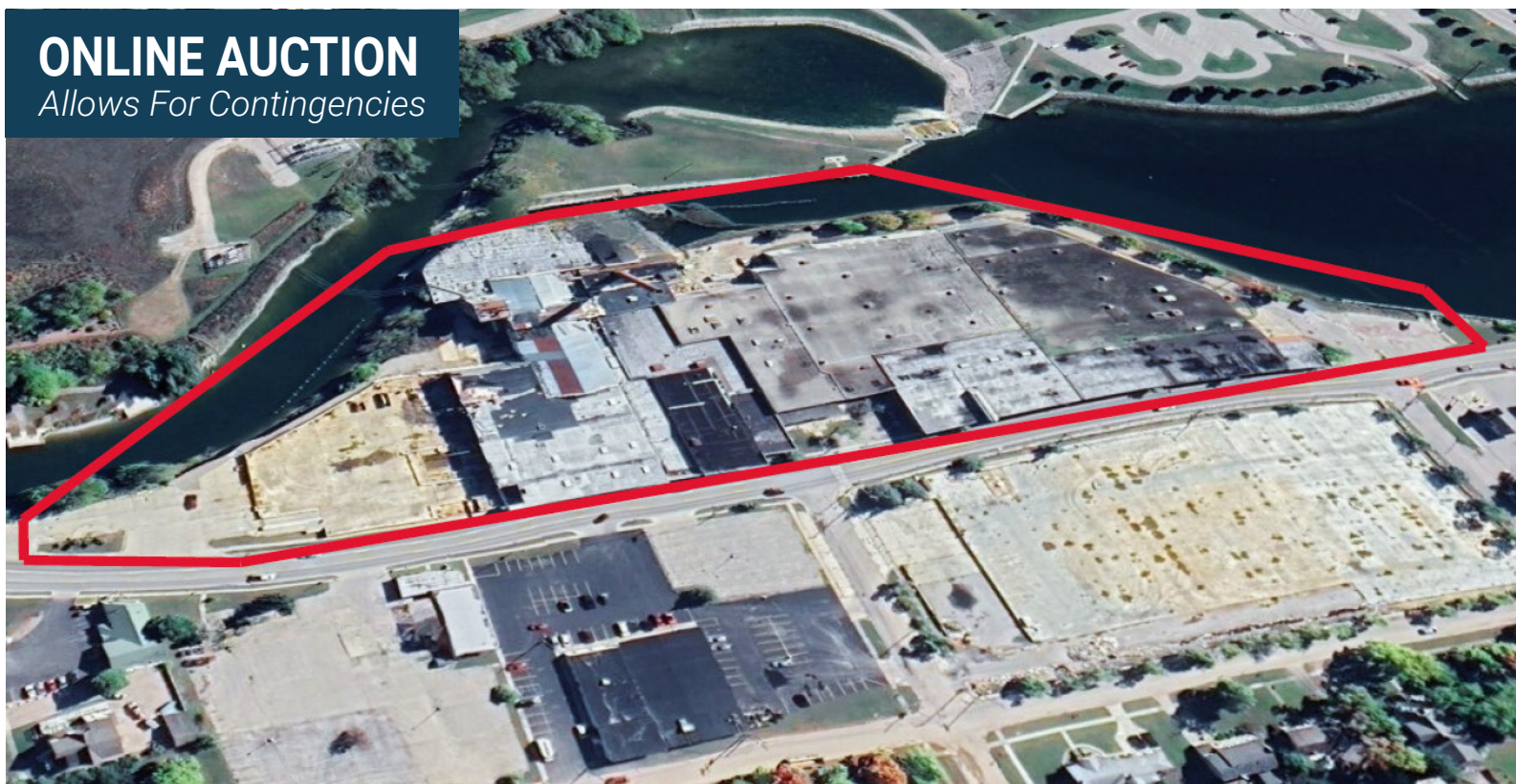


ONLINE AUCTION

Allows For Contingencies



±260,423 SF INDUSTRIAL BUILDING ON ±12.21 AC— FORMER GREAT LAKES TISSUE PLANT

437 S. Main Street, Cheboygan, Michigan 49721

FRE Auctions and NAI Pfefferle are pleased to present this Online Auction Plus® event (allows for contingencies) for this former paper recycling plant.

PROPERTY HIGHLIGHTS

- **Total Building Size:** +/- 260,423 SF
- **Total Site Size:** +/- 12.21 Acres
- **Clear Heights:** 22'-25'
- **Loading Access:**
 - 9 Dock-high doors
 - 6 Drive-in doors
- **Hydroelectric Energy:** 3 MW daily production from adjacent river
- **Zoning:** Industrial/Commercial
- **Year Built:** 1975
- **Parking:** 33 surface spaces



MINIMUM BID:
\$2,000,000

Suggested Value:
\$6,950,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

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For additional property details, downloadable due diligence & auction info



LOCATION & SITE FEATURES

River Proximity: Located along the Cheboygan River and close to Cheboygan Dam. Includes 1.5-3.0 MW Hydroelectric System (Produces 1/3 of Energy used for production)

INDUSTRIAL HUB

- 10MW Incoming Transformer
- Boiler Heat
- Located on Main Street (M-27), which is a State Highway running through Cheboygan
- Approximately 2 Miles from US-23 and roughly 15-20 min. from I-75

HYDROELECTRIC POWER

- Mega Watt Generator
- 13 Ft drop on the river
- Produces 1/3 energy used (3 Mega watt/day)

ADDITIONAL SITE FEATURES

- 10 million gallons of water used each day
- 70-80k gallons fresh water brought in per day
- Treatment plant holds 250,000 gallons, with 50-70k gallons discharged per day
- Activated Sludge



FLOORPLAN





FACILITY PHOTOS DURING PLANT OPERATION



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HISTORY OF THE BUILDING



Incorporated in 1993, Great Lakes Tissue Company manufactures paper products for the wholesale market. The facility, originally built by Procter & Gamble to produce Charmin and Pampers, and runs on 3 MW hydroelectric power from the adjacent river.

The facility is more than just a factory; it is a key piece of the region's infrastructure. It houses one of the primary points of water level control for the entire Inland Waterway system. By operating its own hydroelectric powerhouse, the facility has historically assisted the Department of Natural Resources (DNR) in "fine-tuning" water releases to maintain stable levels for boaters and residents upstream on Mullett Lake.



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