



1500 BARLOW STREET | TRAVERSE CITY, MI

4.5 ACRES | INDUSTRIAL ZONING | BUILDINGS + YARD | DUAL ACCESS



EXECUTIVE SUMMARY

1500 Barlow Street presents a rare opportunity to acquire a multi-building industrial campus situated on approximately 4.50 acres within one of Traverse City's established industrial and commercial corridors.

The property consists of eight buildings totalling approximately 54,000 square feet and offers a unique combination of warehouse, office, showroom, storage, contractor yard, and redevelopment potential. Dual access from both Barlow Street and Woodmere Avenue provides excellent ingress and egress, operational flexibility, long-term development value.

Unlike a traditional stabilized investment offering, the value proposition is centered on the property's site size, industrial zoning flexibility, strategic location, and future adaptability. Existing improvements provide immediate utility and occupancy options while preserving significant redevelopment potential.

INVESTMENT HIGHLIGHTS

- Approximately 4.50 Acres
- Eight Buildings
- Approximately 54,000 SF
- Dual Frontage on Barlow Street and Woodmere Avenue
- Existing Occupancy and Income
- Industrial Zoning
- Owner/User Opportunity
- Redevelopment Potential
- Outdoor Storage Capability
- Minutes from Downtown Traverse City
- Municipal Utilities
- Garfield Township Tax Structure

PROPERTY STATISTICS

Property Address:
1500 Barlow Street
Traverse City, Michigan

Parcel Number:
05-135-018-00

Site Area:
Approximately 4.50 Acres

Building Count:
8 Buildings

Total Building Area:
Approximately 54,000 SF

Access:
Barlow Street
Woodmere Avenue

Utilities:
Municipal Water
Municipal Sewer
Electric
Natural Gas

Zoning:
Industrial General Mixed Use (I-G)
Industrial Limited Mixed Use (I-L)

CAMPUS OVERVIEW



A multi-building industrial campus providing a diverse mix of warehouse, office, showroom, storage, contractor yard, and support facilities.

The layout supports multiple occupancy scenarios including:

- Owner/User Operations
- Contractor Headquarters
- Fleet and Equipment Storage
- Distribution
- Light Manufacturing
- Multi-Tenant Industrial Campus
- Redevelopment

BUILDING #1
1445 WOODMERE AVE



Building Area: 5,520 SF
Construction: Industrial/Warehouse with Office
Year Built: 1973
Addition: 1976
Clear Height: 15'

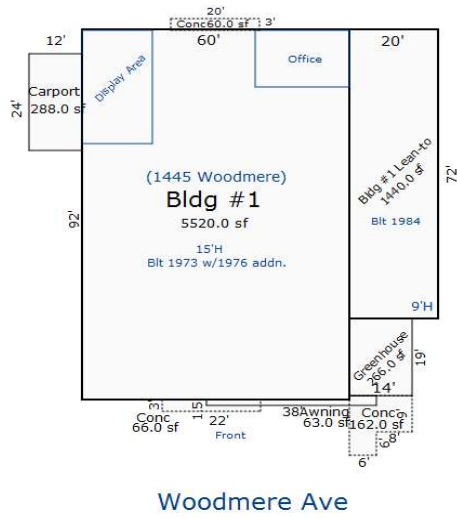
Overhead Doors: (1) 12X14 OHD, (1) 9X9 OHD

Features:

- Office area
- Display area
- Lean-to addition (1,440 SF)
- Carport (288 SF)
- Concrete aprons
- Direct Woodmere frontage

Current Utility:

Suitable for office, showroom, warehouse, service contractor, distribution, or light manuf.



Sketch by Apex Sketch

BUILDING #2
1427 WOODMERE AVE



Building Area: 10,380 SF

Components:

- Warehouse: 4,320 SF
- Warehouse: 3,180 SF
- Pole Building: 2,880 SF

Years Built:

- 1972
- 1990
- 1991

Clear Height: 16'

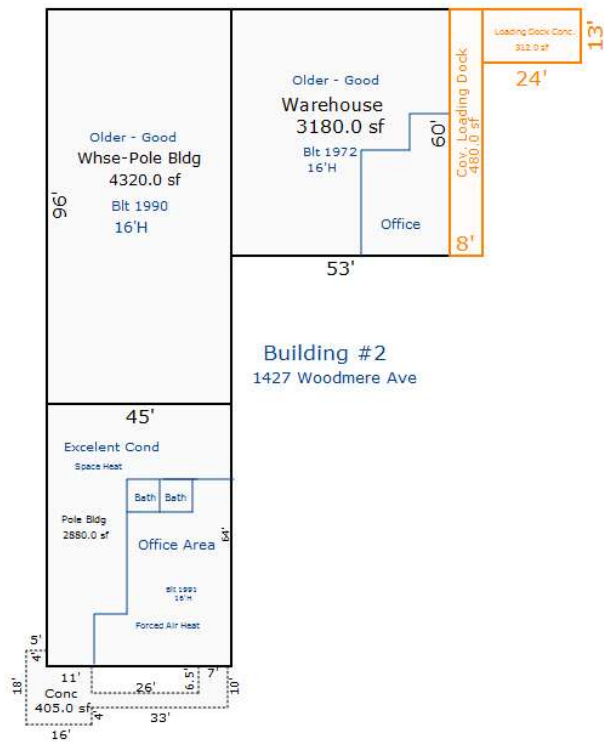
Overhead Doors: (2) 12X14 OHD, (1) 10X8 OHD, (1) 10X12 OHD

Features:

- Office area
- Two restrooms
- Loading dock
- Covered loading area
- Multiple warehouse sections

Current Utility:

Excellent warehouse, service, distribution, fabrication, or multi-tenant opportunity.



Sketch by Apex Sketch

BUILDING #3



Building Area: 9,016 SF

Construction:
Pole Building

Year Built:
1970-1971

Clear Height:
15'

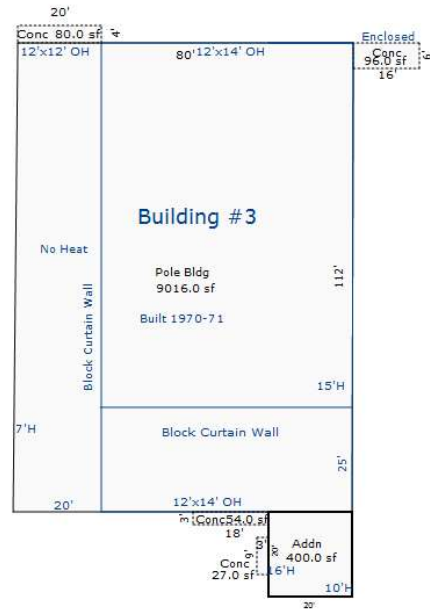
Overhead Doors: (1) 10X11 OHD, (1) 12X13 OHD, (1) 10X12 OHD

Features:

- Block curtain wall construction
- Additional enclosed area
- Large open warehouse configuration
- No heat

Current Utility:

Bulk storage, equipment storage, contractor operations, or warehouse expansion.



Sketch by Apex Sketch

BUILDING #4
1502 BARLOW STREET



Building Area:
9,600 SF

Construction:
Pole Building / Quonset Combination

Years Built:
1949, 1963, 1966

Clear Heights:
12' to 21'

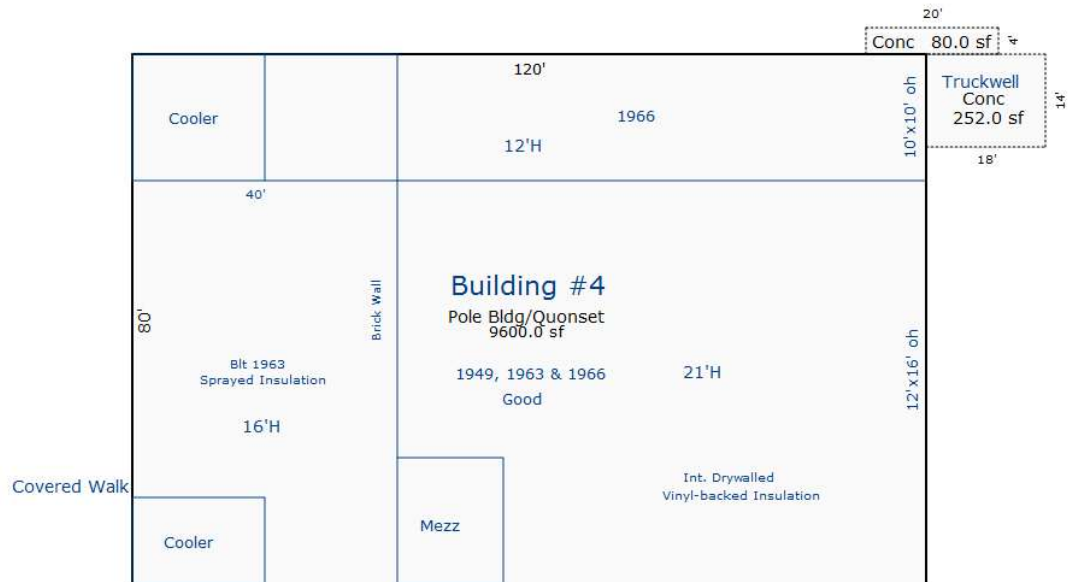
Overhead Doors: (1) 9X9 OHD loading dock, (1) 12X13 OHD, (2) 12X14

Features:

- Two coolers
- Truck well
- Mezzanine
- Insulated warehouse sections
- Drywalled interior areas
- Spray foam insulation

Current Utility:

Cold storage, food-related use, warehouse, distribution, fabrication, industrial operations.



Sketch by Apex Sketch

BUILDING #5
1515 WOODMERE AVE



Building Area:
6,000 SF

Year Built:
1980

Clear Height:
16'

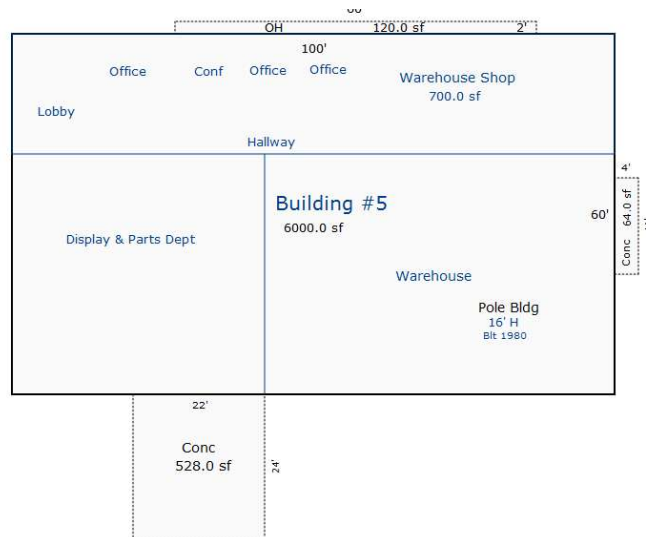
Overhead Doors: (2) 12X14 OHD

Features:

- Lobby
- Multiple offices
- Conference room
- Display and parts department
- Warehouse shop
- Warehouse area

Current Utility:

Administrative headquarters combined with warehouse and service operations.



Sketch by Apex Sketch

BUILDING #6
1502 #2 BARLOW STREET



Building Area:
2,375 SF

Construction:
Concrete Block

Year Built:
1945

Converted to Office:
1987

Showroom Addition:
1987

Clear Height:
8'

Overhead Doors: (1) 9X8 OHD

Features:

- Office space
- Showroom area
- Reception potential
- Dedicated customer-facing environment

Gordon D. Liechti, REALTOR® GRI | The Mitten Realty Group | 310 W Front St, Suite 411, Traverse City, MI 49684 | 231.944.3156

Current Utility:

Administrative offices, sales offices, showroom, or professional services.



Sketch by Apex Sketch

**BUILDING #7
1440 BARLOW STREET**



Gordon D. Liechti, REALTOR® GRI | The Mitten Realty Group | 310 W Front St, Suite 411, Traverse City, MI 49684 | 231.944.3156

Building Area:
6,962 SF

Construction:
Steel Frame

Year Built:
1987

Clear Height:
24'

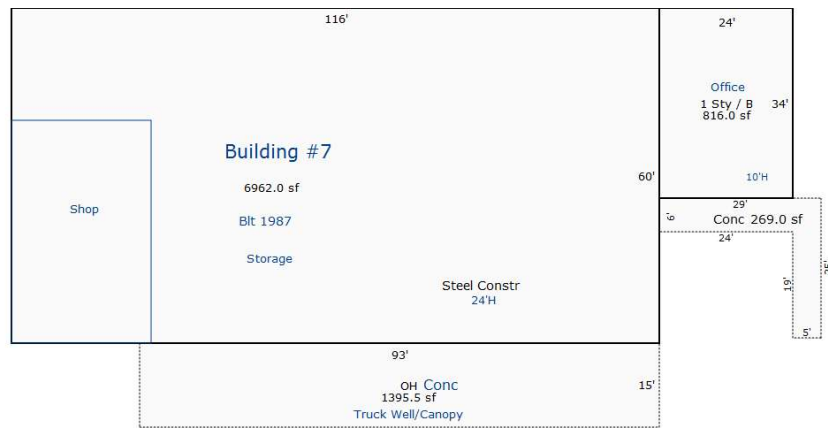
Overhead Doors: (2) 10X10 OHD loading dock, (1) 12X14 OHD

Features:

- Large open storage area
- Shop space
- Attached office (816 SF)
- Truck well/canopy
- Significant concrete apron

Current Utility:

Distribution, logistics, contractor operations, fleet service, equipment storage, or manufacturing support.



Sketch by Apex Sketch

**BUILDING #8
1450 BARLOW STREET**



Building Area:
1,140 SF

Construction:
Pole Building

Year Built:
1975

Relocated to Site:
1995

Clear Height:
15'

Overhead Doors: (1) 12X14 OHD

Features:

- Office area (600 SF)
- Storage area
- Concrete apron

Current Utility:

Satellite office, storage, contractor dispatch, or supplemental warehouse space.



Sketch by Apex Sketch

SITE IMPROVEMENTS

Site Area: Approximately 4.50 Acres

Access:

- Woodmere Avenue frontage
- Barlow Street frontage
- Multiple ingress and egress points

Parking:

Ample on-site parking throughout campus.

Truck Access:

Excellent truck circulation and loading capability.

Outdoor Storage:

Multiple areas suitable for equipment, fleet, material, and inventory storage.

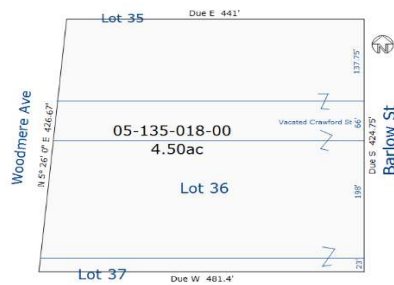
Concrete Improvements:

- Truck wells
- Loading docks
- Concrete aprons
- Covered loading areas
- Canopies

Operational Advantages:

- multi-building campus configuration
- Flexible occupancy options
- Potential owner-user or multi-tenant operation
- Significant warehouse-to-office ratio
- Central Traverse City location
- Immediate access to South Airport Road and regional transportation corridors

TOTAL BUILDING AREA:



Sketch by Anne Skerch

ZONING & DEVELOPMENT POTENTIAL

The property is located within Industrial General Mixed Use (I-G) and Industrial Limited Mixed Use (I-L) zoning districts.

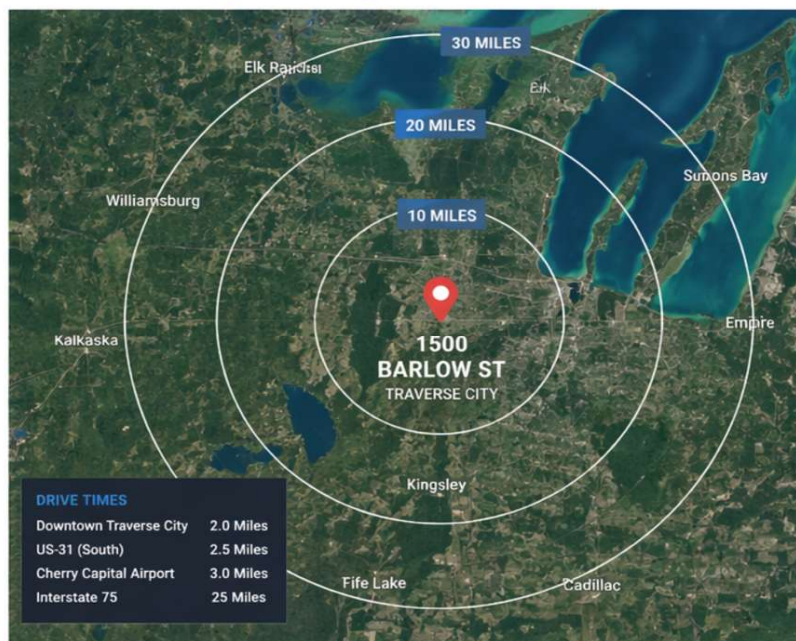
These zoning classifications allow for a broad range of industrial, warehouse, contractor, service, distribution, manufacturing, and commercial uses, many permitted by right.

The zoning flexibility reduces entitlement timelines and enhances future redevelopment opportunities.

LOCATION & DEMOGRAPHICS

STRATEGIC LOCATION

Traverse City, Michigan



1500 Barlow Street is ideally located in Traverse City's primary industrial and commercial corridor with immediate access to US-31 and South Airport Road. The property offers excellent connectivity to downtown Traverse City, Cherry Capital Airport, and surrounding communities—providing convenience for employees, customers, and logistics.

MARKET OVERVIEW & DEMOGRAPHICS

2025 Estimates

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	88,061	136,171	180,602
Average Age	44	44	45
Average Age (Male)	42	44	44
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	37,548	57,327	76,146
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$88,538	\$91,912	\$90,585
Average House Value	\$406,214	\$405,356	\$377,662

Demographics data derived from AlphaMap (2025)



Traverse City is the economic hub of Northern Michigan, serving as a regional center for business.

The property is strategically located within Traverse City's primary industrial corridor with convenient access to South Airport Road, US-31, Cherry Capital Airport, and Downtown Traverse City.

CONTACT INFORMATION

Gordon D. Liechti, REALTOR® GRI

The Mitten Realty Group

310 W Front St Suite 411
Traverse City, MI 49684

231.944.3156

Confidential Offering – Contact Broker for Details