Zoned I-G Maximum Flexibility
- Opportunity in Growing Market
- 20,000-60,000 SF To Be Built

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

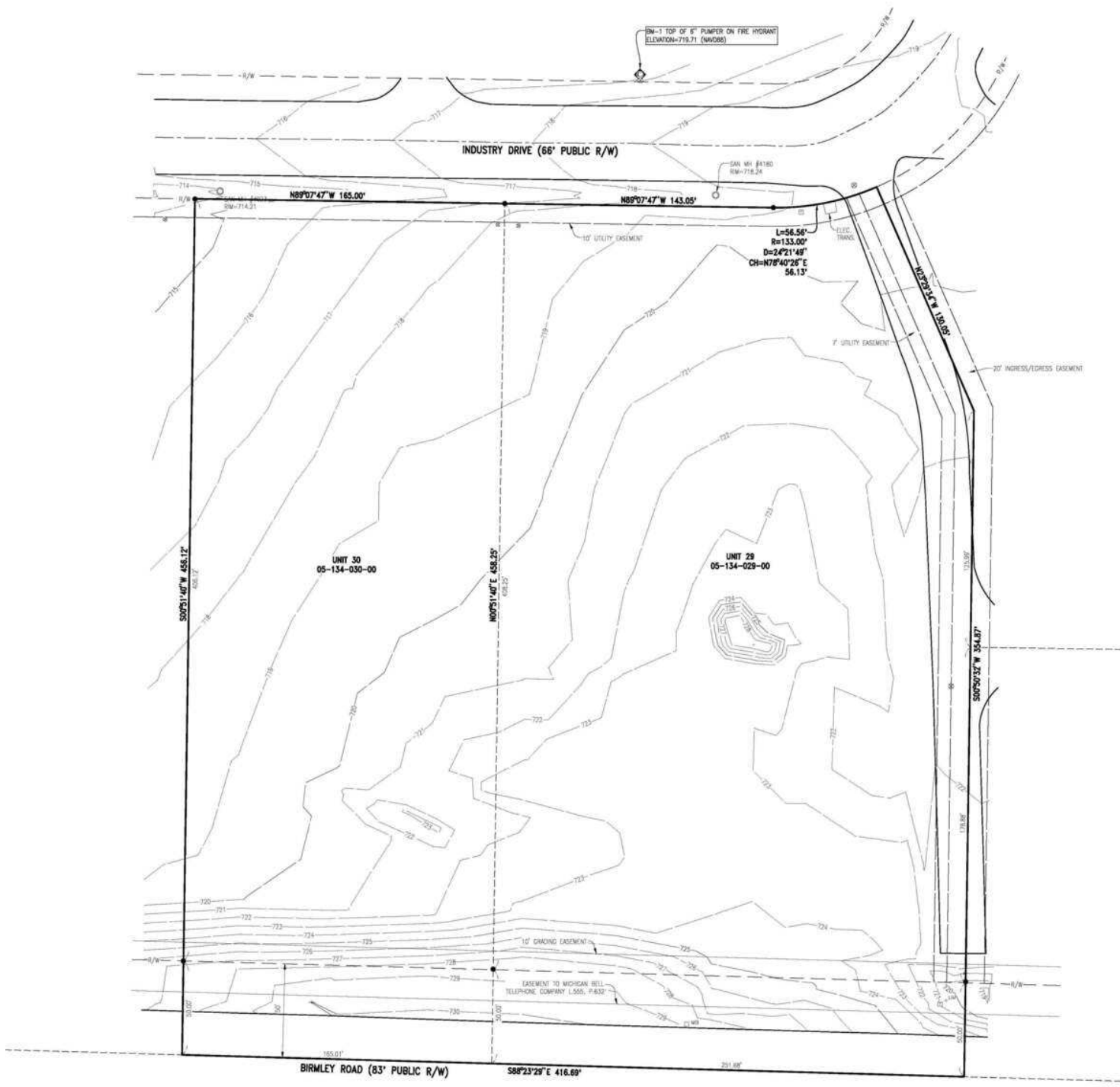


INDUSTRIAL LAND FOR SALE OR LEASE

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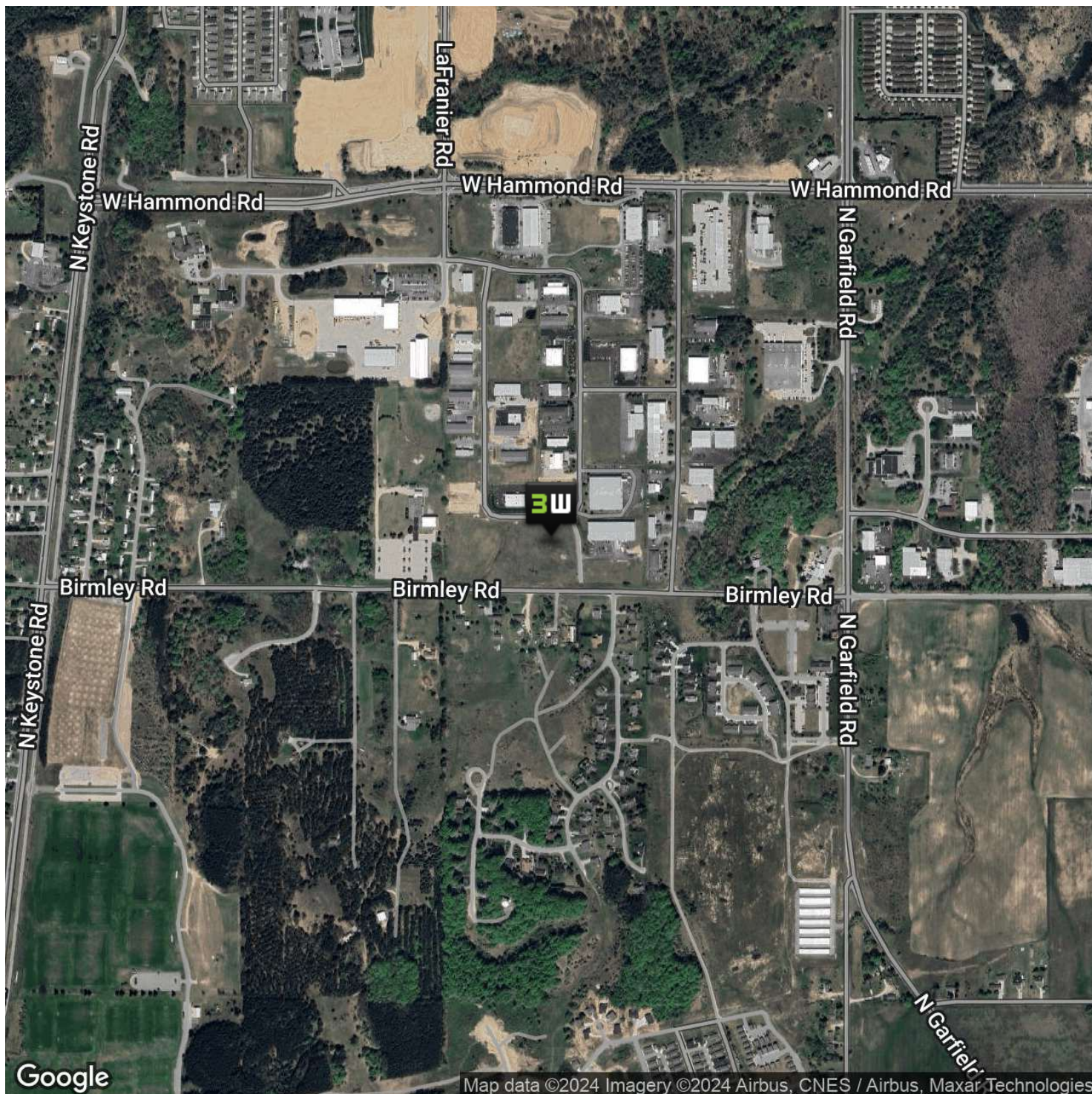


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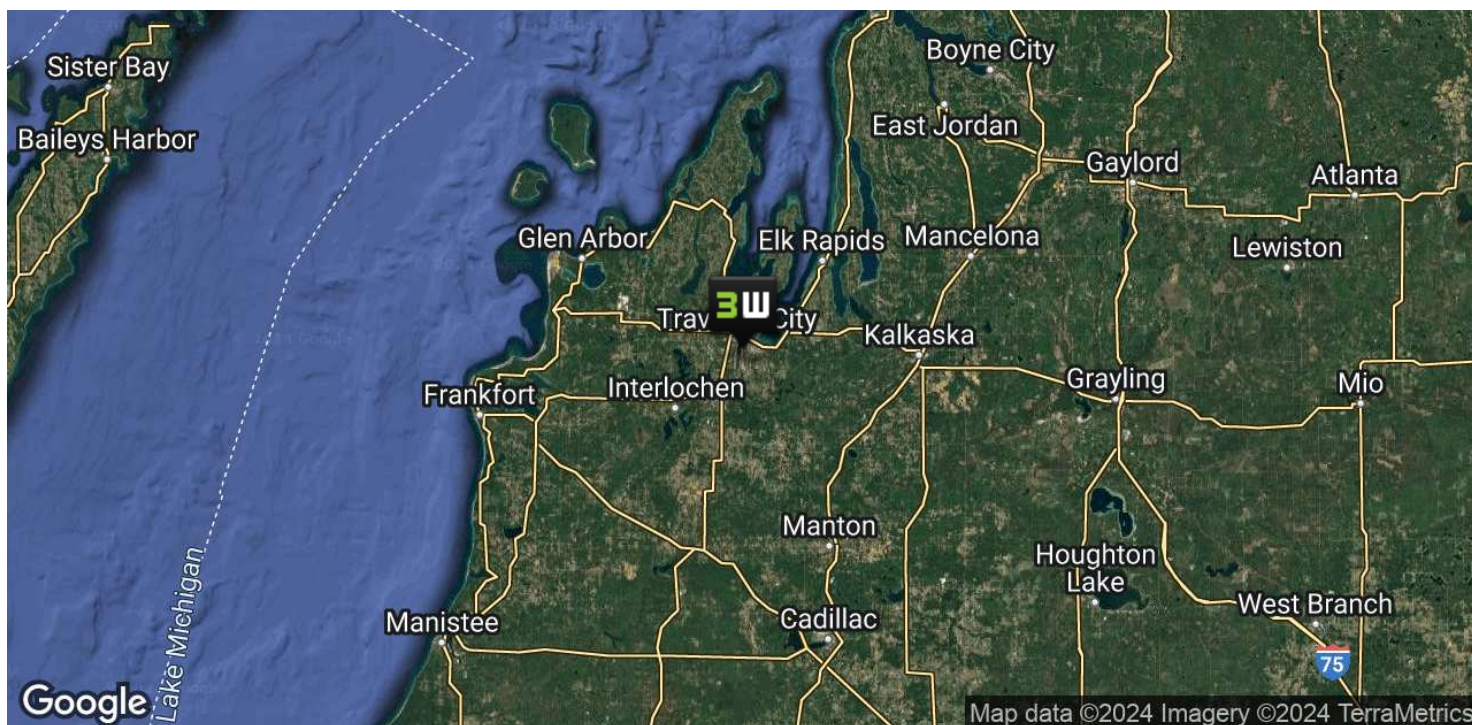
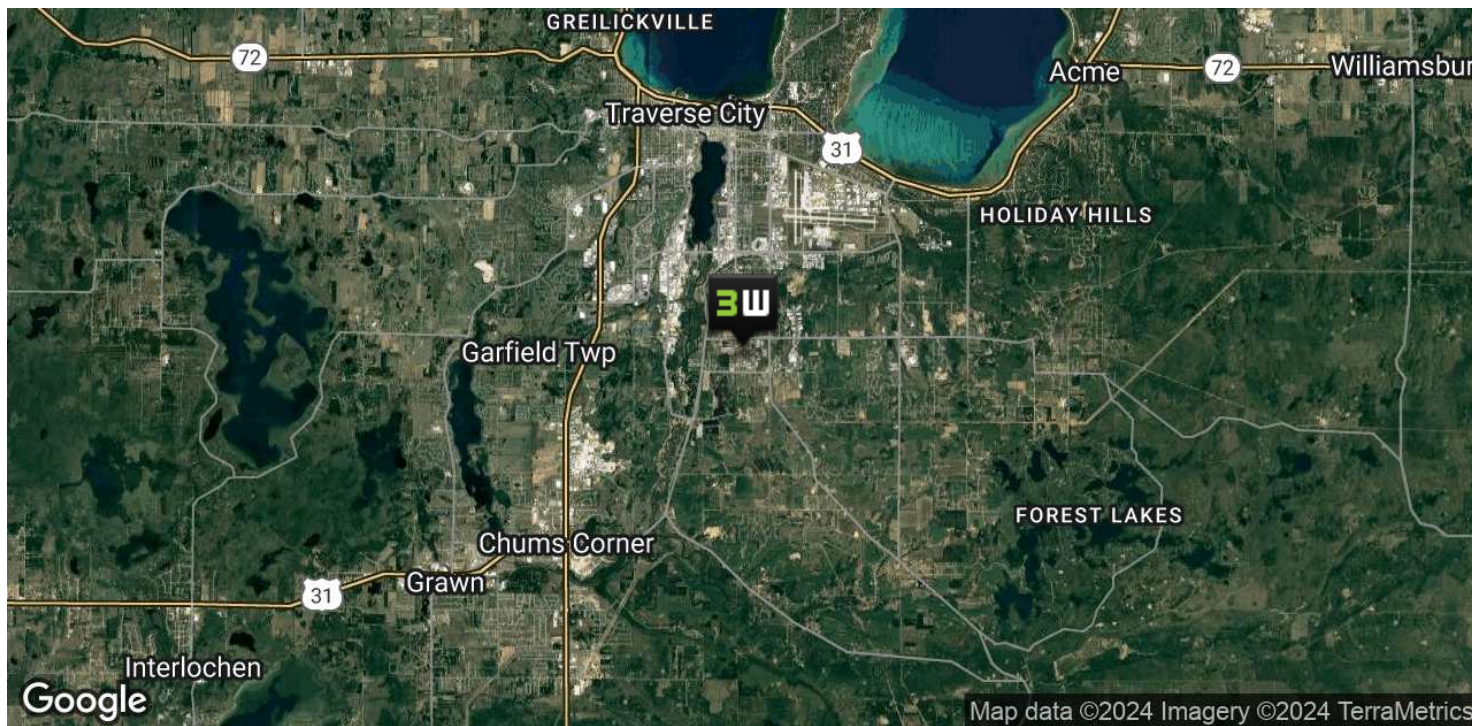


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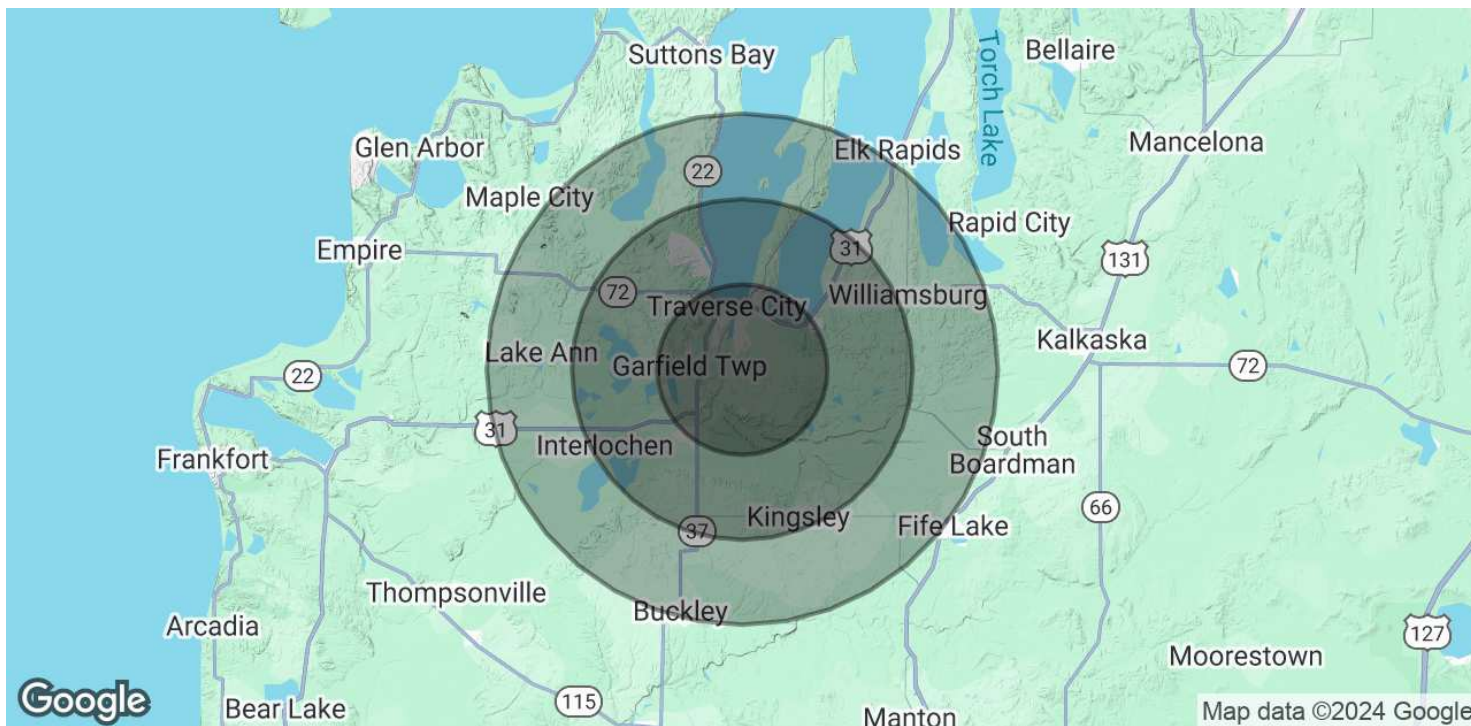


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	51,284	91,769	112,472
Average Age	43	44	44
Average Age (Male)	42	42	43
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,667	38,948	47,206
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$79,812	\$89,181	\$90,745
Average House Value	\$379,945	\$405,593	\$408,954

* Demographic data derived from 2020 ACS - US Census

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