



**General Information**

Property Name: O'Rourke #1  
Address: 8301 Yuill St. #A  
Vanderbilt, MI 49795  
County: Otsego

Sale/Lease: Sale/Lease

Total Price: \$395,000

Price/Sq Ft:

Rent/Sq Ft:

Tax ID: 045-022-000-055-05

Cross Street: Mill Street

Zoning: Industrial

State Designation: Industrial Development District

Business Park: No



Notes: 100'x125' shop area, 25'x82' office, direct access to I-75 at Exit 290, site has additional acreage for expansion

**Building Features**

Building Type: Manufacturing  
Year Built: 1984  
Total Size: 14,550 sq/ft  
Available: 14,550 sq/ft  
Minimum:  
Office: 2,050 sq/ft  
Occupancy:  
Construction: Steel

Subdivide:  
Stories: 1 floor  
Available Stories: 1 floor  
Ceiling Min/Max:  
21.5/24.5 ft  
Sprinklers:  
Column Spacing: 25'x50'

Lot Size: 2.6 acres  
Grade:  
Wetlands: No  
Multiple Tenants: No  
Parking:  
Crane: 2 Jib Cranes; 1 Ton & 2 Ton

Expandable:  
Wet Lab: No  
Clean Room: No  
Truck Docks: No  
Truck Doors: Yes, 3

Lease Type:

Sub Lease:

**Utilities:**

Electric: Consumers Energy  
Gas: Michigan Consolidated  
Sewer: Private

Water: Private  
Telecom: Verizon

**Transportation**

Local Interstate: I-75  
Local Highway: US-27  
Local Airport: Gaylord Regional  
Rail: No

Miles: 0.5  
Miles: 0.25  
Miles: 13  
Miles:

Major Airport: Pellston Regional Emmet Co. Miles: 45  
Water Port: Charlevoix Miles: 35

Trade Zone:

**Owner/Broker Information**

Office: Blaker Realty  
Address: 3511 Old 27 South, Gaylord, MI  
Phone: (989) 731-7355  
Email:  
Website: <http://www.blakerrealty.com/>

Contact: Bill Blaker  
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**For More Information Contact:**

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