

# FOR LEASE WAREHOUSE/LIGHT INDUSTRIAL BUILDING

8980 Cairn Hwy Elk Rapids, MI 49629



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**Dan Stibel**  
231 633 0432  
dan@realestatetc.com



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**COMMERCIAL**  
SCHMIDT REALTORS

# OVERVIEW

## WAREHOUSE/LIGHT INDUSTRIAL BUILDING

8980 Cairn Hwy Elk Rapids, MI 49629



### LEASE RATE

**\$3/SF @ 11,000 SF**  
**\$4.50/SF @ 2,000-8,000 SF + UTILITIES**

### OFFERING SUMMARY

Building Size:	12,960 SF
Available SF:	up to 11,000 SF
Lot Size:	3 Acres
Year Built:	1969
Zoning:	I-1 Light Industrial

**Lease Term:** 1-2 year lease preferred (until fundraising and plans are complete for future Elk Rapids Library)

### DIRECTIONS

From US-31 and Ames intersection, go east on Ames for 1.2 miles. Subject property will be on your left on the corner of Wilder Rd & Ames St.

### PROPERTY HIGHLIGHTS

- I-1 Light Industrial zoning
- Allowed uses: manufacturing, wholesaling, and warehousing uses in agriculture, construction, printing, and transportation, among others (see zoning page)
- 3 separate manufacturing areas/bays (8,000+ SF)
- 12'+ ceilings
- 10'x10' overhead door
- 3-phase 440-volt electricity
- 3,000+ SF of shared office space
- Plenty of parking
- Gravel driveway surrounding the building

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# DETAILS

## WAREHOUSE/LIGHT INDUSTRIAL BUILDING

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### LOCATION INFORMATION

Street Address	8980 Cairn Hwy
City, State, Zip	Elk Rapids, MI 49629
County	Antrim
Township	Village of Elk Rapids

### BUILDING INFORMATION

Building Size	12,960 SF
Ceiling Height	12 ft
Office Space	3,496 SF
Number of Floors	1
Year Built	1969
Construction Status	Existing
Framing	Masonry
Roof	Rubber Membrane
Free Standing	Yes
Number of Buildings	1
Foundation	Slab

### PROPERTY INFORMATION

Property Type	Light Industrial
Property Subtype	Manufacturing
Zoning	I-1 Light Industrial
Lot Size	3 Acres
APN #	05-43-015-004-00
Power	3 Phase 440V

### PARKING & TRANSPORTATION

Parking Type	Surface-Gravel
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### UTILITIES & AMENITIES

Handicap Access	Yes
HVAC	Air Conditioning
Restrooms	3
Heating	Natural Gas

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VILLAGE OF ELK RAPIDS ZONING CODE

I-1 LIGHT INDUSTRIAL DISTRICT

District Intent	Permitted Uses	Use Requiring a Special Land Use Permit
<p><b>The I-1, Light Industrial District</b> The light industrial district includes a variety of non-objectionable manufacturing, wholesaling, and warehousing uses. Industrial parks and similar type uses are appropriate.</p>	<p><b>Agriculture, Forestry, Fishing &amp; Hunting</b></p> <ul style="list-style-type: none"> <li>• Crop production (<a href="#">§408.</a>) (<a href="#">§422.</a>)*</li> <li>• Animal production (<a href="#">§409.</a>) (<a href="#">§422.</a>)*</li> <li>• Forestry and logging (<a href="#">§422.</a>)*</li> <li>• Support activity for forestry (<a href="#">§422.</a>)*</li> </ul> <p><b>Construction</b> (<a href="#">§422.</a>)*</p> <ul style="list-style-type: none"> <li>• Construction of buildings</li> <li>• Heavy construction and civil engineering</li> <li>• Special trade contractors</li> </ul> <p><b>Manufacturing</b></p> <ul style="list-style-type: none"> <li>• Printing and related support activities (<a href="#">§422.</a>)*</li> </ul> <p><b>Wholesale Trade</b> (<a href="#">§422.</a>)*</p> <ul style="list-style-type: none"> <li>• Merchant wholesalers, durable goods</li> <li>• Merchant wholesalers, non-durable goods</li> </ul> <p><b>Transportation and Warehousing</b> (<a href="#">§422.</a>)*</p> <ul style="list-style-type: none"> <li>• Truck transportation</li> <li>• Postal service</li> <li>• Couriers and messengers</li> <li>• Warehousing and storage (<a href="#">§421.</a>)*</li> </ul> <p>*= Use Specific Standards in §406 Apply</p>	<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>• Utilities (<a href="#">§452.</a>)* (<a href="#">§467.</a>)*</li> </ul> <p><b>Manufacturing</b> (<a href="#">§452.</a>)*</p> <ul style="list-style-type: none"> <li>• Food manufacturing</li> <li>• Animal slaughtering &amp; processing</li> <li>• Beverage &amp; tobacco product mfg.</li> <li>• Textile mills</li> <li>• Textile product mills</li> <li>• Leather &amp; allied product mfg.</li> <li>• Wood product mfg.</li> <li>• Paper mfg.</li> <li>• Plate making &amp; related services</li> <li>• Chemical mfg.</li> <li>• Non-metallic mineral product mfg.</li> <li>• Non-ferrous metal production &amp; processing</li> <li>• Non-ferrous foundries</li> <li>• Fabricated metal product mfg.</li> <li>• Machinery mfg.</li> <li>• Computer &amp; electronic product mfg.</li> <li>• Electrical equipment, appliance &amp; component mfg.</li> <li>• Transportation equipment mfg.</li> <li>• Furniture &amp; related product mfg.</li> <li>• Misc. mfg.</li> </ul> <p><b>Wholesale Trade</b></p> <ul style="list-style-type: none"> <li>• Fuel &amp; ice dealers (<a href="#">458.</a>)*</li> </ul> <p>*= Use Specific Standards in §407 Apply</p>

VILLAGE OF ELK RAPIDS ZONING CODE

I-1 LIGHT INDUSTRIAL DISTRICT (CONT.)

District Intent	Permitted Uses	Use Requiring a Special Land Use Permit
	<p><b>Information</b></p> <ul style="list-style-type: none"> <li>• Publishing Industries <a href="#"> (§422.)*</a></li> <li>• Satellite signal receiving antenna ≤ one meter</li> <li>• Satellite signal receiving antenna &gt; one meter <a href="#"> (§427.)*</a></li> </ul> <p><b>Professional, Scientific &amp; Technical Services</b></p> <ul style="list-style-type: none"> <li>• Veterinary services – livestock <a href="#"> (§410.)*</a></li> <li>• Veterinary services – small animals <a href="#"> (§410.)*</a></li> </ul> <p><b>Administrative &amp; Support &amp; Waste Services</b></p> <ul style="list-style-type: none"> <li>• Administrative &amp; support services</li> <li>• Services to buildings &amp; dwellings</li> </ul> <p><b>Health Care and Social Assistance</b></p> <p><b>Accommodation and Food Services</b></p> <ul style="list-style-type: none"> <li>• Eating &amp; drinking places ≤ 3000 ft<sup>2</sup></li> </ul> <p><b>Other Services</b></p> <ul style="list-style-type: none"> <li>• All other personal services</li> </ul> <p><b>Uses Not Elsewhere Classified (NEC)</b></p> <ul style="list-style-type: none"> <li>• Accessory building, structure or use</li> <li>• Solar collectors</li> <li>• Private swimming pool <a href="#"> (§418.)*</a></li> <li>• Yard sales <a href="#"> (§420.)*</a></li> <li>• Public and private utility lines</li> <li>• Wind energy systems <a href="#"> (§428.)*</a></li> </ul> <p>*= Use Specific Standards in §406 Apply</p>	<p><b>Retail Trade</b> <a href="#"> (§452.)*</a></p> <ul style="list-style-type: none"> <li>• Home centers</li> <li>• Other building material dealers</li> <li>• Outdoor power equipment stores</li> </ul> <p><b>Transportation and Warehousing</b></p> <ul style="list-style-type: none"> <li>• Water transportation <a href="#"> (§454.)</a> <a href="#"> (§455.)*</a></li> <li>• Support activities for transportation <a href="#"> (§452.)*</a></li> </ul> <p><b>Real Estate, Rental and Leasing</b></p> <ul style="list-style-type: none"> <li>• Automotive rental &amp; leasing <a href="#"> (§457.)</a></li> </ul> <p><b>Administrative &amp; Support &amp; Waste Services</b></p> <ul style="list-style-type: none"> <li>• Waste management &amp; remediation services <a href="#"> (§452.)*</a></li> </ul> <p><b>Arts, Entertainment, and Recreation</b></p> <ul style="list-style-type: none"> <li>• Marinas <a href="#"> (§455.)*</a></li> </ul> <p><b>Accommodation and Food Services</b></p> <ul style="list-style-type: none"> <li>• Hotels &amp; motels <a href="#"> (§459.)*</a></li> <li>• Eating &amp; drinking places &gt; 3000 ft<sup>2</sup> <a href="#"> (§477.)*</a></li> <li>• Drive-thru facilities <a href="#"> (§462.)*</a></li> </ul> <p><b>Other Services</b></p> <ul style="list-style-type: none"> <li>• Automotive repair and maintenance <a href="#"> (§457.)</a> <a href="#"> (464.)*</a></li> <li>• Other Automotive repair and maintenance <a href="#"> (464.)*</a></li> <li>• Commercial &amp; industrial machinery related services <a href="#"> (§452.)*</a></li> <li>• Dry cleaning &amp; laundry services (except coin operated) <a href="#"> (§452.)*</a></li> </ul> <p>*= Use Specific Standards in §450 Apply</p>



# PHOTOS

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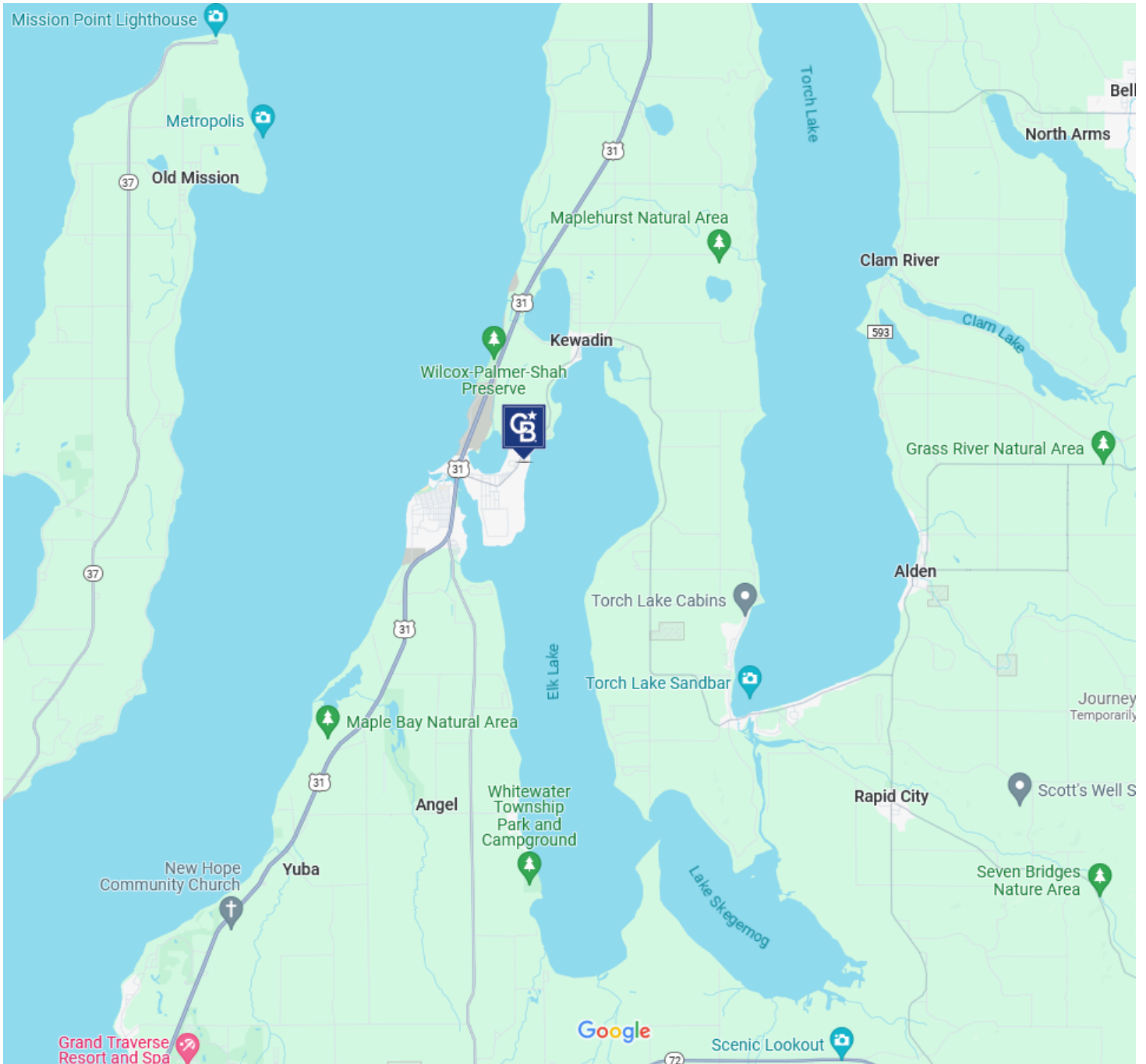


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# AREA MAP

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# CONTACT INFORMATION

## DAN STIEBEL, CCIM

Coldwell Banker Commercial Schmidt  
522 E. Front Street  
Traverse City, MI 49686  
Mobile: (231) 633-0432  
Fax: (231) 929-2322  
dan@realestateTC.com



## KAYLA ANDERSON

Assistant to Dan Stiebel  
Coldwell Banker Commercial Schmidt  
522 E. Front Street  
Traverse City, MI 49686  
Office: (231) 929-2300  
Fax: (231) 929-2322  
kayla@realestateTC.com



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