



Join Our Community of Food Innovators

Grow Your Food Business at the Grand Traverse Food Innovation Hub

**Grand Traverse Foodshed Alliance
Food Innovation Hub
Collocated with Cherry Capital Foods
1610 Barlow - Suites 101 - 110 Traverse City**

**Contact: Bill Palladino - GTFA
(231)714-0656
GTFoodshedAlliance@gmail.com
<http://GTFoodshedAlliance.org>**

There are ten suites within the Grand Traverse Food Innovation Hub facility (GTFIH). All units are newly renovated and "white-boxed", ready for your customization. Utilities are subbed off inside each unit, allowing for individual metering and hook-up requirements with minimal extra expense. Potential effective uses of GTFIH spaces include: wash, pack, sort, value-added food manufacturing production, packaging, food science laboratories, and more.

All units feature private entrance, shared bathrooms, shared shower facility, access to Cherry Capital Foods' distribution, cooling, and storage amenities by arrangement. All but two units have external doors opening to the parking lot, and internal access into the shared service-way with Cherry Capital Foods. All suites are manufacturing/processing only. No on-premise retail sales are allowed.

The GT Food Innovation Hub is more than simply an address to call home for your business. It is a community of food entrepreneurs with shared objectives and values.

In addition to other GTFIH tenants, we offer access to a network of growers, processors, distributors and retailers all with the aim of selling more local food. A full range of product and business development services, mentoring, business counseling, access to capital and shared resources are available to tenants.

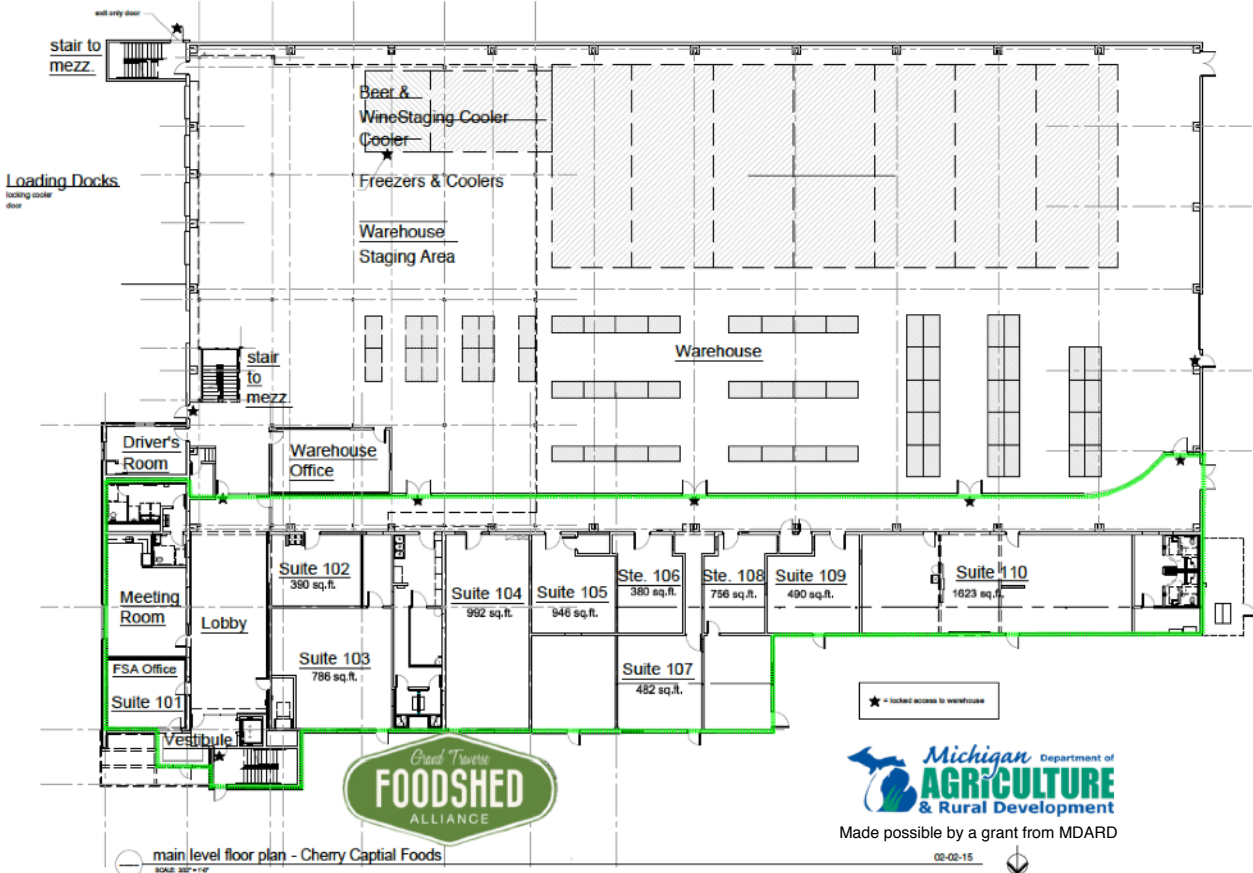
Prices are set far below market, but will scale up over time. So get your space early. To download an application see reverse side, visit our website, or contact us at the address listed above.

SIZES: Suites vary from 380 sq. ft. to 1,623 sq. ft.
PRICE: per square foot: \$9.00 sq.ft. /yr. (for first year)
TRIPLE NET: No (Taxes, main insurance, some maintenance included.)
CITY: Traverse City / Garfield Twp.
COUNTY: Grand Traverse **STATE:** MI **Zip:** 49686
TOTAL SPACE: 12,000+
ACREAGE: None
ADDITIONAL FEATURES: Basic Internet Included: (RJ45 patch-bay in each space.)
CONSTRUCTION: Block
ZONING: Industrial
POSSESSION: Upon acceptance of signed lease
UTILITIES: Available in space
APPLICATION: Yes, to be approved by GTFA board

DIMENSIONS: Varies per unit
DIRECTIONS: On west side of Barlow, 1/2 mile north of South Airport Road, behind Barlow Center.
FRONTAGE: No **ROOFING:** Composite
ECO FEATURES: Yes **SALE OR LEASE:** For Lease
EXTRAS: Exterior Doors, Access to CCF, more...
FINANCING: None
FLOOR TYPE: Cement
HEATING/COOLING: Natural Gas, Electric
BUILDING STATUS: Building is shared
WATER: City (check most recent quality tests.)
YEAR BUILT: 2000
REMODELED: Completed in 2015
LICENSES: None

ISSUES

- 1.000 - Introduction
- 1.010 - General Notes
- 1.020 - Schedule
- 1.030 - Site Work
- 1.040 - Foundation
- 1.050 - Structural Steel
- 1.060 - Masonry
- 1.070 - Mechanical
- 1.080 - Electrical
- 1.090 - Plumbing
- 1.100 - Fire Protection
- 1.110 - Finishes
- 1.120 - Specialties
- 1.130 - Other
- 1.140 - Appendix



environmentarchitects

1403
1403 Barlow St.
Traverse City, MI 49781

1403
1403 Barlow St.
Traverse City, MI 49781

Main Level Floor Plan

A3.1

- Suite 101 - 465 sq. ft. **GTF / TLD Offices**
- Suite 102 - 390 sq. ft. **Cherry Capital Foods**
- Suite 103 - 786 sq. ft. **Michigan Hop Alliance**
- Suite 104 - 992 sq. ft. **Gaijin Ramen**
- Suite 105 - 946 sq. ft. **Kale Mary**
- Suite 106 - 380 sq. ft. **Fab Fresh Foods**
- Suite 107 - 482 sq. ft. **As You Dish**
- Suite 108 - 756 sq. ft. **Cultured Ferments**
- Suite 109 - 490 sq. ft. **WhiskTC**
- Suite 110 - 1623 sq. ft. **The Redheads**

For reference, Suite 105 at 946 sq feet x \$6.75/ft would have a first year leasing cost of \$6,385.44/year or \$532.12/month. An additional shared space fee (not to exceed 15%) will be assessed for management and care of shared spaces. Shared spaces include access to kitchenette, bathrooms, showers, and coordinated use of the lobby and meeting room areas. Adjacent off-street parking is provided for tenants.