



General Information

Property Name: Smith Building
Address: 1604 Calkins
Gaylord, MI 49735
County: Otsego

Sale/Lease: Sale/Lease

Total Price: \$295,000

Price/Sq Ft: \$23.88

Rent/Sq Ft: \$4.80

Tax ID: 103-150-000-144-01

Cross Street: O'Rourke

Zoning: Industrial

State Designation: Industrial Development District

Business Park: Yes, Gaylord Air Industrial Park



Notes: Features 2,400 sq. ft. of new offices currently leased. Remaining 5,600 sq. ft. features 2 offices, handicap bath, air compressor and 3 overhead doors. Lots of room to expand. Fenced yard w/ plug ins for trucks. 8x16 storage building. Landscaped with sprinkler system.

Building Features

Building Type: Manufacturing
Year Built:
Total Size: 8,000 sq/ft
Available: 8,000 sq/ft
Minimum: 5,600 sq/ft
Office: 2,400 sq/ft
Occupancy:
Construction: Steel

Subdivide:
Stories: 1 floor
Available Stories: 1 floor
Ceiling Min/Max: 14 ft
Sprinklers:
Column Spacing:

Lot Size: 1.3 acres
Grade:
Wetlands: No
Multiple Tenants:
Parking:
Crane:

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

Lease Type:
Features:
Sub Lease:

Utilities:

Electric: Consumers Energy
Gas: Michigan Consolidated
Sewer: Municipal

Water: Municipal
Telecom: Verizon

Transportation

Local Interstate: I-75
Local Highway: M-32
Local Airport: Gaylord Regional
Rail: In Community, Lake Sate Railway

Miles: 1
Miles: 1
Miles: 0.2
Miles: 1

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

Trade Zone:

Owner/Broker Information

Office: Dale J. Smith Realty
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