



PRICE REDUCED!

Asking Price:

\$1,790,000

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



Steve Poole, CCIM

Vice President

231 427 8504

steve.poole@colliers.com

Colliers West Michigan

310 West Front Street, Suite 101

Traverse City, MI 49684

colliers.com/westmichigan



47,720 SF INDUSTRIAL MANUFACTURING FOR SALE

Colliers

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:	\$1,790,000
Property & Land Taxes (2024):	\$13,401
Parcel Number:	010-028-200-005-00

Manufacturing Specification

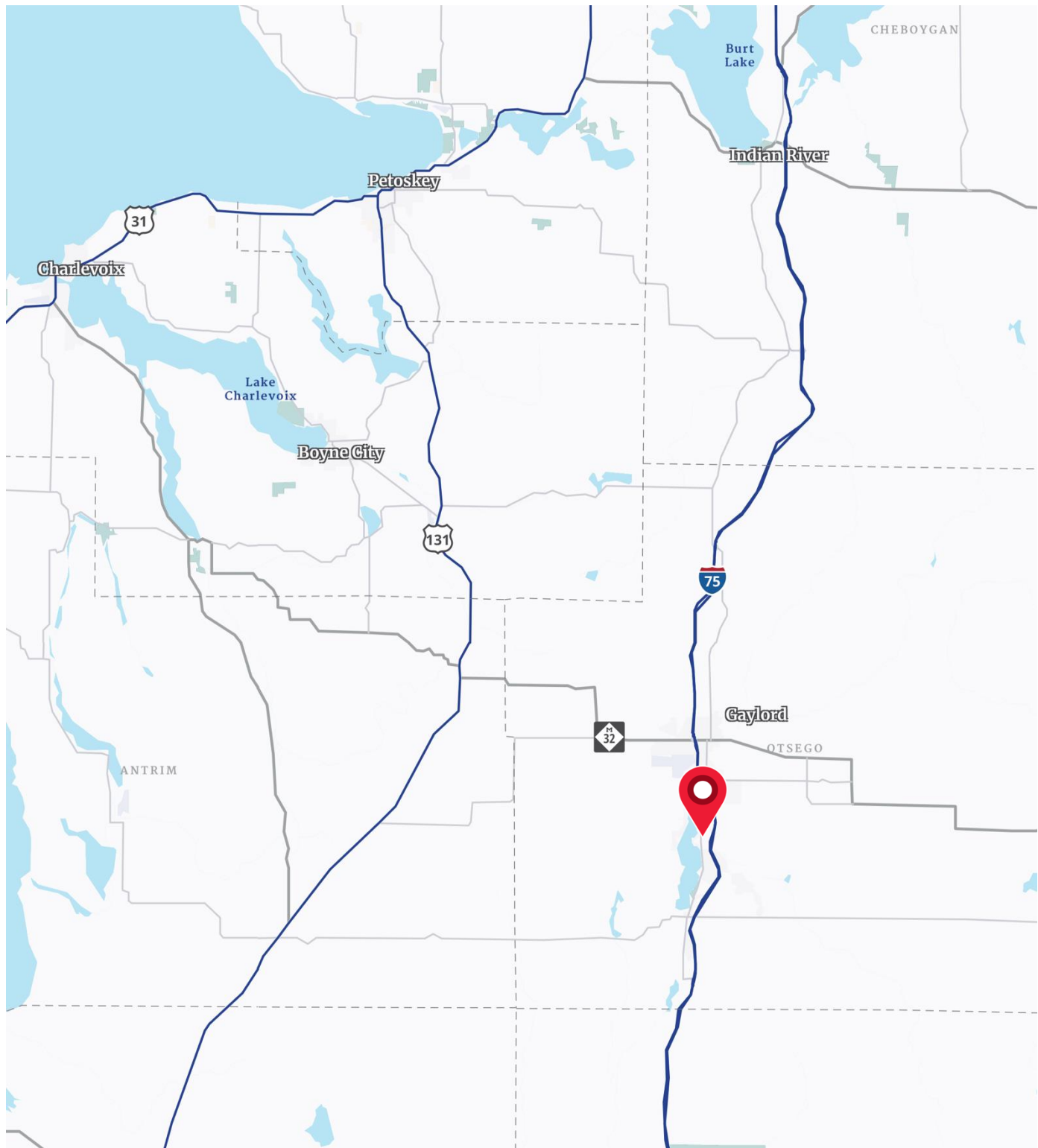
Power:	480 V, 3-Phase
Docks:	0
Grade Level Doors:	3
Cranes:	7
Shop Office:	Yes
Air Conditioning	No
Restrooms	No



47,720 SF INDUSTRIAL MANUFACTURING FOR SALE

Colliers

Location Map



47,720 SF INDUSTRIAL MANUFACTURING FOR SALE

Colliers

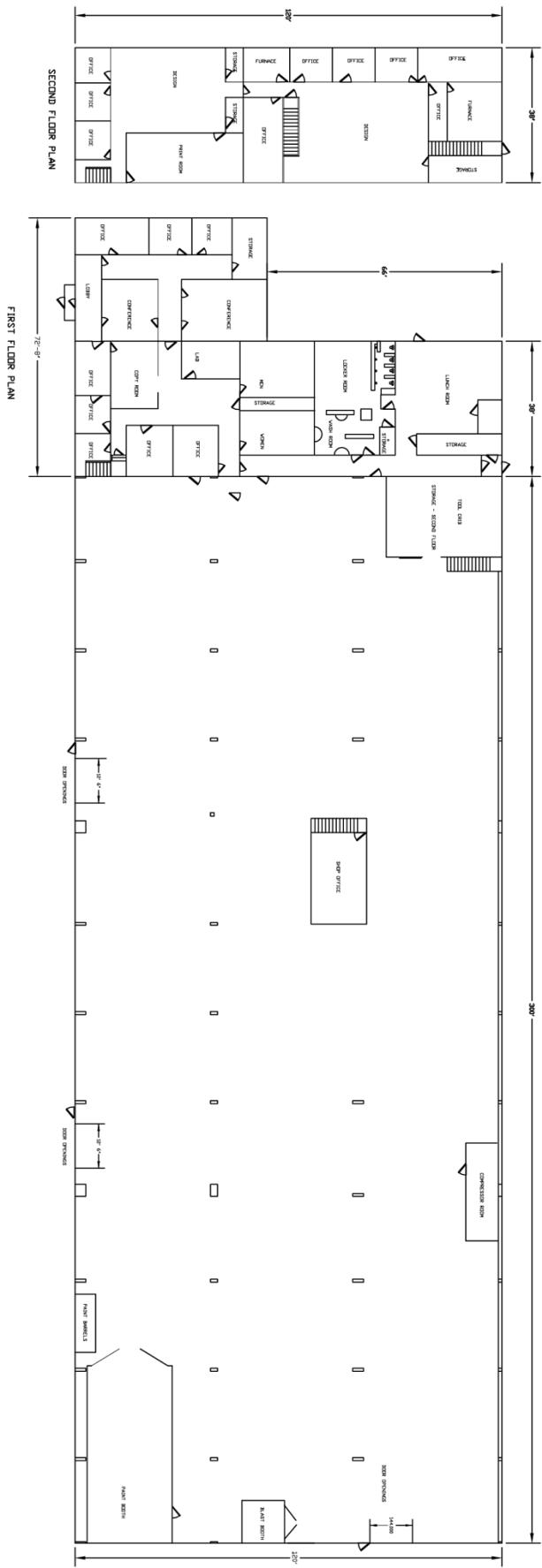
Property Aerial



47,720 SF INDUSTRIAL MANUFACTURING FOR SALE



Floor Plan



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.



Steve Poole, CCIM
Vice President
231 427 8504
steve.poole@colliers.com

*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.*