

1075 S Wisconsin Ave
Gaylord, MI 49735

3W
THREE WEST
COMMERCIAL

ADVANTAGE
COMMERCIAL REAL ESTATE



35,916
Square Feet



4.95
Acres



\$1,275,000
Sale Price

FOR SALE

The property located at 1075 South Wisconsin Avenue is a 35,916 SF industrial facility, in Gaylord, Michigan. The building offers approximately 3,000 SF of office space, 32,916 SF of warehouse/industrial area, 2 docks, 6 drive-in doors, and 12'-16' ceiling heights. With convenient freeway access and a location just minutes from the I-75 and M-32 interchange, the site provides excellent connectivity throughout the region.

CONTACT

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BUILDING SNAPSHOT



35,916 SF
Total Building



4.95
Acres



1940
Year Built



12'-16'
Ceiling Height



400
Amps



C-I
Zoning

BUILDING SPECIFICATIONS

Total Building	35,916 SF
Acreage	4.95 Acres
Parcel Number	101-104-000-370-00
Year Built	1940
Elevator(s)	No
Railroad Siding	Yes
Construction	Steel Frame, Wood and Brick
Roof	Metal & Rubber
Column Spacing	Clearspan and 25' x 50'
Ceiling Height	12'-16'
Fire Suppression	No
Heating	Hanging Gas Forced

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	32,916 SF
Ceiling Height	12'-16'
Docks Doors	2 6
Floor Drains	Yes
Power (Amps Volts)	400 Amps 480v/Single-Phase
Heating	Hanging Gas Forced
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	Approx. 3,000 SF
Ceiling Height	8'
Private Offices	Yes
Conference Room(s)	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT



35,916 SF
Building



\$1,275,000
Sale Price

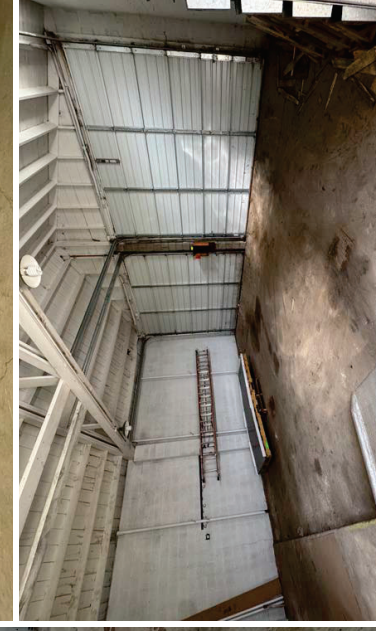
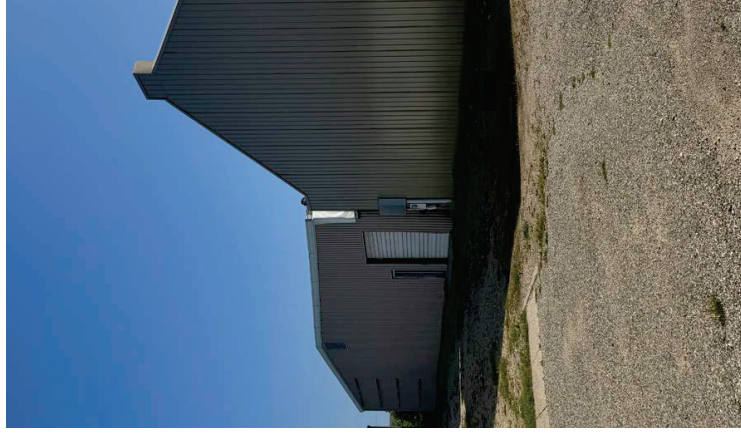
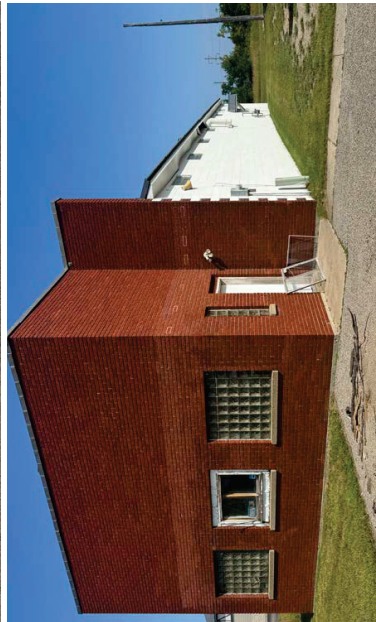
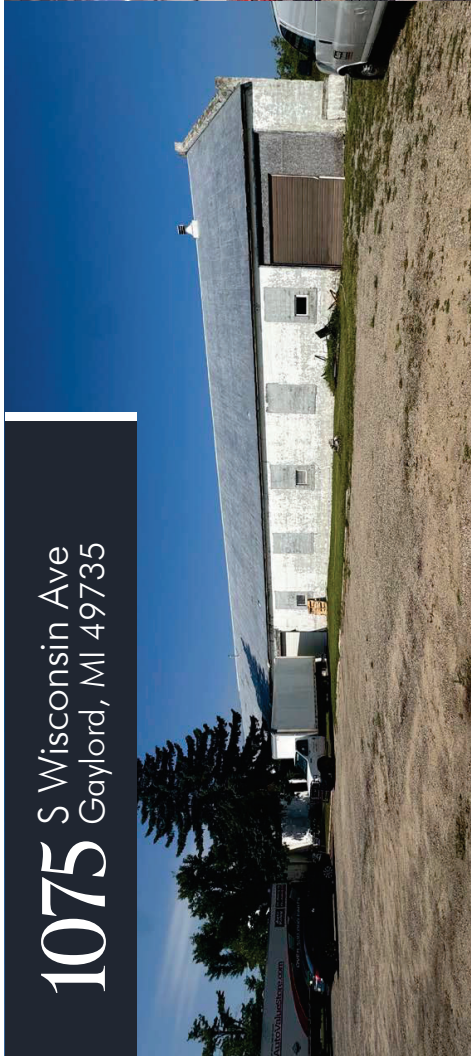
\$35.50/SF
Sale Price



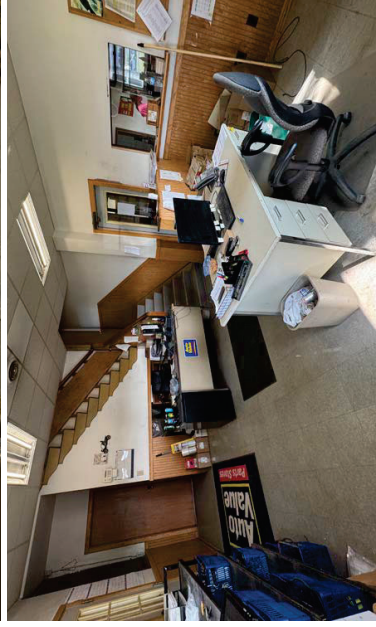
SALE INFORMATION

Building Size	35,916 SF
Sale Price	\$1,275,000
Sale Price/SF	\$35.50/SF
Possession	At Seller's Discretion
State Equalized Value (2026)	\$590,900
Assessed Value (2026)	\$590,900
Taxable Value (2026)	\$354,627
Real Estate Taxes	\$20,238.49
Summer 2026	\$14,252.53
Winter 2025	\$5,985.96

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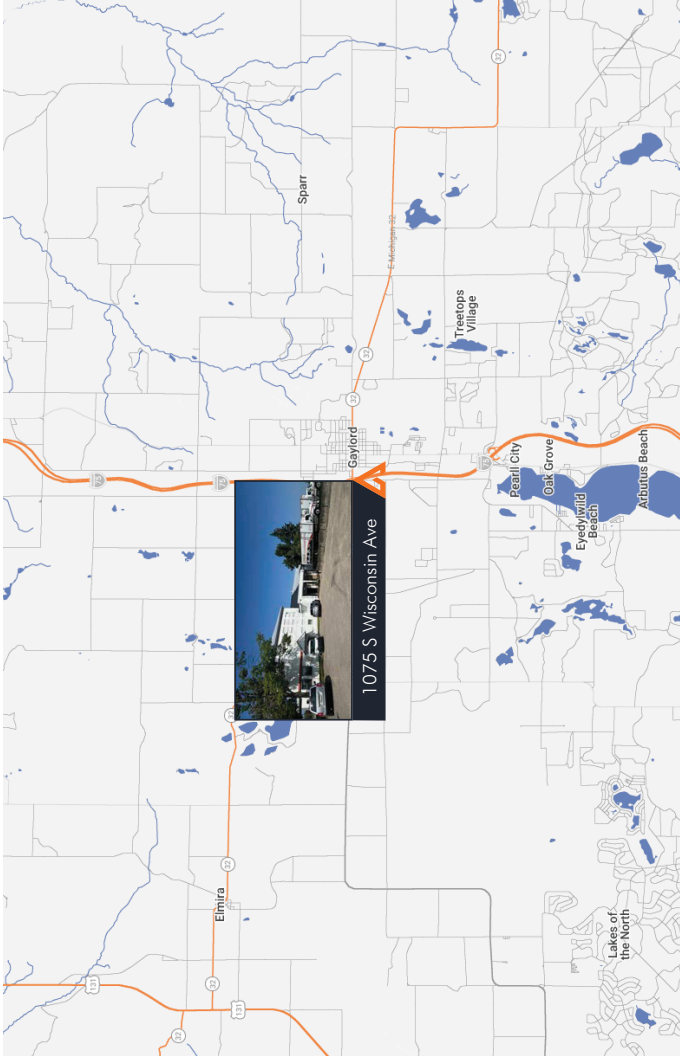
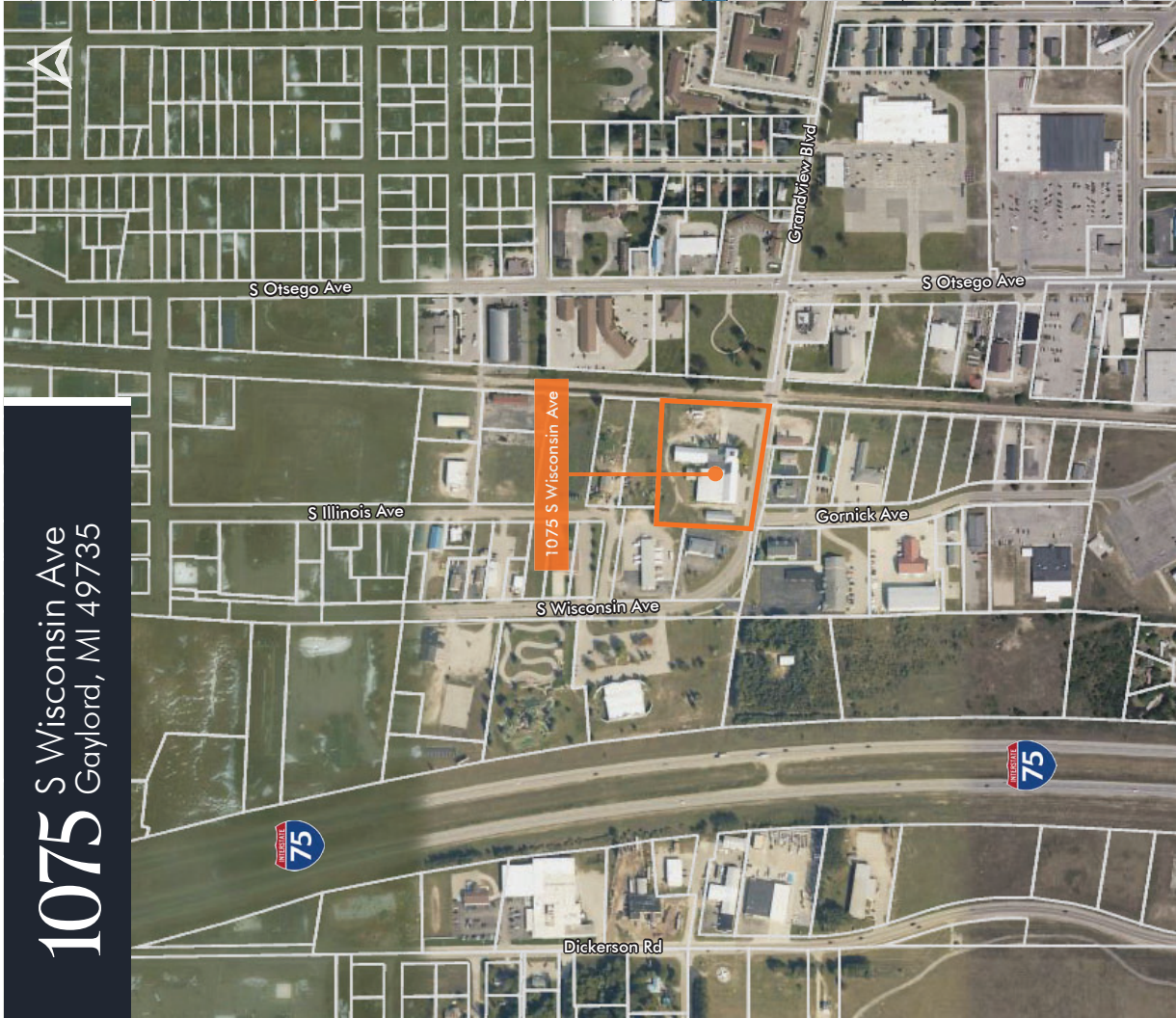


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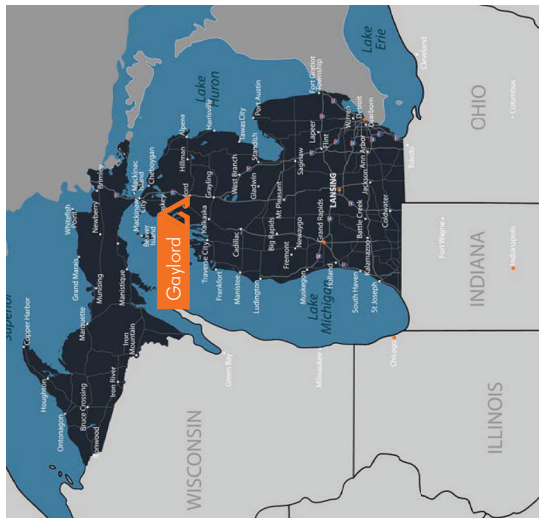


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PROPERTY MAPPING



PROXIMITY TO

- Lansing 172 miles
- Grand Rapids 174 miles
- Gerald R. Ford International Airport 184 miles
- Detroit 231 miles
- Chicago 356 miles
- Indianapolis 425 miles

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