



## Industrial For Sale

**Property Name:**

**Location:** 3982 Terry Diane Street  
**City, State:** Beaverton, MI  
**Cross Streets:** At Blades Road, E. of Ross Street (M-18)  
**County:** Gladwin  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 36,000  
**Available Sq. Ft.:** 36,000

**Building Type:** Built  
**Available Shop Sq. Ft.:** 32,800  
**Available Office Sq. Ft.:** 3,200

**Mezzanine:** 3,200  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 21'  
**Grade Level Door(s):** 2  
**Truckwells or Docks:** 4  
**Exterior Construction:** Masonry  
**Structural System:** Steel  
**Air-Conditioning:** Office  
**Heating:** GFA/Radiant  
**Availability:** Immediately  
**Power (Amps/Volts):** N/A

**Freestanding:** Yes  
**Rail:** No  
**Security:** No  
**Interior:** No  
**Lighting:** Fluorescent  
**Bay Sizes:** N/A  
**Restrooms:** Yes  
**Cranes:** No  
**Parking:** Ample

**Year Built:** 1997  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** No  
**Roof:** Steel  
**Floors:** Reinf. Concrete  
**Floor Drains:** No  
**Acreage:** 4.600  
**Land Dimensions:** 643.67 x 333.27

### PRICING INFORMATION

**Sale Price:** \$1,980,000 (\$55.00/sqft)  
**Taxes:** \$12,917.24 (2025)  
**Parcel #:** 160-007-300-090-00

**Deposit:** N/A  
**Options:** N/A

**TD:** N/A  
**Assessor #:** N/A

### COMMENTS

Manufacturing facility in excellent condition. (4) truckwells with levelers and (2) grade level doors. Located at the northwest corner of Blades Road and Terry Dianne Street.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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