



7062 U.S. 31 | Grawn, MI 49637

AVAILABLE SF:	4,848 SF
LEASE RATE:	\$3,200.00 PER MONTH (NNN)
TAX/INSURANCE	\$2.29/SF ANNUAL
LOT SIZE:	2.09 ACRES

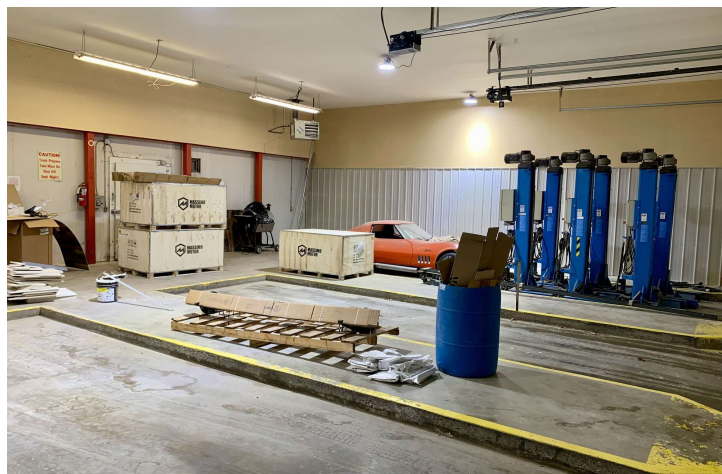
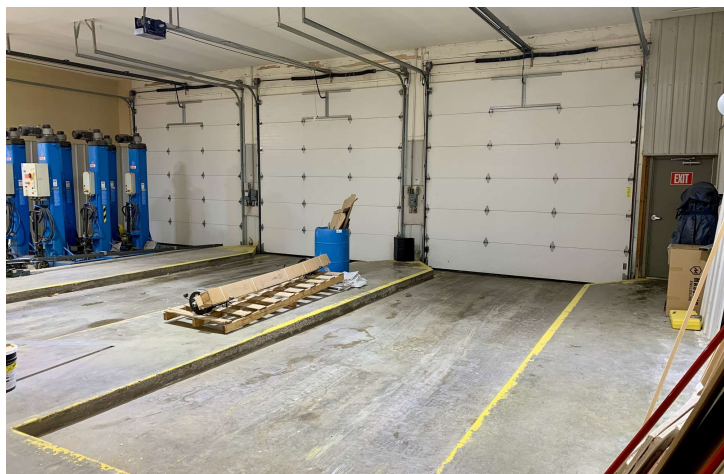
PROPERTY OVERVIEW

4,848 sq ft building available to lease southwest of Traverse City with high traffic/visibility US31 location. Newly remodeled 816 sq ft office/retail space in the front portion of building. A truck loading dock is located to the rear of building. Includes 3 truck bays each with 12' overhead door and 2,496 sq ft of additional shop/storage space. 220V and 3 phase electric available. An additional 1,536 sq ft of freezer/refrigeration space is included and could be used for additional storage. Multiple truck electric stations. Commercial zoning works well for a variety of uses. Current signage in front of building on US31 available for tenant use. Mowing and snow plow included in rent.

PROPERTY HIGHLIGHTS

- US31 Frontage
- Close to Traverse City
- Remodeled Front Office/Retail
- Includes Freezer Storage

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



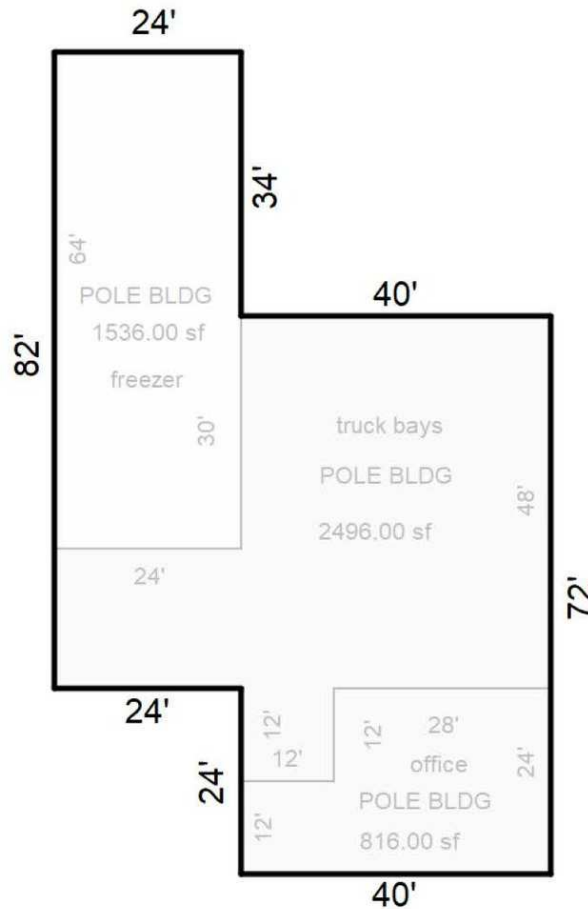
INDUSTRIAL PROPERTY FOR LEASE

7062 U.S. 31



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

Image/Sketch for Parcel: 07-330-002-00



POLE BLDG
14 ht
340 lf
4848.00 sf

ASPHALT: 25,000 sf
CONC: 1,400 sf

Apex Sketch

Provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local...

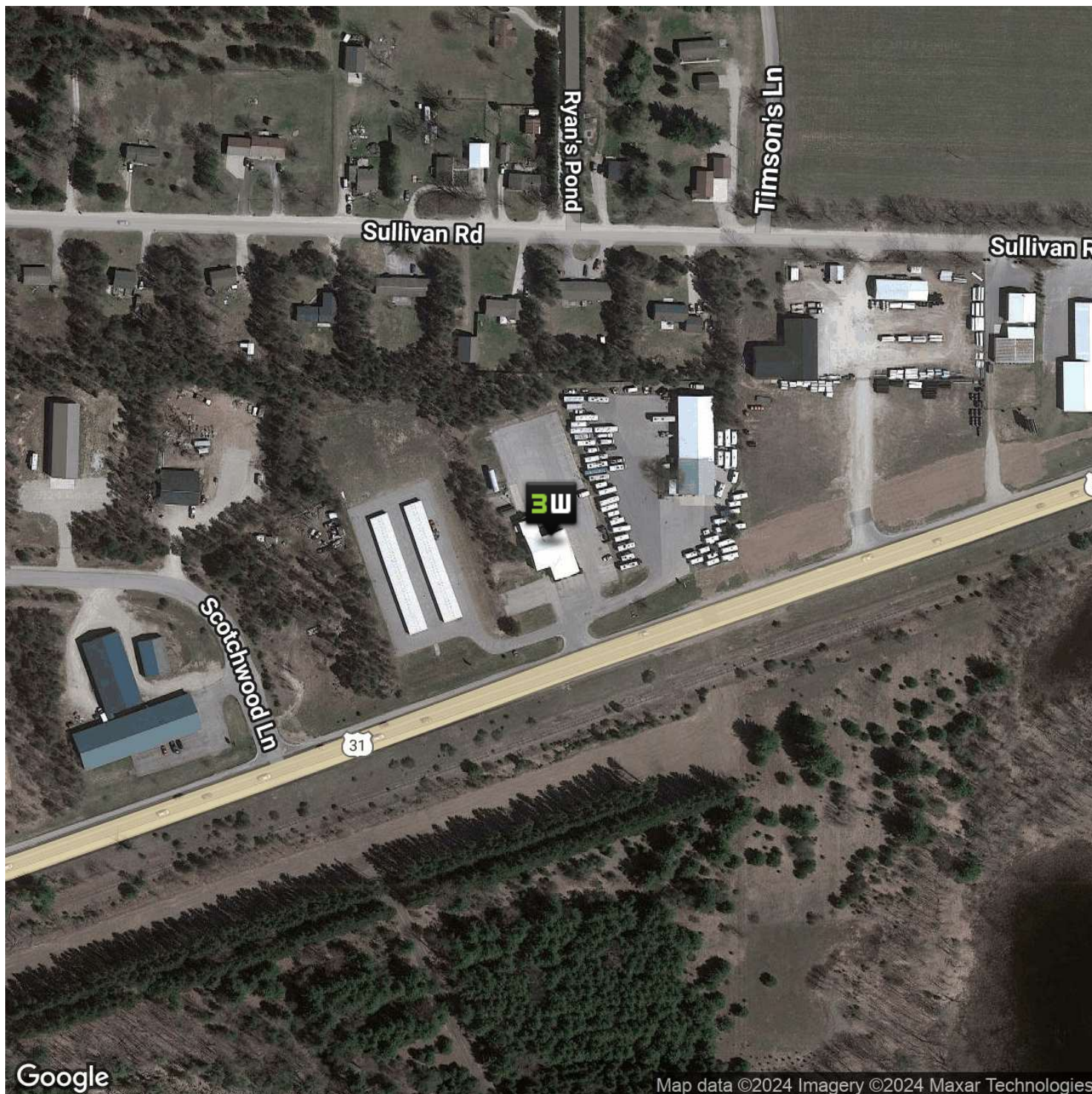
Copyright © 2024 BS&A Software, Inc.

BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

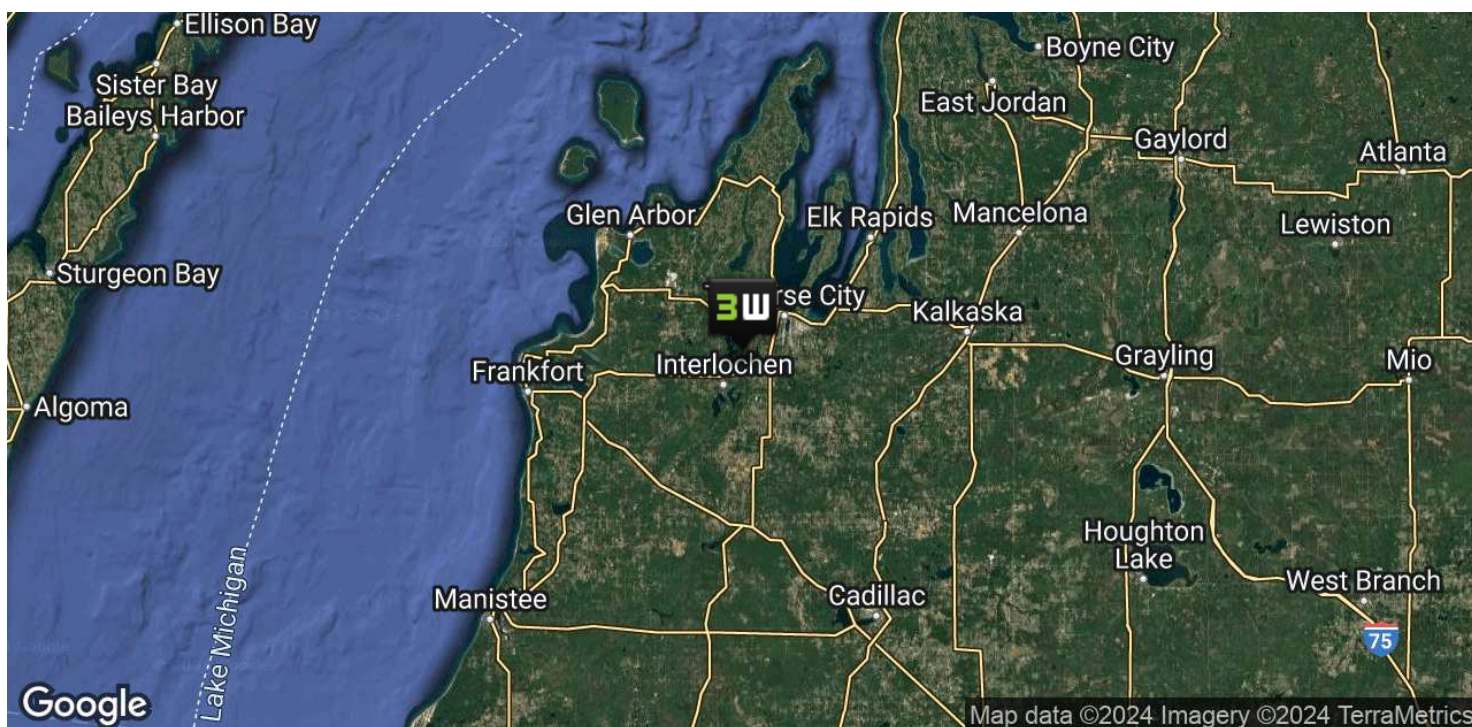
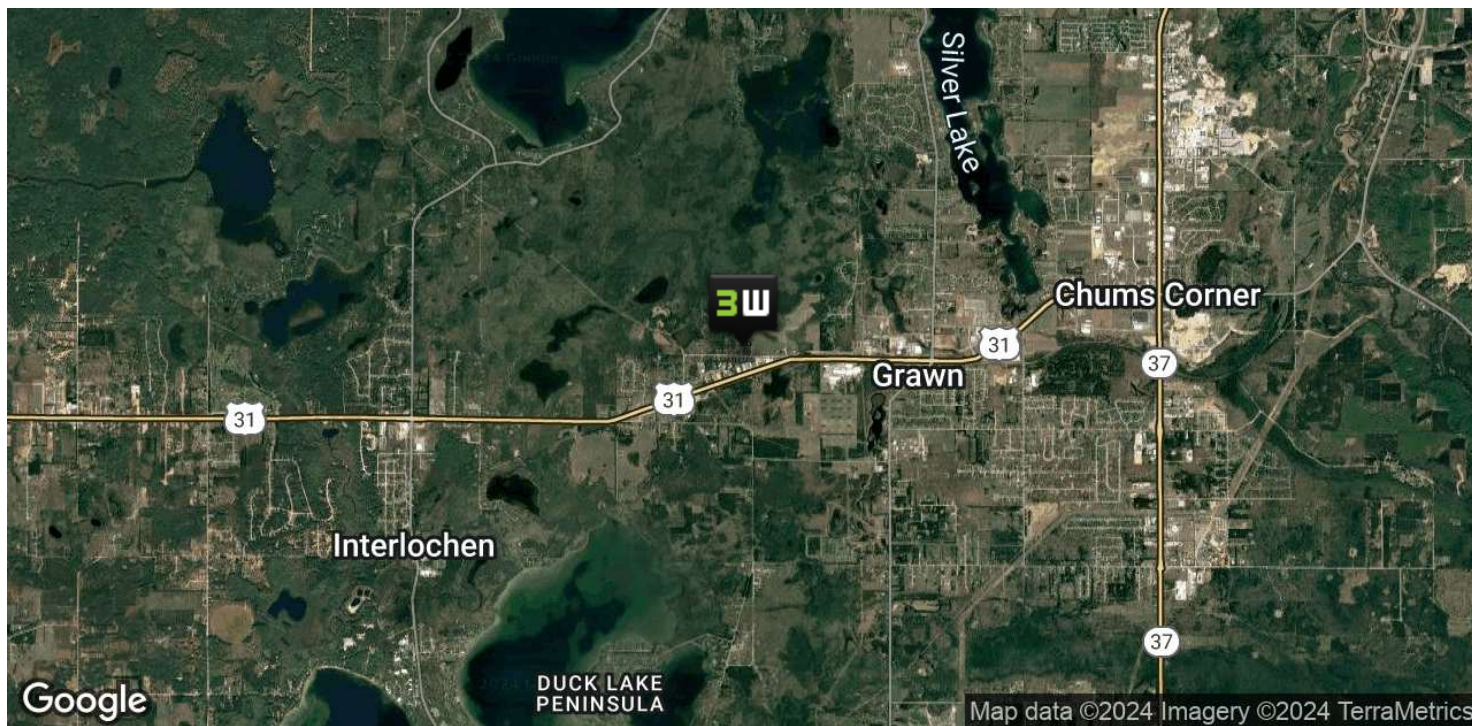


INDUSTRIAL PROPERTY FOR LEASE

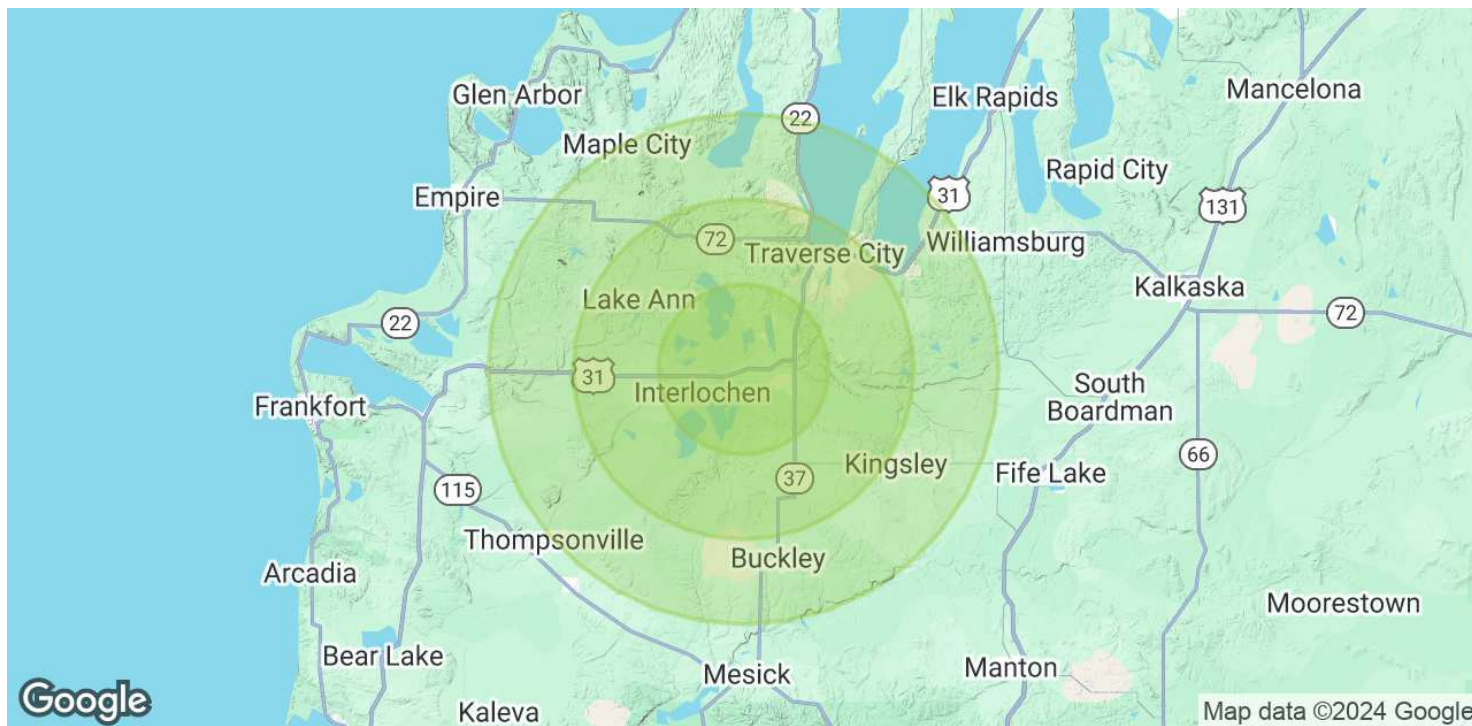
7062 U.S. 31



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	22,819	81,803	110,848
Average Age	41	43	44
Average Age (Male)	41	42	43
Average Age (Female)	42	45	45

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	8,734	34,600	46,443
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$85,450	\$86,603	\$89,630
Average House Value	\$370,574	\$390,216	\$389,050

Demographics data derived from AlphaMap

BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com