



Offering Summary

Lease Price	\$9 /SF – NNN
NNN Fees	\$1.74 /SF
Building SQFT	21,450
Parking	Private
Overhead Doors	Two
Industrial Park	Hughes Dr
County	Grand Traverse
Township	Garfield
Zoning Type	I – Industrial

Opportunity Overview

This 21,480 SF warehouse facility, located in the Hughes Dr Industrial Park, is designed for industrial and storage use, ideal for distribution, light manufacturing, logistics, or contractor operations. The clear-span layout features high ceilings and multiple overhead doors for truck access and efficient loading. The building includes roughly 2,000 SF of dedicated office space and offers strong utility infrastructure, warehouse lighting, and wide drive aisles to support racking and operational workflow for a single user.

Property Highlights

- Two Overhead Doors
- III – Phase Power
- Located in Industrial Park
- 2,000 SF of Office
- TI Packages available



Location Overview

