



General Information

Property Name: Hanover Building
Address: 2840 D&M Drive
Gaylord, MI 49735
County: Otsego

Sale/Lease: Sale/Lease

Total Price: \$495,000

Price/Sq Ft: \$51.17

Rent/Sq Ft: \$5.58

Tax ID: 010-016-300-025-03 and 04

Cross Street: West Otsego Lake Drive

Zoning: Light Industrial

State Designation: None

Business Park: Yes, Private



Notes: 2-ton, 5-ton and 20-ton cranes. 3-14'x14' doors & 2-11'x18' doors. Rail is adjacent. Lease, option to purchase.

Building Features

Building Type: Stand Alone
Year Built: 1998
Total Size: 9,672 sq/ft
Available: 9,672 sq/ft
Minimum: 9,672 sq/ft
Office: 1,300 sq/ft
Occupancy: Vacant
Construction: Pole Frame & Steel

Subdivide:
Stories: One
Available Stories:
Ceiling Min/Max: 12'/16'
Sprinklers: No
Column Spacing:

Lot Size: 4.3 acres
Grade: Level
Wetlands: No
Multiple Tenants:
Parking: Afton Stone, 12 spaces+
Crane: 2-ton, 5-ton and 20-ton

Expandable:
Wet Lab:
Clean Room:
Truck Docks:
Truck Doors: 5

Lease Type:
Features: Infrared, natural gas heat

Sub Lease:

Utilities:

Electric: Consumers
Gas: MichCon
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: 0.5
Miles: 2.5
Miles: 2.5
Miles: 0.1

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

Trade Zone:

Owner/Broker Information

Office: Smith Realty Group
Address: 1349 S. Otsego Avenue
Gaylord, MI 49735
Phone: 989-732-2477
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