

## **W6582 US-2, QUINNESEC, MICHIGAN**

**7,182 SQ FT | 7.58 ACRES | \$299,000**

### **PROPERTY DIRECTIONS:**

Approximately 4 Miles East of Iron Mountain, along Highway US-2, between Iron Mountain and Norway, across from the Verso Paper Mill.

### **PROPERTY DESCRIPTION:**

Located just 4-miles East of the city of Iron Mountain and located on the easily accessible Highway US-2 is this exceptional one story office building boasting 7,182 total square feet. The building sits on approximately 7.58 acres of land with ample black top parking. All on the first level you will find 15 ample primary office spaces, a very spacious conference room, an efficient kitchen & lunchroom, large mail & copy room, a drafting room (could be used as an office), a sizeable reception area and separate his and hers bathrooms. The building also has a very expansive basement that has a loading dock entrance for large deliveries, a very large fireproof vaulted room, ample storage space, an exercise and locker room. There is also a two-car garage located near the parking lot for extra storage room or parking. The property is zoned commercial/light industrial (C-2). The building would lend itself to any number of uses, office, medical, daycare, dental, retail, or the increasingly popular professional co-working private office spaces for remote workers or start-ups looking to rent a small space with great shared common areas!

### **DIMENSIONS:**

Seventeen Main floor office Dimensions:

1. 13 x 12.5
2. 15 x 12
3. 15 x 12
4. 15 x 12
5. 14.5 x 11
6. 14.5 x 11
7. 10.5 x 9
8. 10.5 x 9
9. 10.5 x 9
10. 15 x 14
11. 16.5 x 14
12. 14 x 12
13. 14 x 12
14. 14 x 12
15. 14 x 12
16. 18.5 x 14
17. 14.5 x 11

Other Featured Rooms:

1. 23 x 22 main lobby
2. 27 x 19 conference room
3. 17 x 17 kitchen
4. 23 x 15.5 mapping room
5. 17.5 x 12 men's bathroom
6. 17.5 x 11 women's bathroom

\*Hallways vary between 6 feet wide and 5 feet wide.