

1945666**490 E Dresden Street****\$700,000**

PRESENT USE	None	SEWER	Municipal
LICENSES	None	WATER	Municipal Water
FOUNDATION	Slab	EXTRAS	Overhead Door(s), 3-Phase Electric, 18ft Ceiling Height
CONSTRUCTION	Steel		Paved
ROOF	Metal	PARKING	None
EXTERIOR FEATURES	Steel	INCLUDED IN LEASE	Industrial
LOCATION	Corner Lot, Industrial Park	ZONING	None
ROAD	Public Maintained, Blacktop	DOCUMENTS ON FILE	Extra Wide Hallways, No Steps Entry
HEATING/COOLING SOURCE	Natural Gas	UNIVS DESIGN/BARRIER FREE	At Closing
HEATING/COOLING TYPE	Forced Air, Central Air	POSSESSION	Conventional Mortgage, Commercial Loan, Cash, 1031 Exchange
Energy Star Rated		TERMS	
NAHB Green Guidelines			
Natl Green Build Standard		LEED-Homes	
Indoor Air Quality		LEED-Neighborhood	
		HERS-1	

Public Remarks:

Exceptional industrial opportunity in the heart of Kalkaska! This versatile commercial property offers over 8,000 square feet of warehouse space with the potential for expanded open-span functionality if interior walls are removed. Equipped with 3-phase power, this facility is ideal for manufacturing, distribution, fabrication, storage, or a growing industrial operation. Features include dedicated office space, impressive 18-foot side walls allowing for excellent vertical storage and equipment capacity, and a strategic location with convenient access to major expressways for efficient transportation and logistics. Whether you are expanding your business or investing in Northern Michigan industrial real estate, this property delivers the infrastructure and location to support your success.

Agent Only Remarks:

488 E Dresden owner is Garrock Holdings LLC legal is PARCEL "10-A" PART OF LOT 10 OF THE INDUSTRIAL SUBDIVISION AS RECORDED IN LIBER 2, PAGE 76 OF THE KALKASKA COUNTY RECORDS. PART OF THE NORTHEAST + OF THE SOUTHWEST 1/4, SECTION 16, T27N-R7W DESCRIBED AS COMMENCING AT THE CENTERPOST OF SAID SECTION 16; THENCE S01 33 '07"W ALONG THE EAST PLAT LINE AND THE NORTH AND SOUTH + LINE OF SAID SECTION 16, 33.00 FEET TO A FOUND 1/2" IRON AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE N89 22'45"W ALONG THE NORTH LINE OF SAID LOT 10, 154.11 FEET TO THE POINT OF BEGINNING; THENCE S01 33'07"W, 150.75 FEET; THENCE N89 19'54"W, 134.34 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE N00 35'17"E, 121.37 FEET ALONG SAID WEST LINE OF SAID LOT 10 TO A FOUND CONCRETE MONUMENT; THENCE NORTHEASTERLY 46.37

Third Party Remarks:**Showing Instructions:**

Showing Time

