



INDUSTRIAL PROPERTY FOR LEASE

5835 Shugart Lane

executive summary



5835 Shugart Lane | Traverse City, MI 49684

AVAILABLE SF:	
LEASE RATE:	NEGOTIABLE
LOT SIZE:	3.8 ACRES
BUILDING SIZE:	15,000 SF
GRADE LEVEL DOORS:	1
YEAR BUILT:	2003
RENOVATED:	2019

PROPERTY OVERVIEW

This 15,000 square foot manufacturing facility has been extremely well maintained. Built in 2003 this Butler building is divided into 8,250 square feet of office space and 6,750 square feet of warehouse space. The office area includes a reception/waiting room, multiple private offices, conference room, two large open work areas and a copy room. The warehouse is divided into two large areas and has a 12'x14' overhead door. This 3.8 acre site is located on the cul-de-sac of Shugart Lane in the heart of the commercial corridor of M 72 W, a convenient location for Traverse City and Leelanau County.

PROPERTY HIGHLIGHTS

- High Quality Construction
- Very Well Maintained
- 12'x14' Overhead Door
- Professionally Landscaped
- 3.8 Acre Site

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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**3W THREE WEST
COMMERCIAL**



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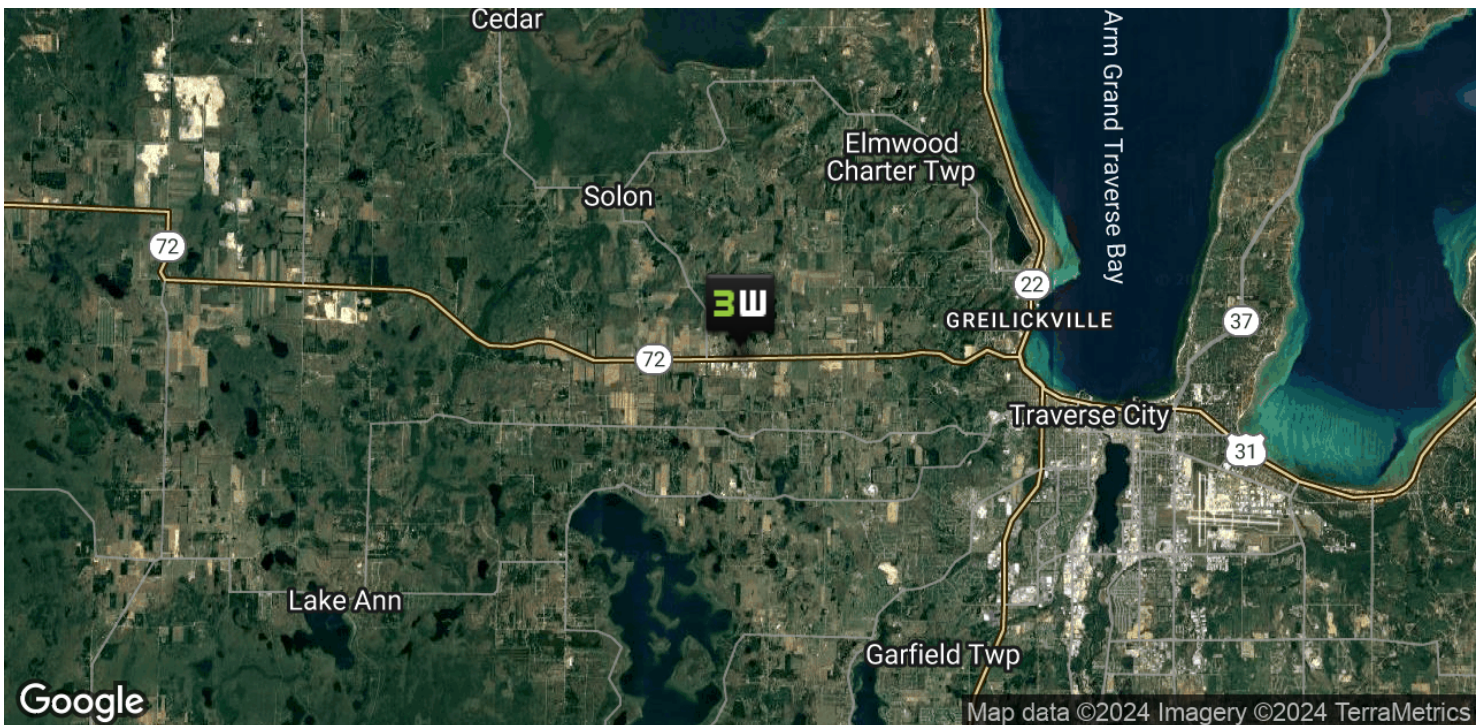
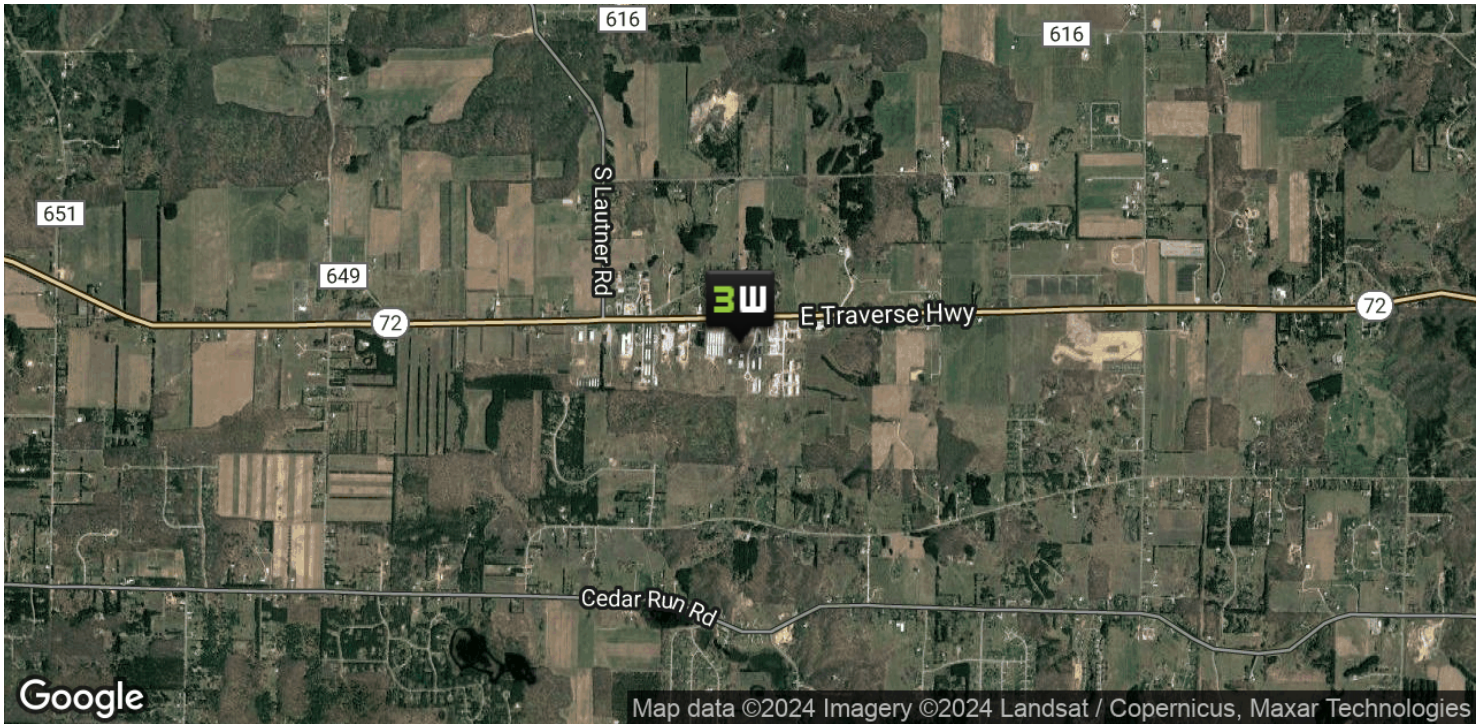
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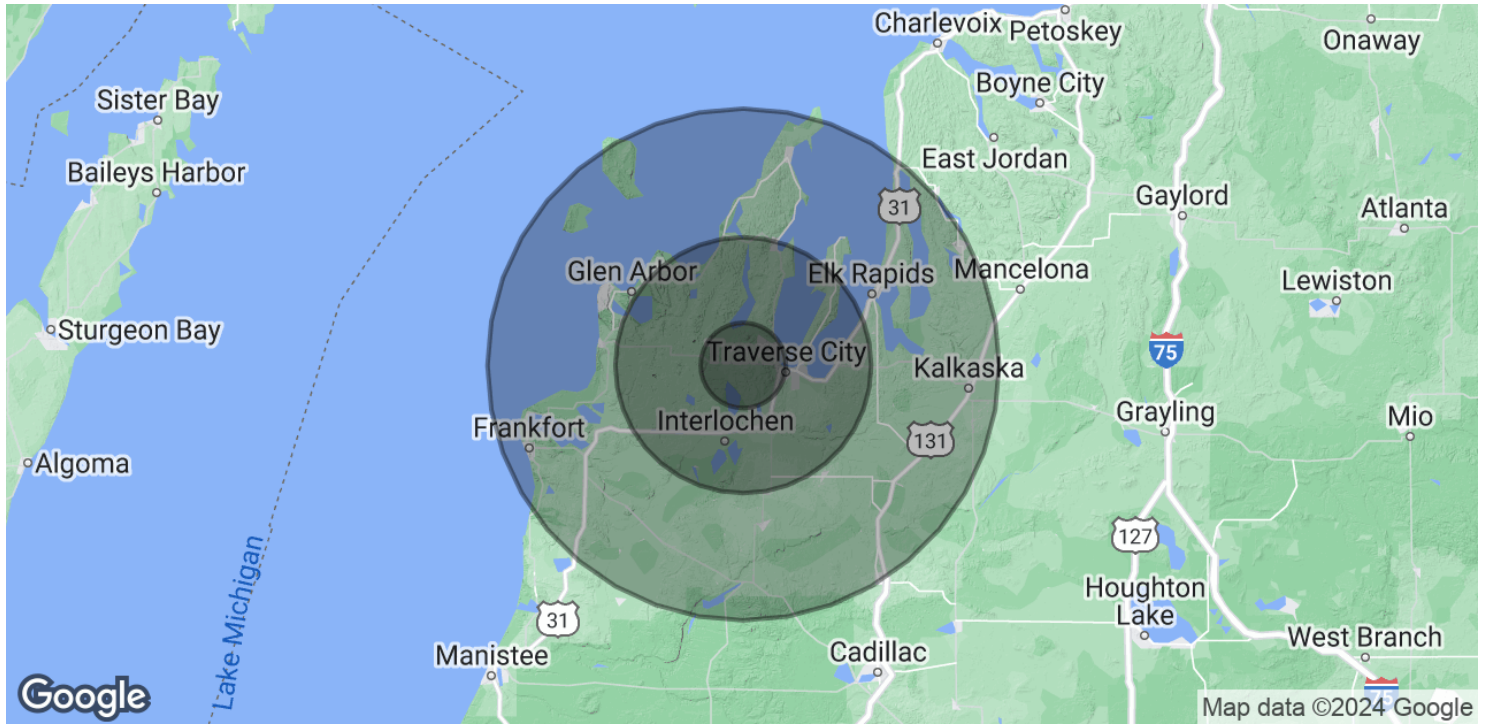


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POPULATION

5 MILES

15 MILES

30 MILES

Total Population	19,488	96,199	161,091
Average Age	42.0	40.6	41.0
Average Age (Male)	40.5	38.8	39.7
Average Age (Female)	43.7	42.5	42.5

HOUSEHOLDS & INCOME

5 MILES

15 MILES

30 MILES

Total Households	8,043	39,835	64,474
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$69,028	\$60,810	\$61,922
Average House Value	\$277,462	\$214,749	\$209,469

* Demographic data derived from 2020 ACS - US Census

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