



General Information

Property Name: Georgia Pacific N-6 Building
Address: 2212 Dickerson Road - B
Gaylord, MI 49735
County: Otsego

Sale/Lease: Sale

Total Price:

Price/Sq Ft:

Rent/Sq Ft:

Tax ID: 69-010-017-100-005-00

Cross Street: Milbocker

Zoning: Industrial

State Designation: Industrial Development District

Business Park: No



Notes: Building length interior rail dock, served by 13.8kv feed to 480v transformers, on-site fire suppression system, site is classified as a facility, BRA incentives available. Column spacing: Main production area - rows at 60', 80' 80' & 60' with 20' column spacing with 11 areas at 40' spacing; shipping/receiving - rows at 100' & 100' with 20' column spacing.

Building Features

Building Type: Manufacturing
Year Built: 1975
Total Size: 271,571 sq/ft
Available: 271,571 sq/ft
Minimum:
Office: 4,247 sq/ft
Occupancy:
Construction: Steel

Subdivide:
Stories: 1 floor
Available Stories: 1 floor
Ceiling Min/Max: 23/49 ft
Sprinklers: No
Column Spacing: see notes for details
Lease Type:
Features:

Lot Size:
Grade:
Wetlands: No
Multiple Tenants:
Parking: 300
Crane: No
Sub Lease:

Expandable: Yes
Wet Lab:
Clean Room:
Truck Docks: Yes, 4
Truck Doors: Yes, 5

Utilities:

Electric: Consumers Energy
Gas: Michigan Consolidated
Sewer: Private

Water: Private
Telecom: Verizon

Transportation

Local Interstate: I-75
Local Highway: M-32
Local Airport: Gaylord Regional
Rail: Yes, Lake State Railway

Miles: 1
Miles: 1.5
Miles: 1
Miles: 0

Major Airport: Pellston Regional Emmet Co. Miles: 45
Water Port: Charlevoix Miles: 45

Trade Zone:

Owner/Broker Information

Office:
Address:
Phone:
Email:
Website:

Contact:
Phone:
Email:
Alternate Contact:
Phone:
Email:

For More Information Contact:

Jeff Ratcliffe, Executive Director
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