



PRICE REDUCED!

Asking Price:

\$1,890,000

FOR SALE

517 Alpine Road Gaylord, MI

47,720 SF Industrial Building

Property Highlights

- 3.8 Acre Site
- Overhead Cranes (6)
- Abundant 3-Phase Power
- Up to 23' Clear Height
- Oversized Grade Loading Doors (3)
- Excellent Proximity to I-75
- Additional Storage Garage (± 2,400 SF) with Power
- Located in Bagley Township

CONTACT US



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Vice President

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Colliers West Michigan

310 West Front Street, Suite 101

Traverse City, MI 49684

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47,720 SF INDUSTRIAL MANUFACTURING FOR SALE

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Interior Photos



Building Specifications

Main Building Details

| | |
|-------------------------------------|---|
| Gross SF: | 47,729 SF |
| Warehouse /Manufacturing SF: | 36,120 SF |
| Office SF: | 11,609 SF |
| Acreage: | 3.8 Acres |
| Conference Rooms: | Yes |
| Lighting: | Fluorescent |
| Telecom Room: | Yes |
| Breakroom/Kitchen: | Yes |
| Sprinklers: | No |
| Restrooms: | 4 |
| Year Built: | 1972 & 1980's |
| Construction: | Metal |
| Roof: | Gable |
| Clear Height: | Up to 23' |
| Air Conditioning: | In Office |
| Driveway Surface: | Asphalt |
| Parking Spaces: | Abundant |
| Outside Storage: | Yes |
| Present Use: | Manufacturing |
| Signage: | Monument Sign |
| Zoning: | B-3 |
| Tax Authority: | City of Gaylord |
| Utilities | Electric - Consumers Energy Water/Sewer – Well Gas – DTE Internet/Phone – Spectrum |

Financials

| | |
|--|--------------------|
| Asking Price: | \$1,890,000 |
| Property & Land Taxes (2024): | \$13,401 |
| Parcel Number: | 010-028-200-005-00 |

Manufacturing Specification

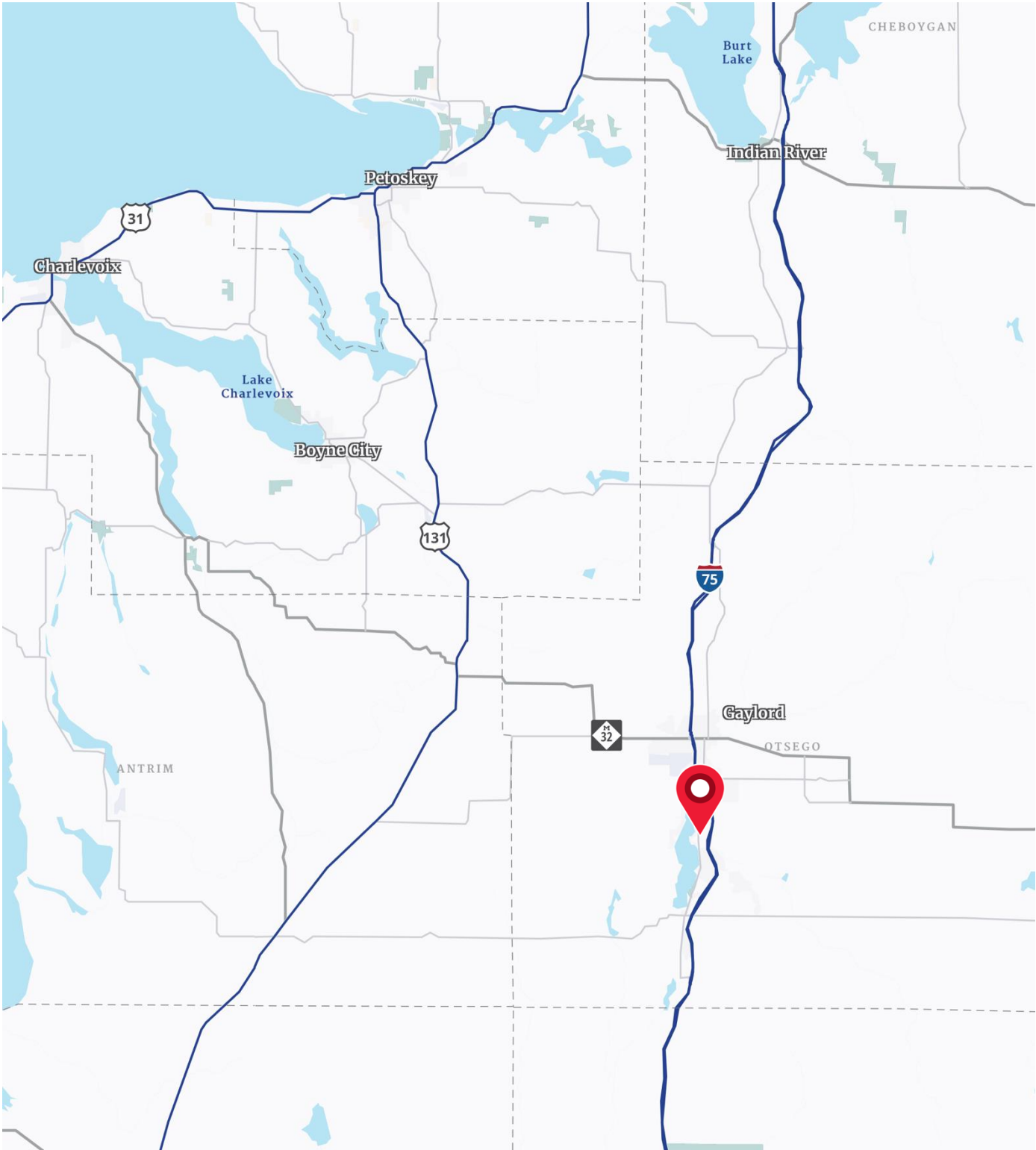
| | |
|---------------------------|----------------|
| Power: | 480 V, 3-Phase |
| Docks: | 0 |
| Grade Level Doors: | 3 |
| Cranes: | 7 |
| Shop Office: | Yes |
| Air Conditioning | No |
| Restrooms | No |



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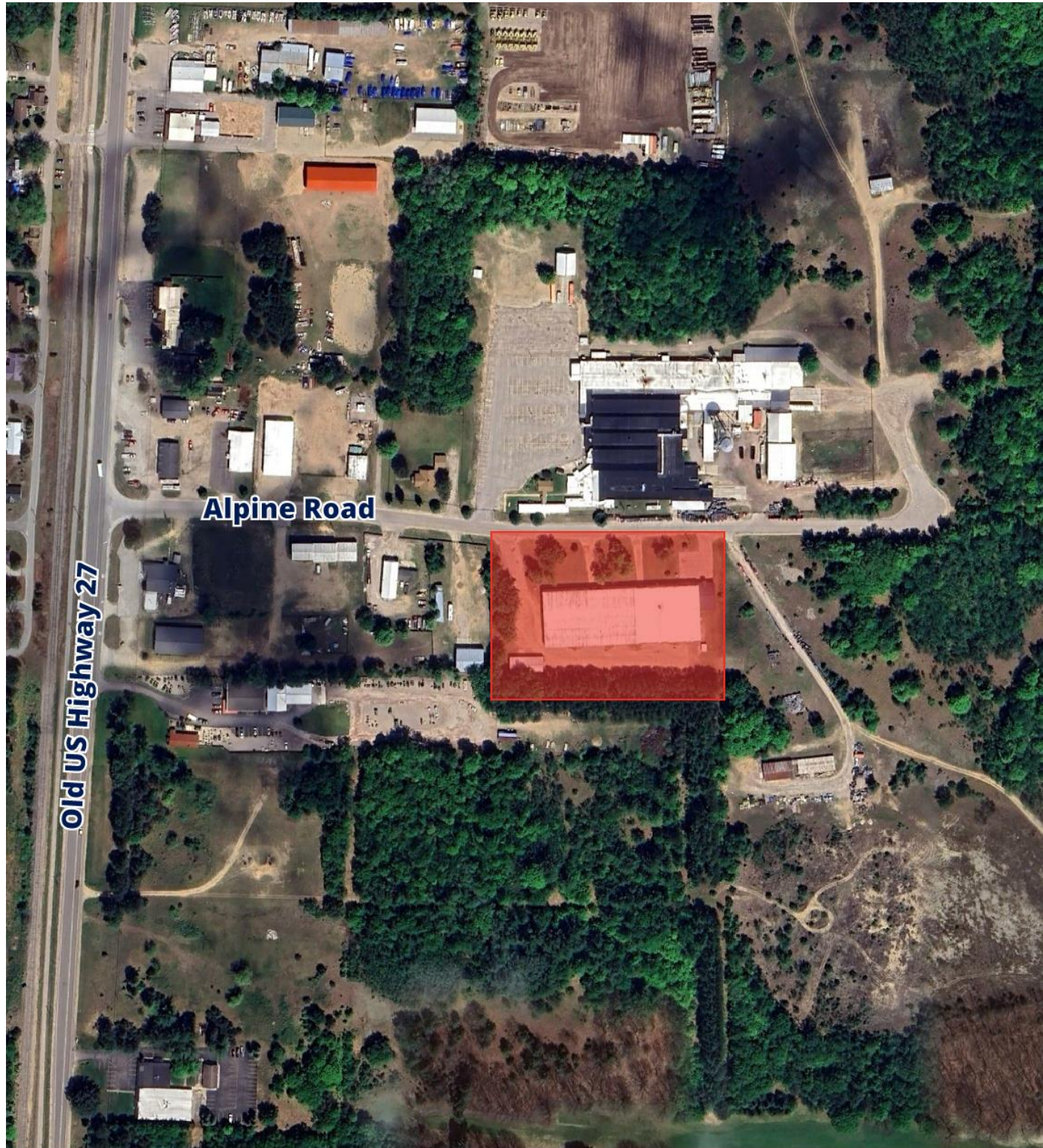
Location Map



47,720 SF INDUSTRIAL MANUFACTURING FOR SALE



Property Aerial



Demographics

| 2024 SUMMARY | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--|---------------|---------------|---------------|
| Total Population | 454 | 6,301 | 14,968 |
| Total Households | 189 | 1,749 | 6,431 |
| Total Family Households | 110 | 6,264 | 3,962 |
| Average Household Size | 2.40 | 2.28 | 2.92 |
| Median Age | 43.6 | 43.3 | 43.2 |
| Population Age 25+ | 339 | 4,557 | 10,777 |
| 2010 – 2021 Population: Annual Growth Rate (CAGR) | 0.32% | 0.47% | 0.58% |
| 2022 – 2023 Population: Annual Growth Rate (CAGR) | 0.17% | 0.42% | 0.40% |
| 2024 POPULATION BY SEX | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Male Population / % Male | 50.2% | 50.6% | 50.3% |
| Female Population / % Female | 49.8% | 49.4% | 49.7% |
| INCOME & HOUSEHOLDS SUMMARY | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| 2025 Median Household Income | \$66,801 | \$73,346 | \$65,730 |
| Average Household Income | \$88,390 | \$90,437 | \$84,795 |
| Per Capita Income | \$39,486 | \$38,473 | \$36,405 |
| SUMMARY BUSINESS DATA | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Total Businesses | 34 | 318 | 1,008 |
| Total Daytime Population | 621 | 6,345 | 18,335 |
| Daytime Population: Workers | 365 | 3,023 | 10,403 |
| Daytime Population: Residents | 256 | 3,322 | 7,932 |

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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