



**General Information**

Property Name: Norandex Building  
Address: 1258 Old 27 North  
Gaylord, MI 49735  
County: Otsego

Sale/Lease: Lease

Total Price: \$

Price/Sq Ft: \$

Rent/Sq Ft: \$

Tax ID: 080-028-400-025-00

Cross Street: Livingston Blvd.

Zoning: Light Industrial

State Designation:

Business Park: None

Notes: 200 amp 480V 3 Phase; Overhead gas radiant heating; 2-16'x14' doors



**Building Features**

Building Type: Warehouse

Year Built: 1999

Total Size: 24,840 sq/ft

Available: 24,840 sq/ft

Minimum:

Office: 2,850 sq/ft

Occupancy:

Construction: Steel and block

Subdivide:

Stories: 1

Available Stories:

Ceiling Min/Max: 22/24 ft

Sprinklers: Yes

Column Spacing: 0

Lease Type:

Features:

Lot Size: 9.87 Acres

Grade:

Wetlands: No

Multiple Tenants:

Parking:

Crane:

Sub Lease:

Expandable:

Wet Lab: No

Clean Room: No

Truck Docks: 5

Truck Doors: 2

**Utilities:**

Electric: Consumers Energy

Gas: Michigan Consolidated

Sewer: Private

Water: Private

Telecom: Frontier

**Transportation**

Local Interstate: I-75

Local Highway: M-32

Local Airport: Gaylord Regional

Rail: In Community, Lake Sate Railway

Miles: 1.5

Miles: 1

Miles: 3

Miles: <.1

Major Airport: Pellston Regional Emmet Co.

Water Port: Charlevoix

Trade Zone:

Miles: 45

Miles: 45

**Owner/Broker Information**

Office: The Bauer Commercial Group

Address:

Phone:

Email:

Website:

Contact: Roger Bauer

Phone: 989-370-7100

Email:

Alternate Contact:

Phone:

Email: [rbbauer@hotmail.com](mailto:rbbauer@hotmail.com)

**For More Information Contact:**

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