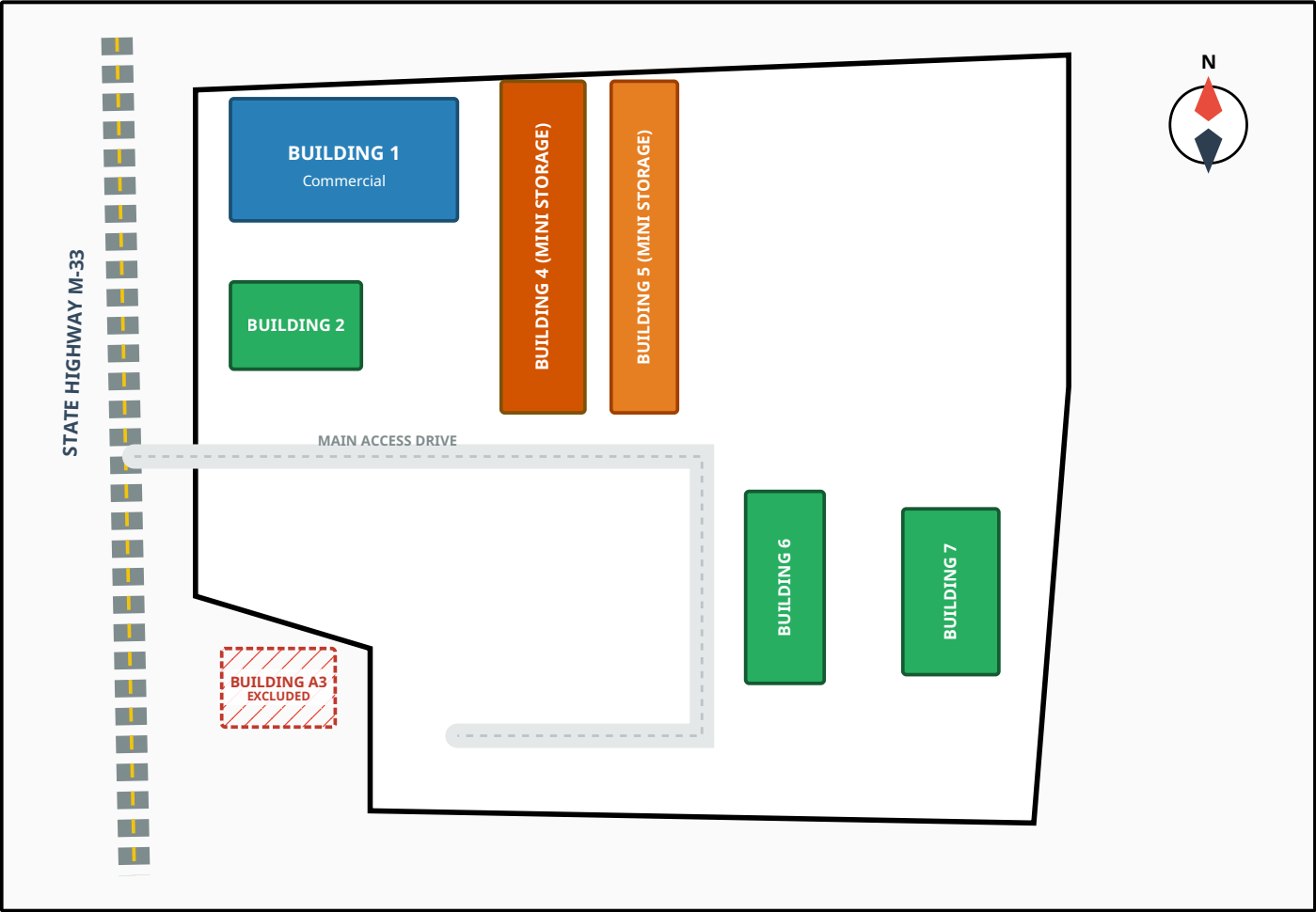


OFFICIAL PROPERTY SITE PLAN

Address: 6530 N M33, CHEBOYGAN, MI 49721

Total Site Area: Approx. 3.1 Acres (163,232 Sq. Ft.)



BUILDING ID	ORIENTATION	DIMENSIONS	AREA
Building 1	Horizontal	60' × 128'	7,680 sq ft
Building 2	Horizontal	32' × 48'	1,536 sq ft
Building A3	Cutout Zone	Excluded	N/A
Building 4	Vertical	40' × 200'	8,000 sq ft
Building 5	Vertical	30' × 200'	6,000 sq ft
Building 6	Vertical	24' × 100'	2,400 sq ft
Building 7	Vertical	32' × 80'	2,560 sq ft

SITE FOOTPRINT SUMMARY	
Included Structures	28,176 sq ft
Total Lot Area	163,232 sq ft (~3.1 net acres)
Site Coverage	~17.2%

ZONE LEGEND	
■	Building 1 (Commercial)
■	Buildings 4, 5 (Vertical Storage)
■	Buildings 2, 6, 7 (Pole Barns)
■	Exterior Property Boundary

Not a Survey

PROPERTY PORTFOLIO OVERVIEW

Commercial & Storage Asset Breakdown

Summary of Buildings

BUILDING	TYPE / USE	DIMENSIONS	TOTAL SQ. FT.	KEY FEATURES
Building 1	Commercial / Dual-Use	60' x 128'	7,680	Heated finished area + High-ceiling cold storage
Building 2	Pole Barn	32' x 48'	1,536	Versatile utility/workshop space
Building 4	Mini Storage	40' x 200'	8,000	40 storage units, 9' doors
Building 5	Mini Storage	30' x 200'	6,000	44 storage units, 8' doors
Building 6	Mini Storage	24' x 100'	2,400	11 units, doors ranging from 8'x7' to 10'x10'
Building 7	Utility / Storage	32' x 80'	2,560	Open canvas flexible space
TOTALS	6 Buildings	—	28,176	95 Total Storage Units

Detailed Asset Breakdown

Building 1: Main Commercial Facility (7,680 Sq. Ft.)

Divided exactly in half to offer both functional operational space and heavy-duty storage.

- **Finished & Heated Section (3,840 sq. ft.):** Features 60' x 64' dimensions, 11 ft. sidewalls, a full kitchen, and 2 bathrooms equipped with a shower. Perfect for an office, showroom, or crew hub.
- **Cold Storage Section (3,840 sq. ft.):** Features 60' x 64' dimensions with massive 16 ft. sidewalls, ideal for heavy equipment, large inventory, or racking systems.

The Storage Operations (16,400 Sq. Ft. Total across 95 Units)

A massive income-generating footprint with varied unit sizes and door clearances.

- **Building 4 (8,000 sq. ft.):** Features **40 storage units** with taller clearance 9 ft. doors.
- **Building 5 (6,000 sq. ft.):** Features **44 storage units** with standard 8 ft. doors.
- **Building 6 (2,400 sq. ft.):** Contains **11 units** with doors ranging from 8'x7' to 10'x10'.

Support Structures (4,096 Sq. Ft. Total)

Secondary operational and storage structures designed for high utility.

- **Building 2 (1,536 sq. ft.):** A 32' x 48' pole barn providing efficient secondary workshop or maintenance space.
- **Building 7 (2,560 sq. ft.):** A 32' x 80' building offering flexible space for overflow storage or specialized operations.