



**General Information**

Property Name: HH&K Building  
Address: 2801 Dickerson Road  
Gaylord, MI 49735  
County: Otsego

Sale/Lease: Sale or Lease

Total Price: \$425,000

Price/Sq Ft:

Rent/Sq Ft: \$5.92

Tax ID: 011-225-000-012-00

Cross Street: West Otsego Lake Road

Zoning: Light Industrial

State Designation:

Business Park: Yes – Commerce Park

Notes: Building has easy access to I-75 at exit 279.



**Building Features**

Building Type:  
Year Built:  
Total Size: 7,100 sq/ft  
Available: 7,100 sq/ft  
Minimum:  
Office: 1,760 sq/ft  
Occupancy:  
Construction: Steel

Subdivide:  
Stories: 1  
Available Stories:  
Ceiling Min/Max: 16 ft  
Sprinklers: No  
Column Spacing: 0

Lot Size: 1.98 Acres  
Grade:  
Wetlands: No  
Multiple Tenants:  
Parking:  
Crane:

Lease Type:  
Features:

Sub Lease:

Expandable:  
Wet Lab: No  
Clean Room: No  
Truck Docks: No  
Truck Doors: Yes

**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: In Community, Lake Sate Railway

Miles: .5  
Miles: .5  
Miles: 0  
Miles: 1.5

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

Trade Zone:

**Owner/Broker Information**

Office: Dale J. Smith Realty  
Address: 1349 S. Otsego, Gaylord, MI 49735  
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Email:  
Website: www.dalejsmith.com

Contact: Dale Smith  
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**For More Information Contact:**

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