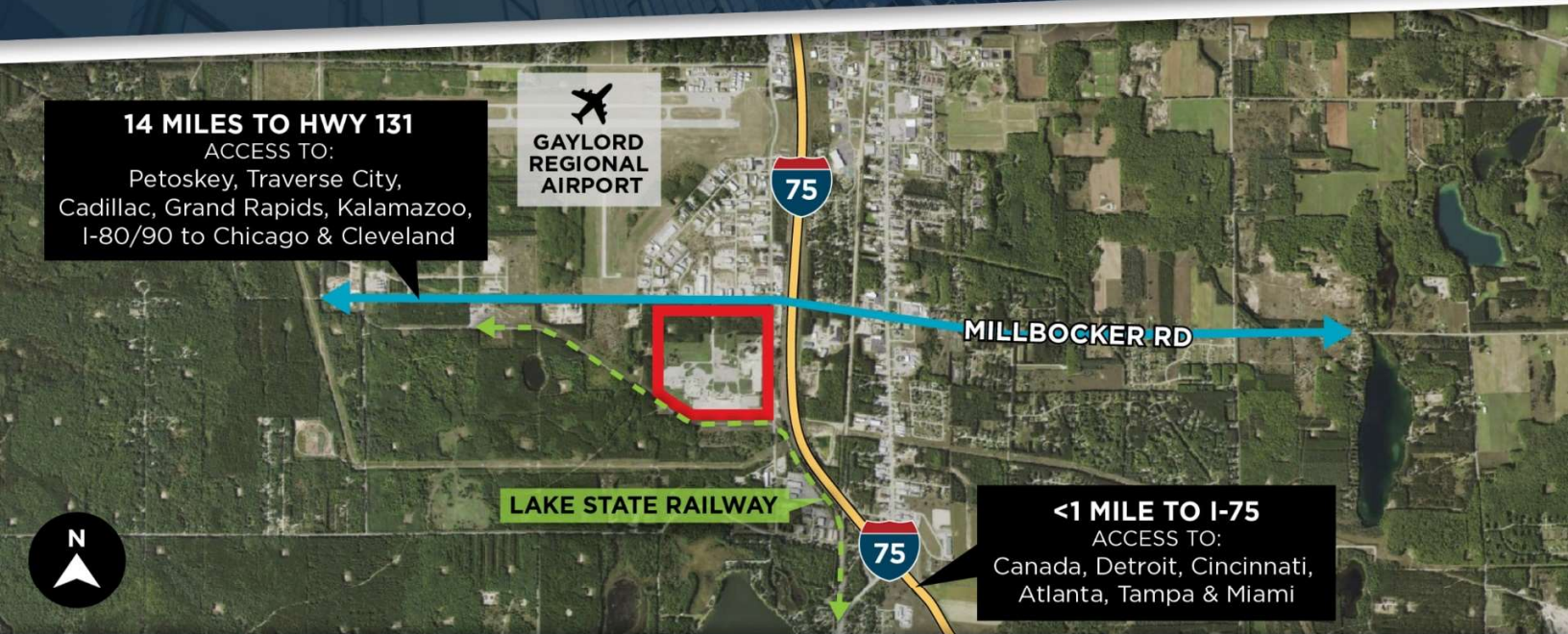


NEW BUILD-TO-SUIT, FOR SALE OR LEASE

160 Acres – I-75 & Milbocker Road, Gaylord, Michigan



100,000 TO 2,000,000 SF | GAYLORD, MICHIGAN



PROPERTY FEATURES

- Build-to-suit: 100,000 to 2,000,000 SF
- 160-acre development site
- Zoned Industrial: Permitted uses include data processing, logistics, manufacturing, and research and development
- Redundant power and fiber optics provided by both Great Lakes Energy and Consumers Energy, and backup power generation plant directly across Milbocker Road
- Strategically situated in Northern Michigan: 75 miles or less to the Mackinac Bridge, Cheboygan, Alpena, Grayling, Houghton Lake, Cadillac, Traverse City, and Petoskey
- Synergistic location for the hardwood products manufacturing industry
- FEMA's National Risk Index rated this location Very Low in 2021, scoring 6.85 on a scale of 100
- Direct Lake State Railway access providing connections to all major cities in Michigan, nationally, and internationally
- Developed by General Development Company
- All brokers protected

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REGIONAL ACCESS

