



Offering Summary

Lease Price	\$9 /SF NNN
Building SQFT	45,960
Acres	5.906
Year Built	1989
County	Grand Traverse
Township	East Bay Charter
Zoning Type	Industrial

Opportunity Overview

2480 Aeropark Dr is a large industrial building located in the Aero Park industrial park. Its large acreage paired with large interior configuration makes it ideal for an industrial user seeking high ceilings, large yard area and cross-dock facilities.

Property Highlights

- 25 ft clearspan ceilings
- ~4k SF office space
- III-phase Power
- Multiple Overhead Doors & Truck Docks
- Large Acreage
- Fenced Yard
- Security Systems
- Unheated Pole Buildings



Building Feature Summary

Ceiling Heights	25 ft
Cranes	7
Bathrooms	4
HVAC	Heating, office cooling
Dock High Doors	3
Overhead Doors	4
Sewer & Water	Municipal
Power	III-Phase
Overhead Light Type	LED
Parking Spots	67

Property Overview

This industrial complex delivers 43,160 sqft under roof, comprising a 43,160 SF high-bay main building and a 2,640 SF detached support building. The facility offers 25-foot clear heights, seven bridge cranes, three dock-high bays, and four grade-level overhead doors in a cross-dock configuration for seamless material flow. Municipal water, sewer, and three-phase power support heavy manufacturing, while efficient LED lighting and heating with office cooling enhance workplace comfort and energy control. Sixty-seven striped parking spaces plus fenced & paved yard accommodate employees, trailers, and outdoor storage. The site fronts a primary industrial corridor, providing quick regional highway access without any frost restrictions. While the building's power systems are ideally suited for a manufacturer, its door configuration and ceiling heights are also well-configured for a warehouse and distribution facility.

Disclosure: The listing broker is a licensed real estate broker in the State of Michigan and has a pending ownership interest in the subject property.

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COMMERCIAL REAL ESTATE

Manufacturing Building

For Lease

2480 Aero Park Dr, Traverse City, MI, 49685



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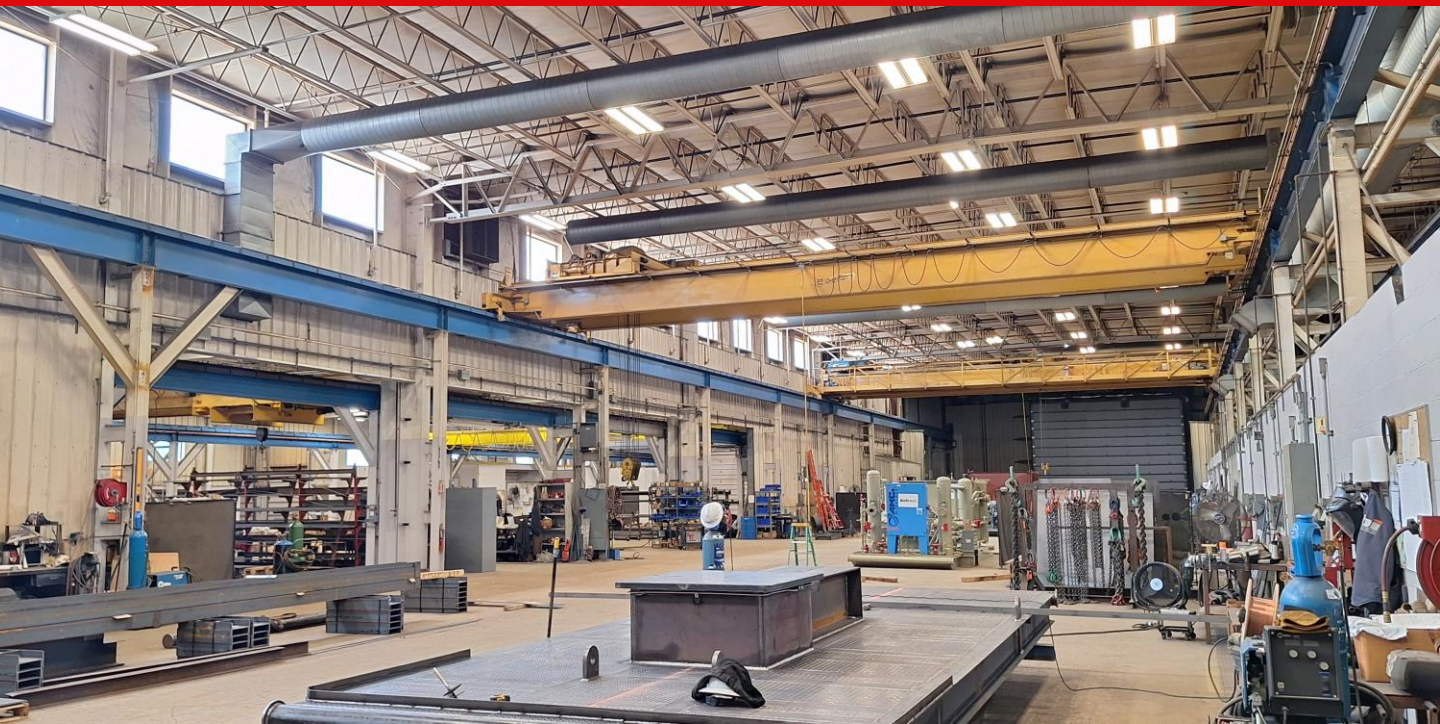
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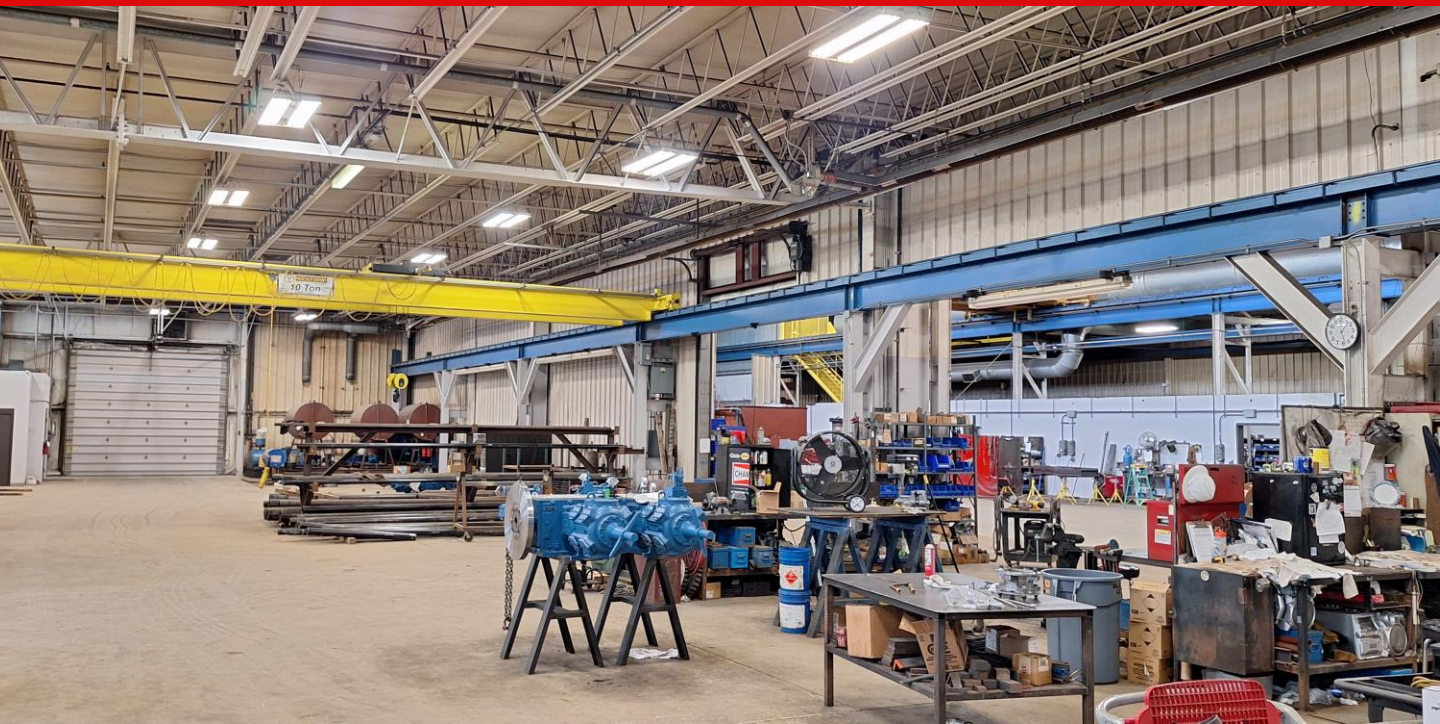
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Location Overview

