



## Offering Summary

Lease Price	\$14 /SF
Available SQFT	3,960 SQFT
Lease Type	Modified Gross
Road Frontage	Old 27
Utilities	Well & Septic
County	Otsego
Township	Bagley
Zoning Type	B-2 Gen Business

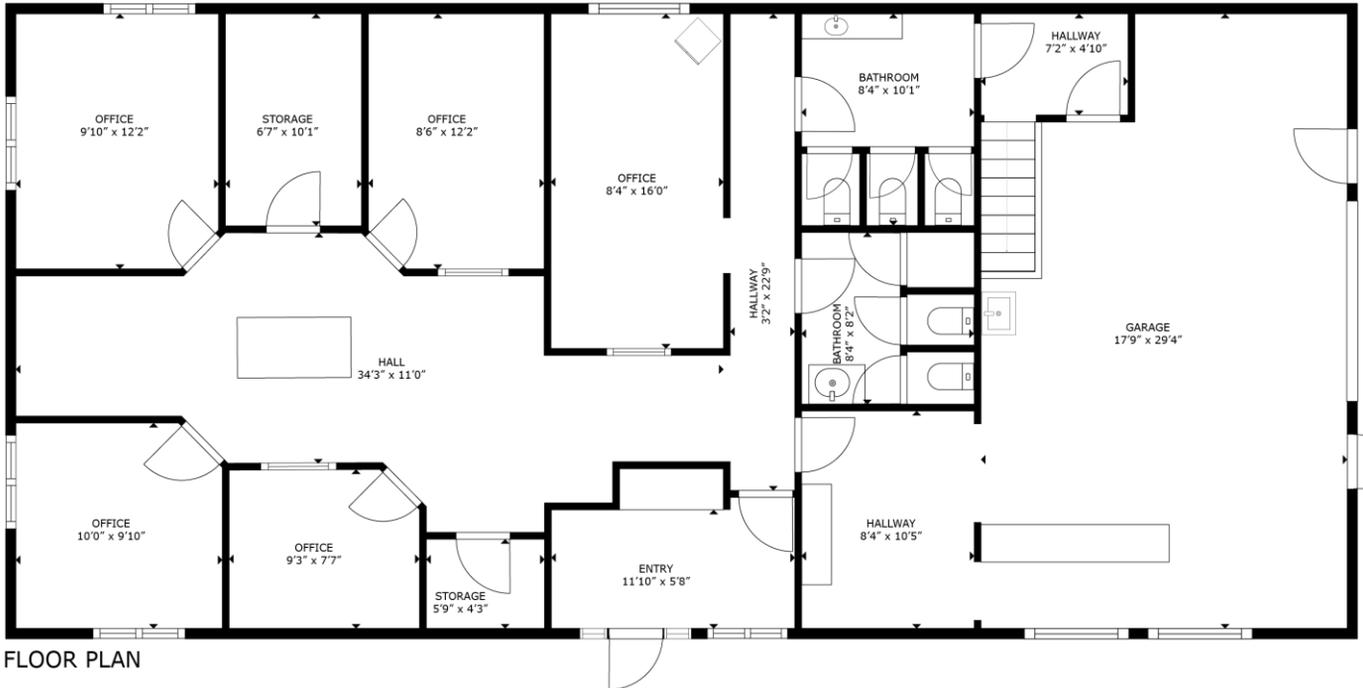
## Opportunity Overview

Now presenting a flexible office and warehouse space for lease. The front suite features five private offices, a conference room, reception area, and an integrated warehouse area with a 10-foot overhead door, along with convenient private parking off Old 27. The layout supports a range of operational needs, including office, service, and light industrial uses, and allows for efficient workflow between office and warehouse functions. This space is well suited for users seeking a professional setting with flexible configuration, quality finishes, and a practical mix of administrative and storage or shop space.

## Property Highlights

- Five Offices
- Reception Area & Conference Room
- Warehouse Space with 10' Overhead Door
- High Visibility Building with building & Pylon Signage
- Private Parking

### Location Overview



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