



**PRICE REDUCED!**

Asking Price:

**\$1,990,000**

FOR SALE

## 517 Alpine Road Gaylord, MI

**47,720 SF Industrial Building**

### Property Highlights

- 3.8 Acre Site
- Overhead Cranes (6)
- Abundant 3-Phase Power
- Up to 23' Clear Height
- Oversized Grade Loading Doors (3)
- Excellent Proximity to I-75
- Additional Storage Garage (± 2,400 SF) with Power
- Located in Bagley Township

### CONTACT US



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Vice President

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**Colliers West Michigan**

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Traverse City, MI 49684

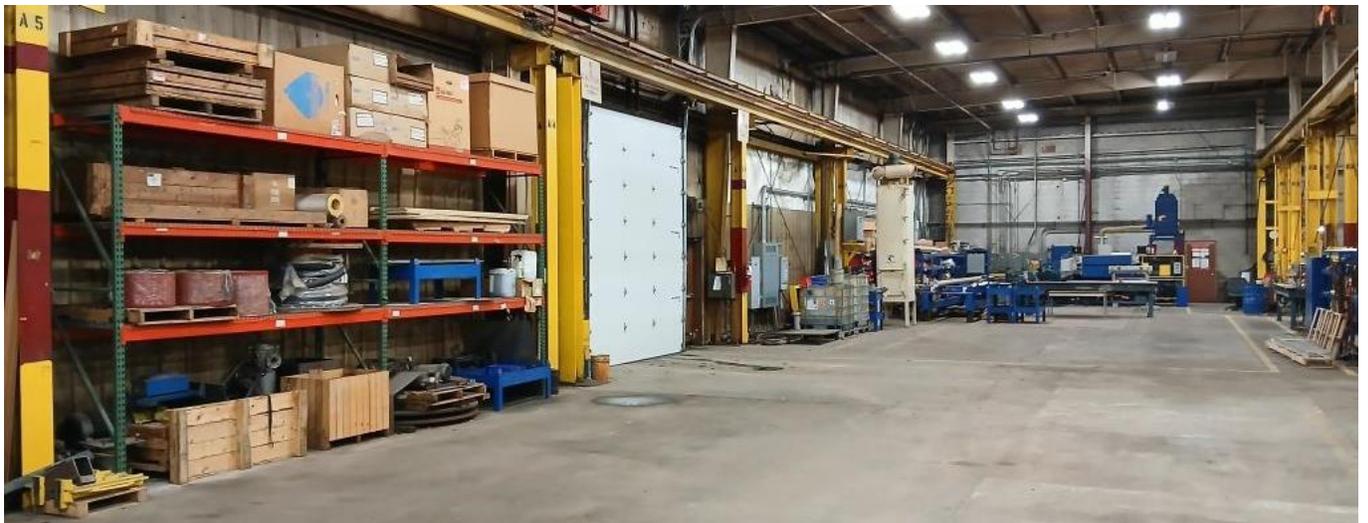
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47,720 SF INDUSTRIAL MANUFACTURING FOR SALE

Colliers

# Interior Photos



# Building Specifications

## Main Building Details

<b>Gross SF:</b>	47,729 SF
<b>Warehouse /Manufacturing SF:</b>	36,120 SF
<b>Office SF:</b>	11,609 SF
<b>Acreage:</b>	3.8 Acres
<b>Conference Rooms:</b>	Yes
<b>Lighting:</b>	Fluorescent
<b>Telecom Room:</b>	Yes
<b>Breakroom/Kitchen:</b>	Yes
<b>Sprinklers:</b>	No
<b>Restrooms:</b>	4
<b>Year Built:</b>	1972 & 1980's
<b>Construction:</b>	Metal
<b>Roof:</b>	Gable
<b>Clear Height:</b>	Up to 23'
<b>Air Conditioning:</b>	In Office
<b>Driveway Surface:</b>	Asphalt
<b>Parking Spaces:</b>	Abundant
<b>Outside Storage:</b>	Yes
<b>Present Use:</b>	Manufacturing
<b>Signage:</b>	Monument Sign
<b>Zoning:</b>	B-3
<b>Tax Authority:</b>	City of Gaylord
<b>Utilities</b>	Electric - Consumers Energy Water/Sewer – Well Gas – DTE Internet/Phone – Spectrum

## Financials

<b>Asking Price:</b>	\$1,990,000
<b>Property &amp; Land Taxes (2024):</b>	\$13,401
<b>Parcel Number:</b>	010-028-200-005-00

## Manufacturing Specification

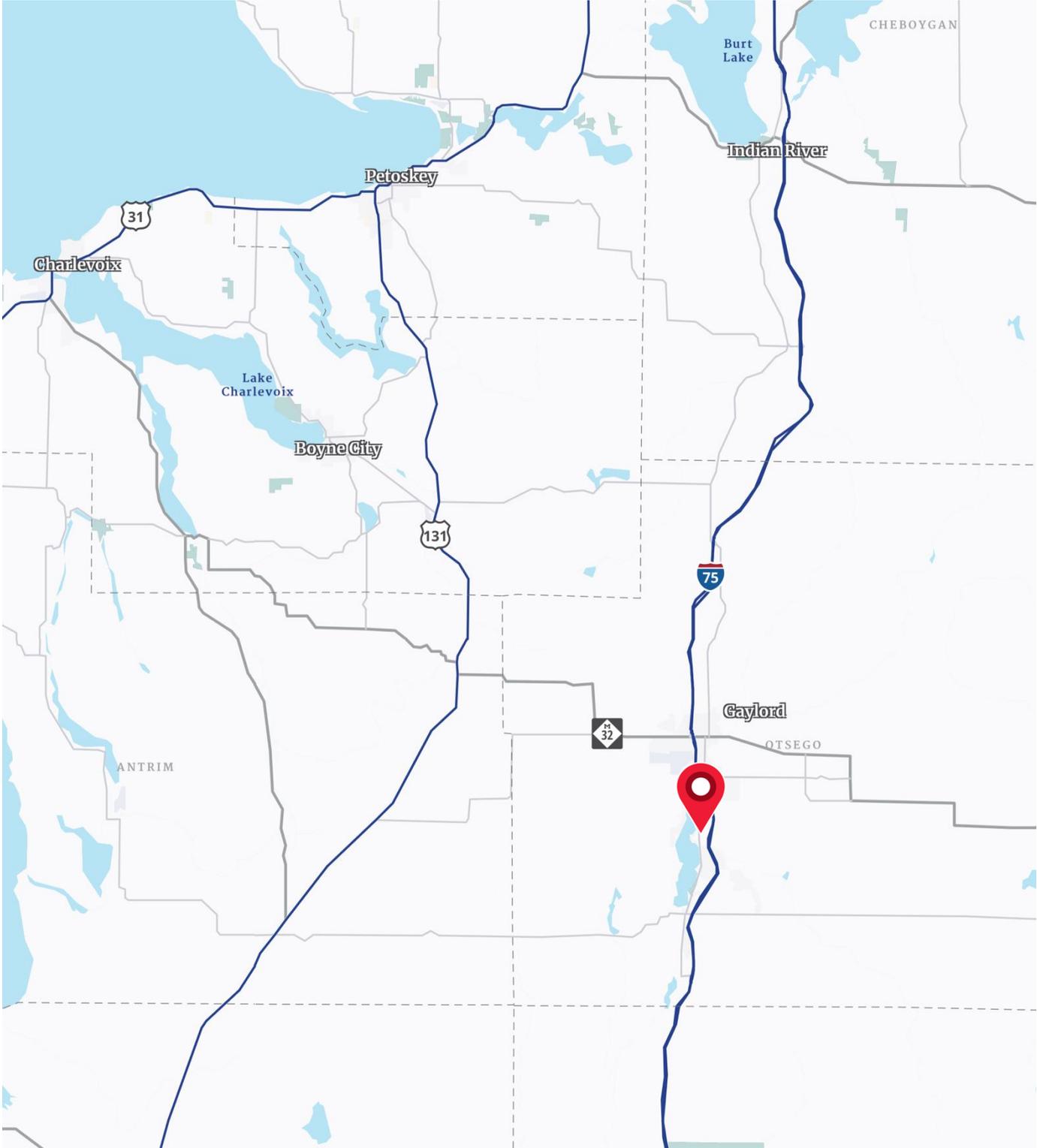
<b>Power:</b>	480 V, 3-Phase
<b>Docks:</b>	0
<b>Grade Level Doors:</b>	3
<b>Cranes:</b>	7
<b>Shop Office:</b>	Yes
<b>Air Conditioning</b>	No
<b>Restrooms</b>	No



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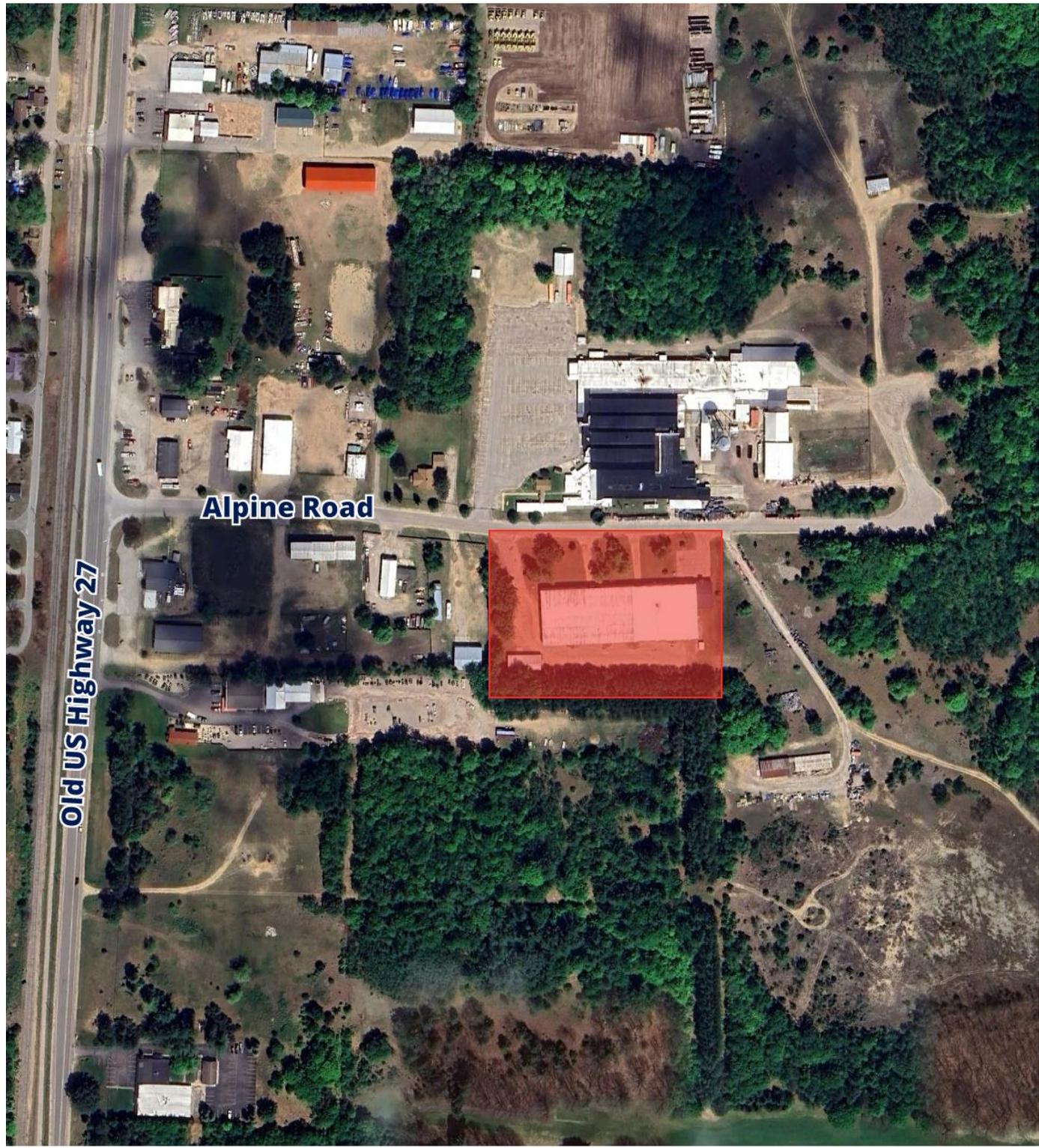
# Location Map



47,720 SF INDUSTRIAL MANUFACTURING FOR SALE



# Property Aerial





# Demographics

2024 SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	454	6,301	14,968
Total Households	189	1,749	6,431
Total Family Households	110	6,264	3,962
Average Household Size	2.40	2.28	2.92
Median Age	43.6	43.3	43.2
Population Age 25+	339	4,557	10,777
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.32%	0.47%	0.58%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.17%	0.42%	0.40%
2024 POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	50.2%	50.6%	50.3%
Female Population / % Female	49.8%	49.4%	49.7%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$66,801	\$73,346	\$65,730
Average Household Income	\$88,390	\$90,437	\$84,795
Per Capita Income	\$39,486	\$38,473	\$36,405
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	34	318	1,008
Total Daytime Population	621	6,345	18,335
Daytime Population: Workers	365	3,023	10,403
Daytime Population: Residents	256	3,322	7,932

#### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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