



1621 Keane Dr | Traverse City, MI 49696

SALE PRICE:	\$2,050,000
LOT SIZE:	7.16 ACRES
BUILDING SIZE:	33,186 SF
YEAR BUILT:	1991
ZONING:	I-L IM IND

PROPERTY OVERVIEW

Solid Industrial building on 7.16 Acres in Heidbreder Industrial Park. 33,186 sq ft of floor space, but with the existing press removed and the upper level of the Press room filled in, there is an additional 3,811 sq ft of main level production space. 11' ceiling height on lower level and office areas with 24' to 30' height through the balance of the building. Heavy 480 V Three Phase power throughout. Two indoor truck docks with levelers. LED lighting throughout. Hammond and Garfield Roads, providing easy truck access in every direction. Fire suppression throughout including offices. Enough land for additional parking or buildings.

PROPERTY HIGHLIGHTS

- 33,186 sq ft total floor space
- Tall with 24 ft to 30 ft ceiling height
- Sits on 4 parcels with 7.16 Acres
- Two indoor truck wells
- Heavy 480 V three phase power throughout

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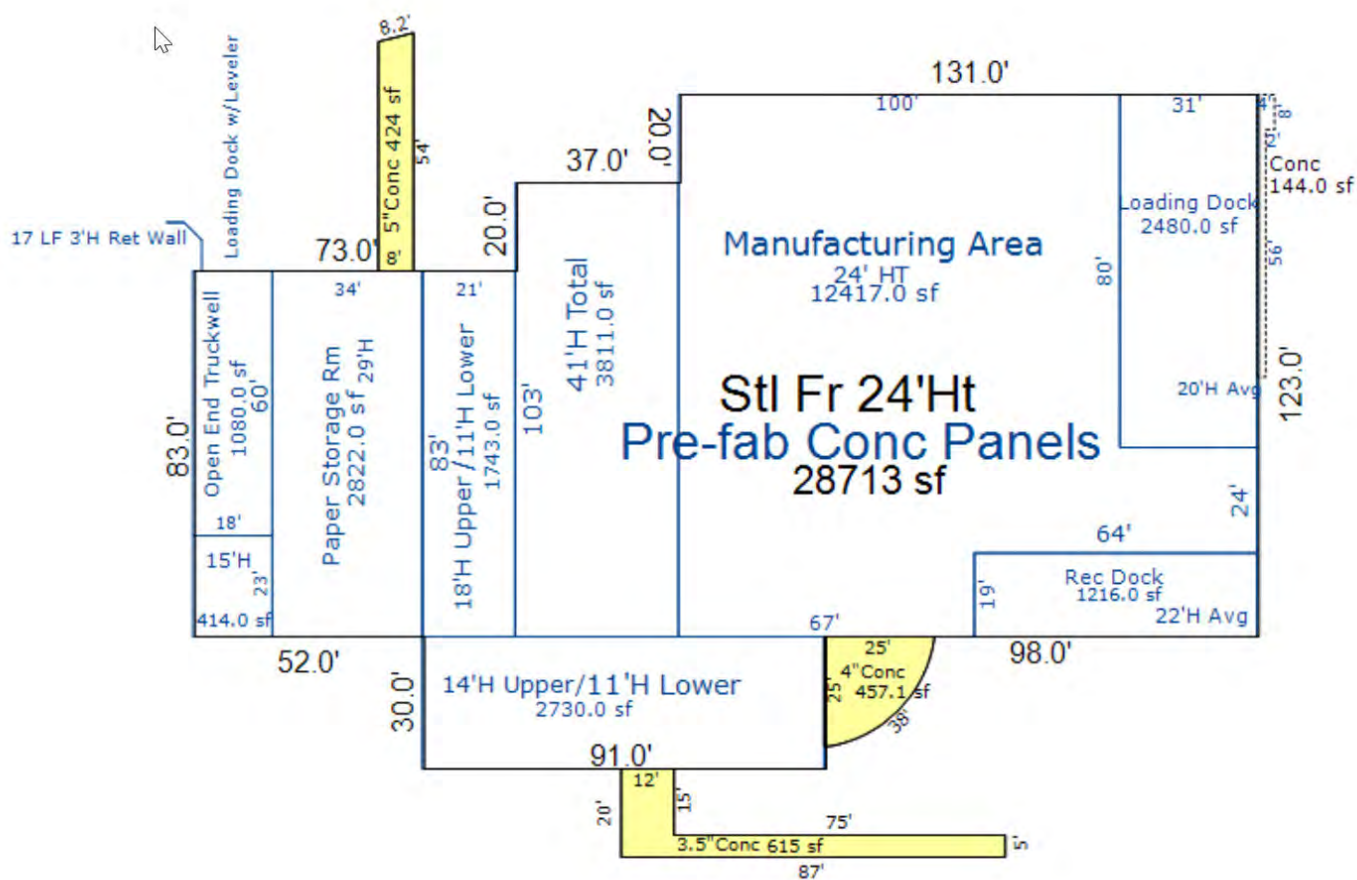


INDUSTRIAL PROPERTY FOR SALE

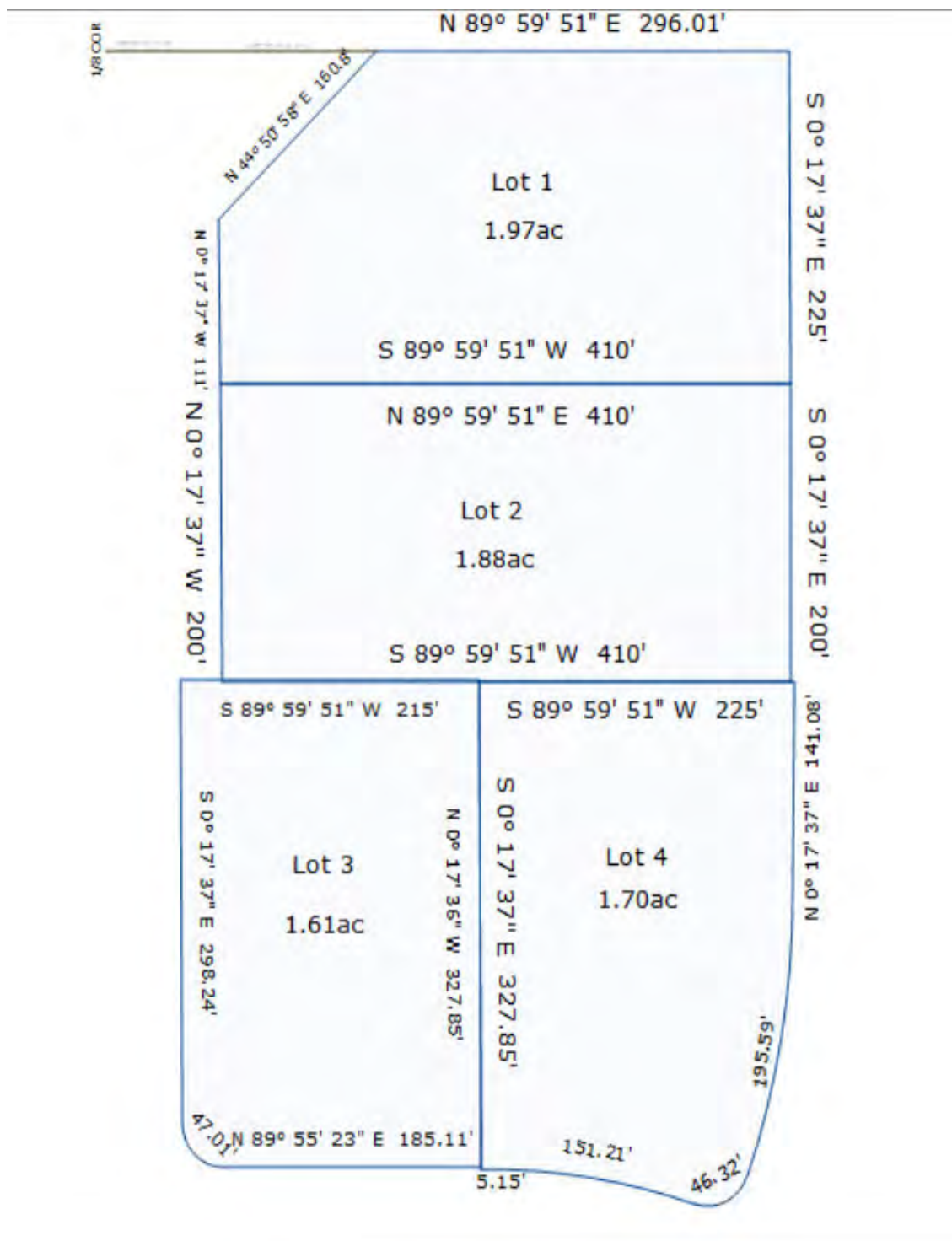
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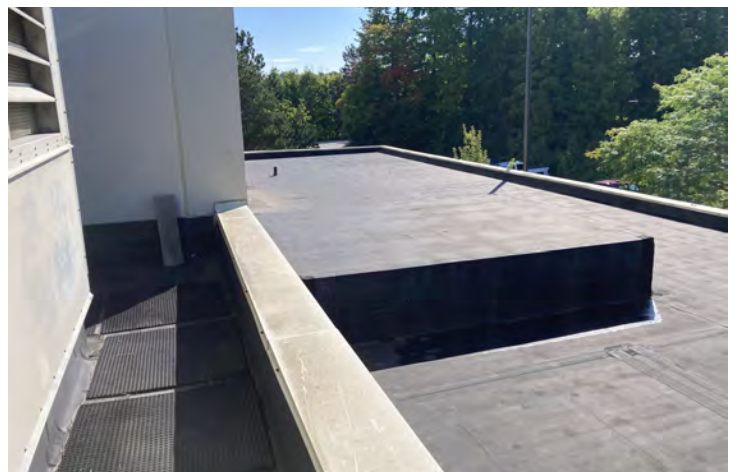
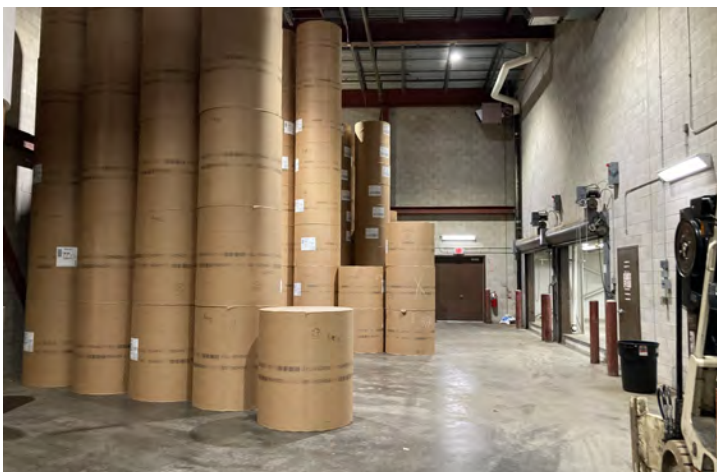
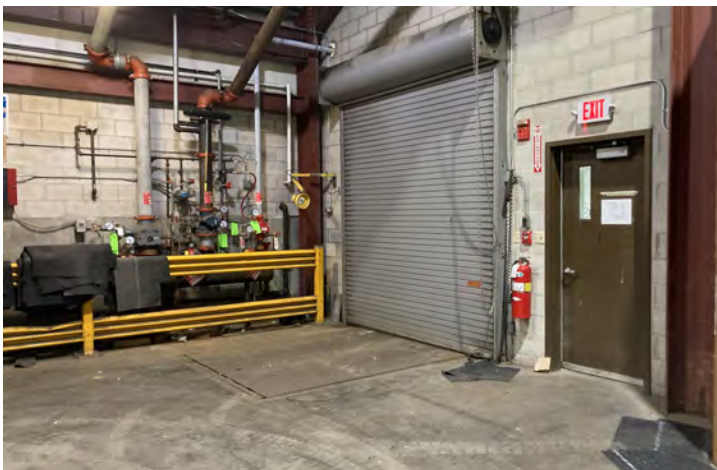


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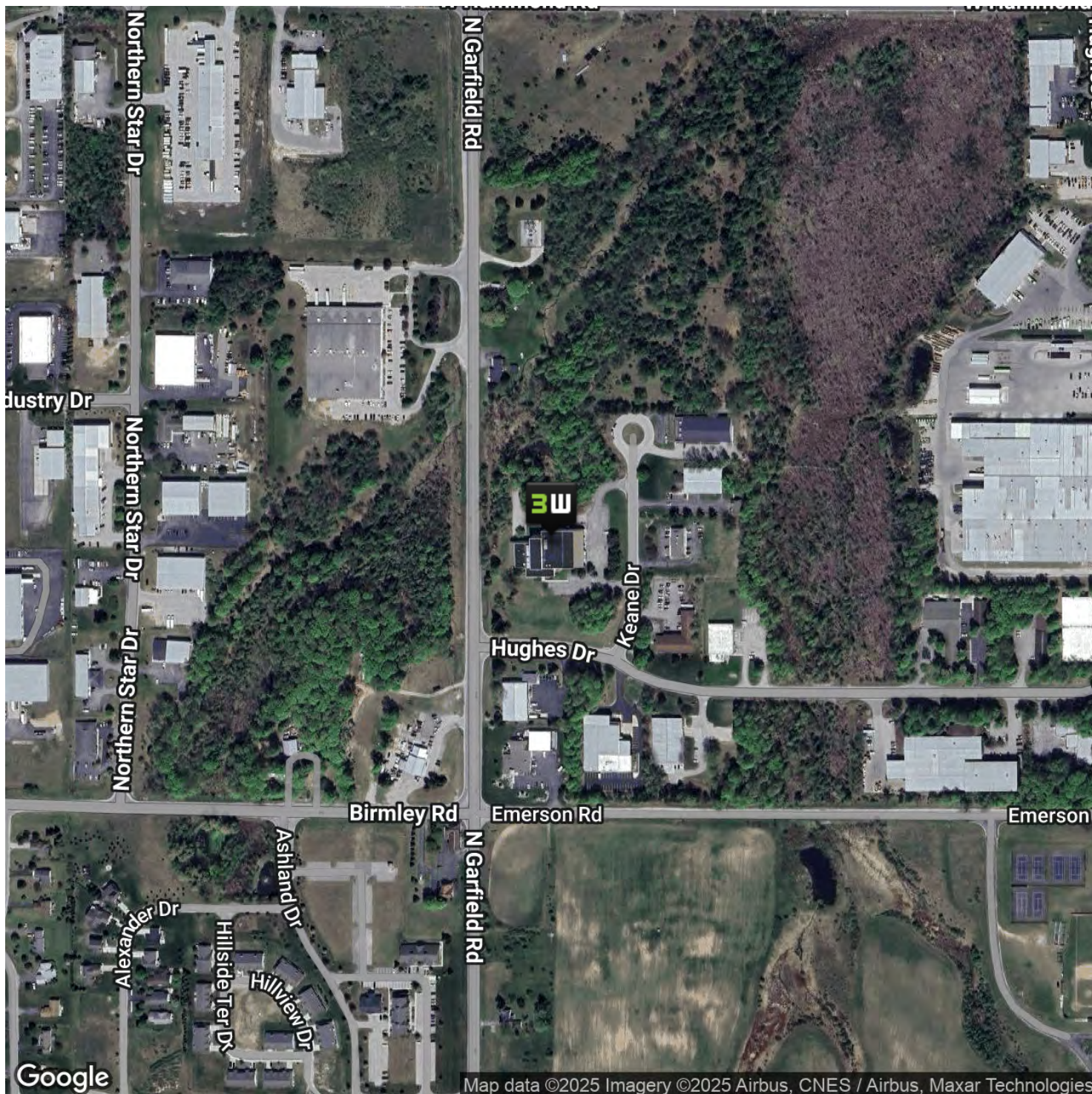
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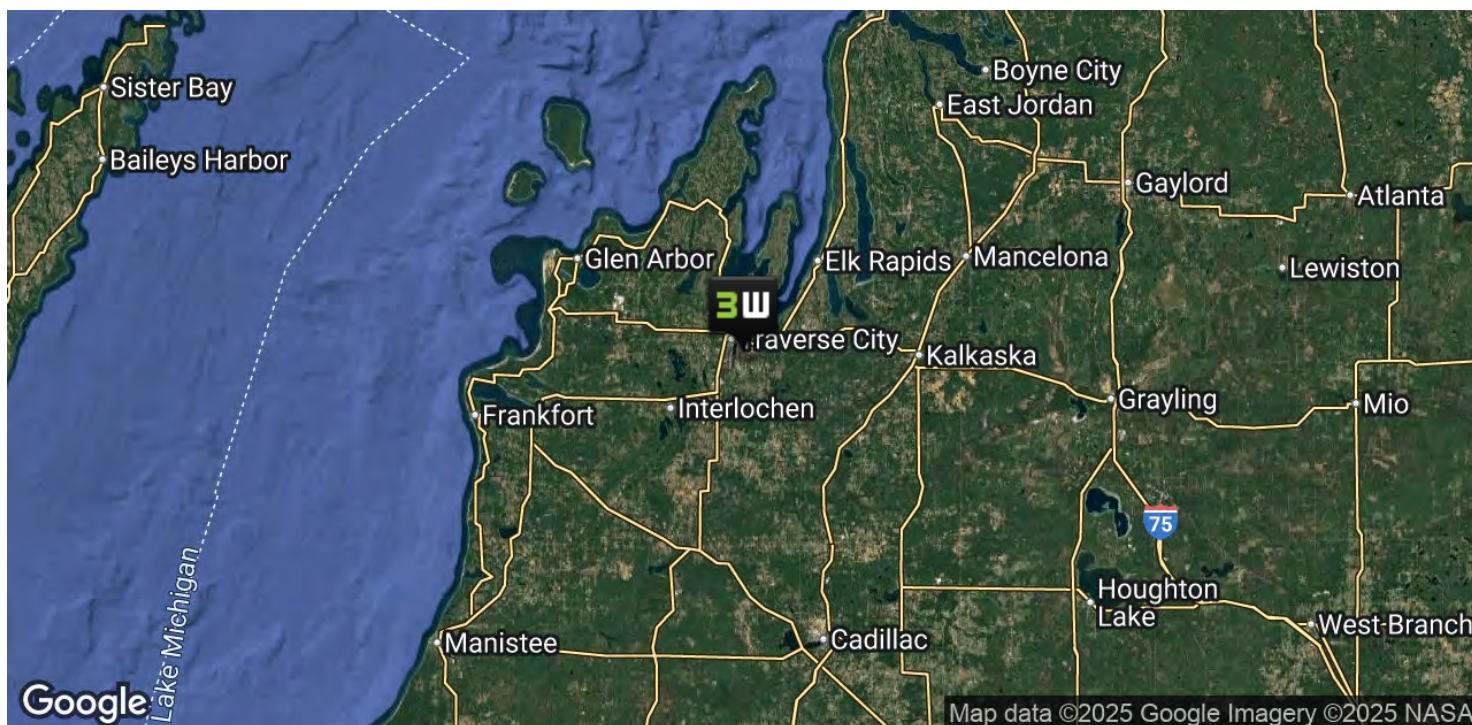
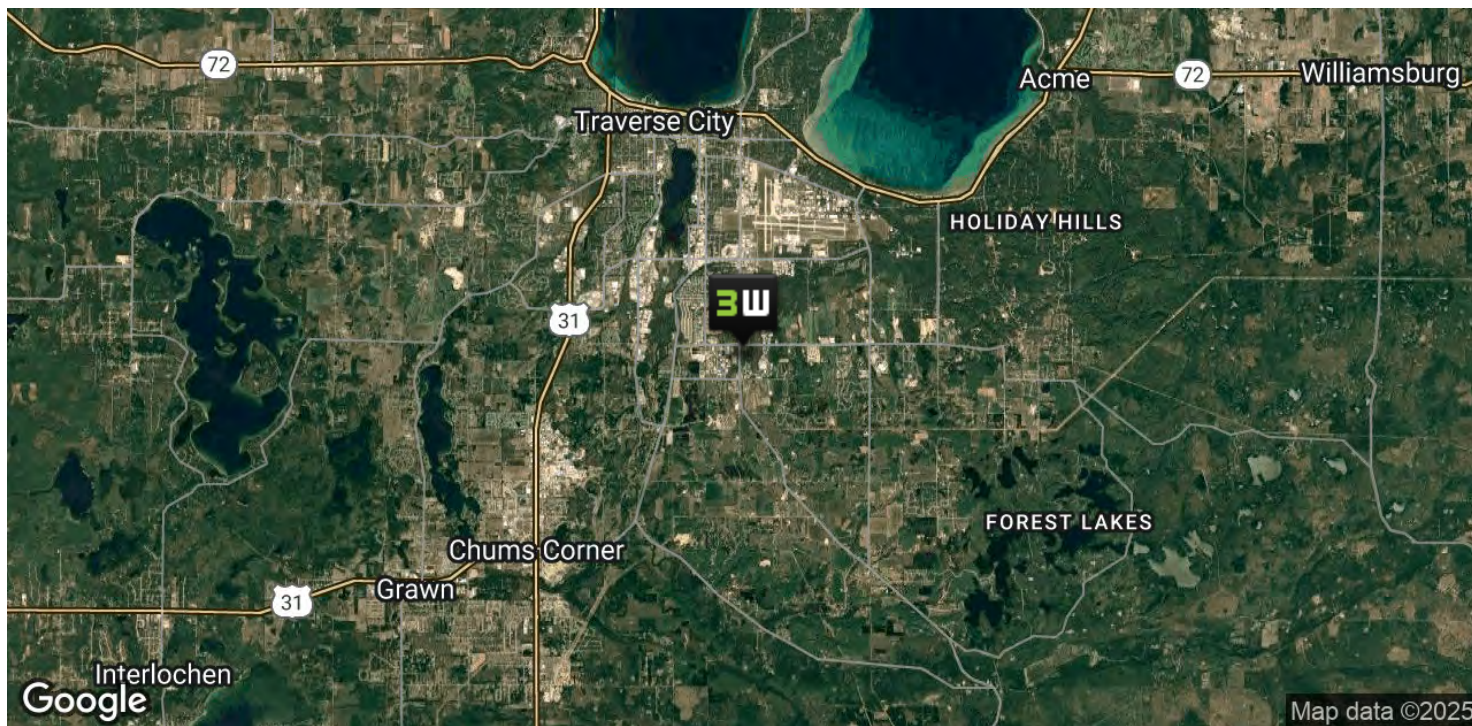
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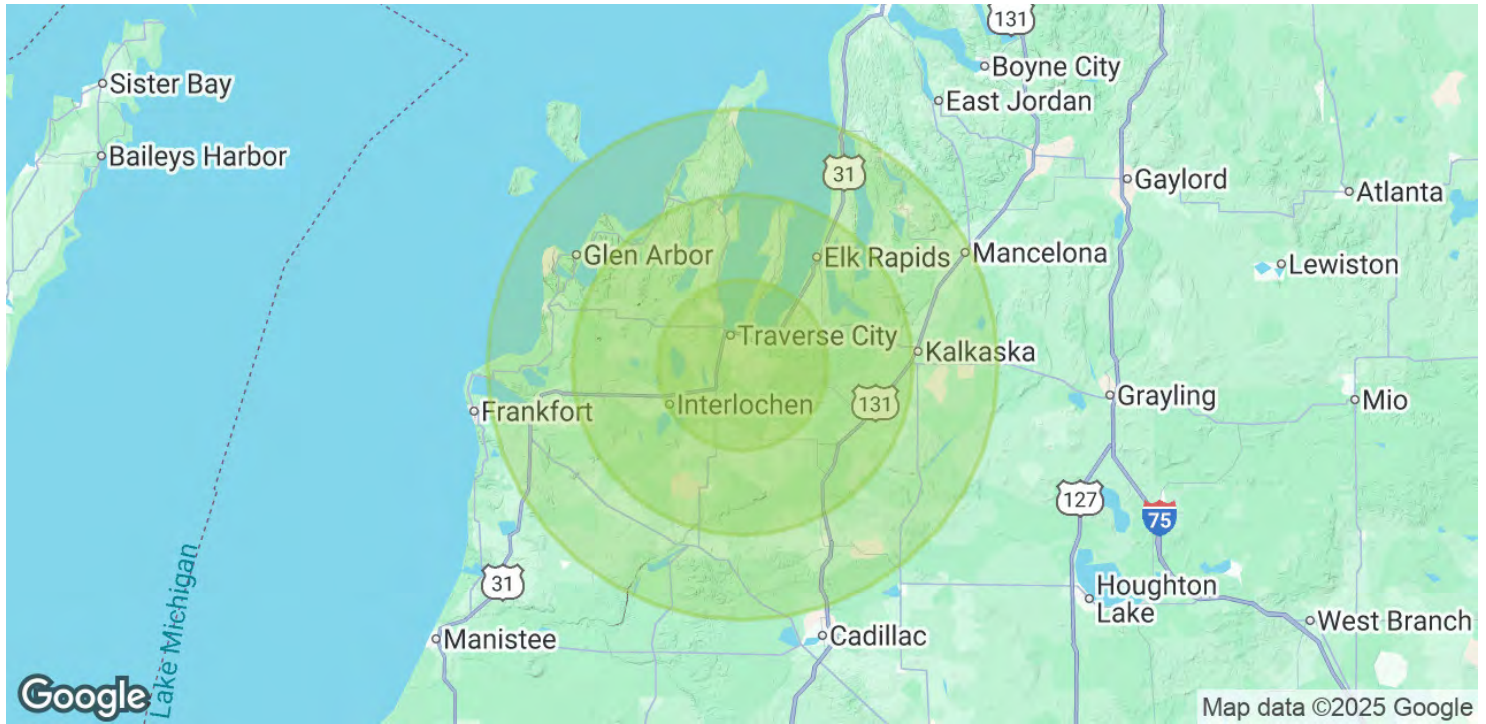


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POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	88,061	136,171	180,602
Average Age	44	44	45
Average Age (Male)	42	44	44
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	37,548	57,327	76,146
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$88,538	\$91,912	\$90,585
Average House Value	\$406,214	\$405,356	\$377,662

Demographics data derived from AlphaMap

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