

PRODUCTION-READY FACILITY OFF US-31 WITH UNIQUE SHORELINE PRESENCE



**FOR SALE OR
LEASE**

330 Washington St.
Manistee, MI

**AVAILABLE:
83,068 SF**

CHRISTOPHER MILLER, SIOR
Senior Vice President
Industrial & Investment Advisor
Direct: 517 319-9244
christopher.miller@martincommercial.com


Martin

1111 Michigan Ave., Ste 300
East Lansing, MI 48823
martincommercial.com

83,068 SF TURNKEY INDUSTRIAL FACILITY STRATEGIC US-31 ACCESS | COASTAL LAKE MICHIGAN VIEWS

This 83,068 SF integrated facility is engineered for immediate, high-capacity production. The site is equipped with a professional automated finishing line, featuring precision spray booths, integrated curing ovens and a 5-stage pretreatment washer.

Logistics & Infrastructure

Shipping and receiving are seamless with 7 dock doors (equipped with levelers and locks) and 2 drive-in doors. The production floor offers 19' clear heights, heavy power and a robust dual compressed air system (100-HP and 60-HP). The workspace is optimized with high-efficiency LED lighting and ceiling-suspended gas heaters.

Executive Environment

The property includes 3,068 SF of professional office space, providing a refined environment for administration. This executive area offers a premier professional profile with coastal views of Lake Michigan.

A Proven Industrial Hub

Historically known for its lumber industry, Manistee's economy is now supported by a varied industrial base. This property is positioned among major institutional employers—including **Morton Salt, Martin Marietta, and Packaging Corporation of America**—reflecting a skilled regional workforce and robust industrial infrastructure.

The Location Advantage

Combining immediate US-31 access with unique shoreline presence, this is a rare, move-in-ready asset that balances high-end industrial utility with an exceptional lakefront setting.

SALE PRICE:

\$5,100,000

CASH OR NEW MORTGAGE

LEASE RATE:

\$5.50

PSF/YR, NNN



PROPERTY FEATURES:



AVAILABLE:
83,068 SF
Building



BUILT: 1995,
2007



CEILING:
19' Clear
23' to Deck



SITE: 10.50 Acres,
Zoned: Industrial
District

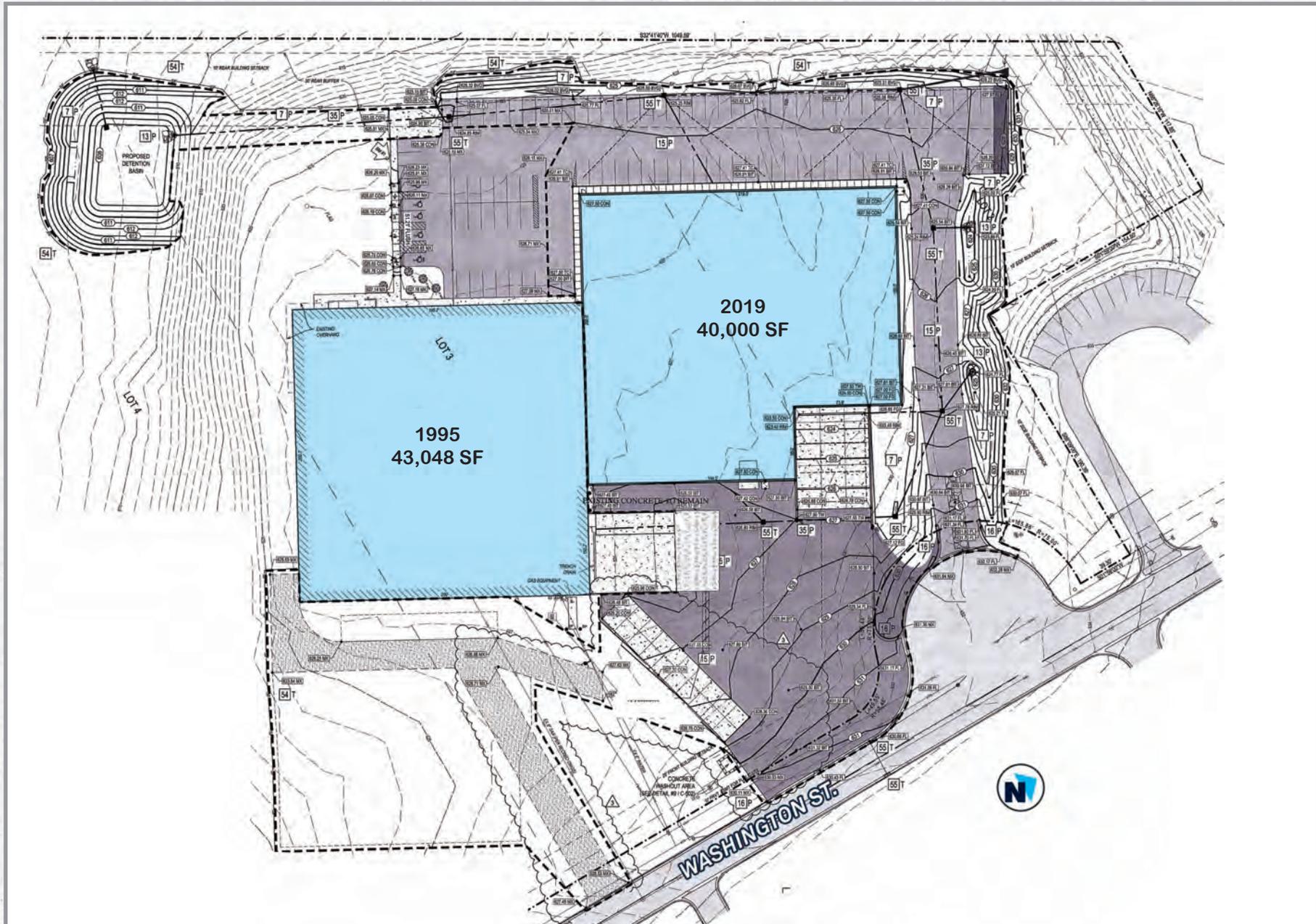


DOORS:
7 Docks and
2 Overhead Doors



UTILITIES:
3-Phase, 480 V,
1200 AMP Power
& Sprinkled

SITE PLAN:



SALIENT FACTS:

Address	330 Washington St., Manistee, MI
Size	83,068 SF (includes 3,068 SF of office)
Ceiling Heights	19' clear, 23' ceiling deck height
Docks/Doors	7 docks w/levelers and locks: (3) 8' x 9' and (4) 8' x 10' 2 drive-in doors – both are 14'
Compressors	100 HP and 60 HP air compressors
Powder Coating	2 powder coating booths, 2 ovens and a 5-stage washer
Heavy Power	3-phase, 480 V, 1200 AMP
Warehouse Heat	Ceiling-suspended gas heaters
Fire Control	Sprinkled
Lighting	LED
Taxing Authority	City of Manistee
Parcel Number	51-155-002-01
Assessed Value/SEV	\$1,833,800
Taxable Value	\$1,696,194



OFFICE



POWDER COATING LINE

GALLERY:



OVEN



WAREHOUSE



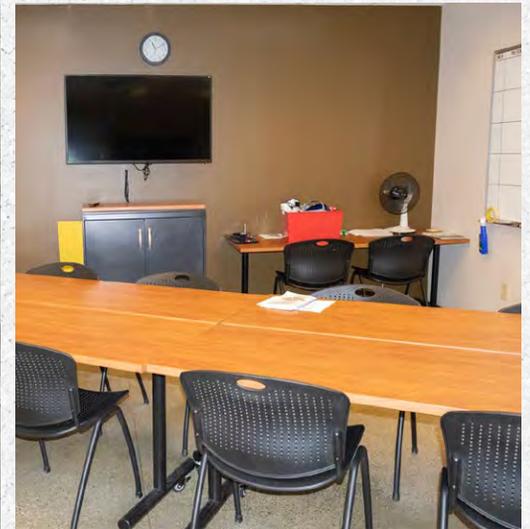
OFFICE CONFERENCE ROOM



WAREHOUSE DOCKS



WAREHOUSE DOORS



MEETING ROOM

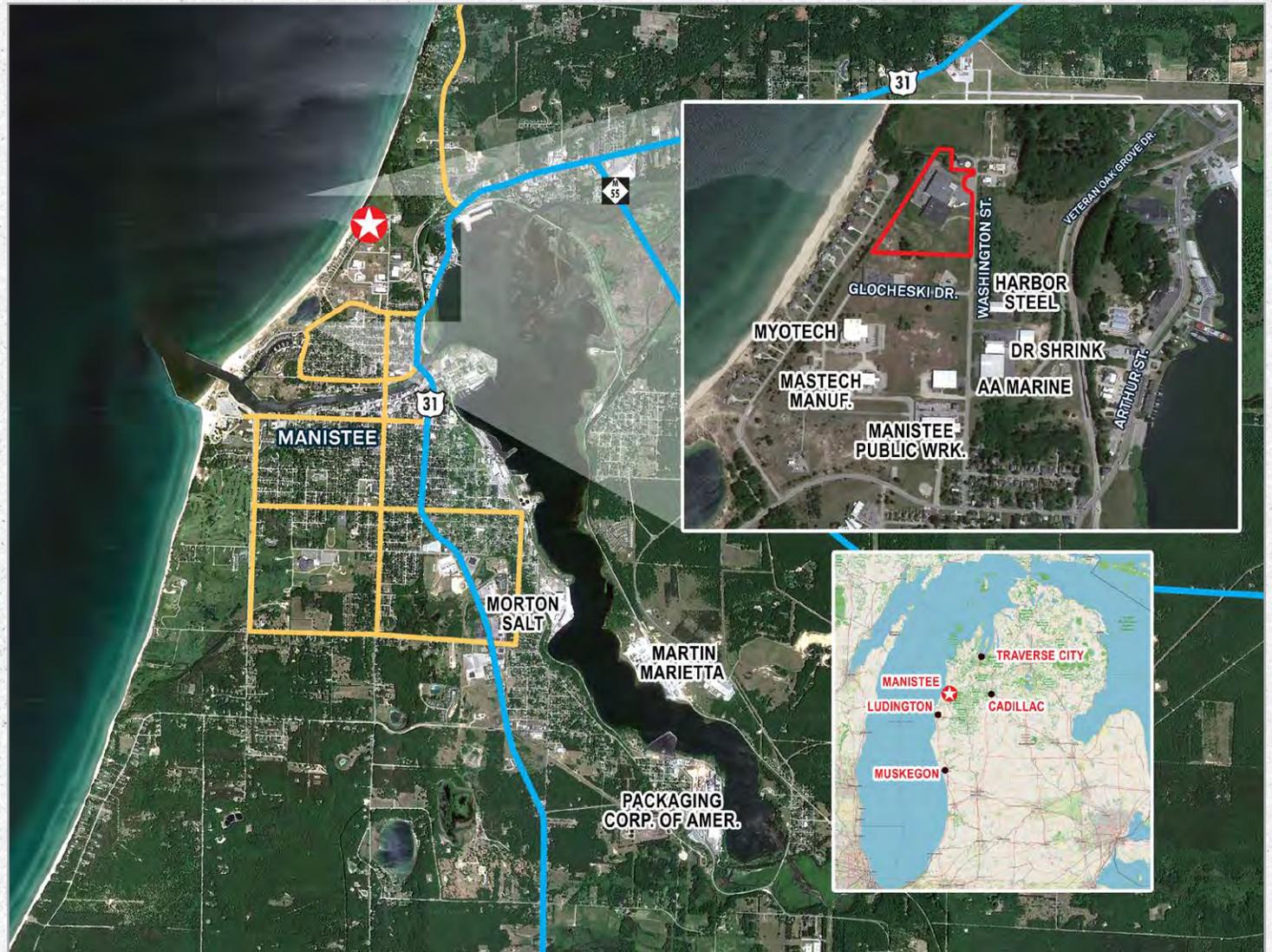
AREA INFORMATION

<1 Mile
to US-31

1 Mile
to Downtown Manistee

<1.5 Hours
to Traverse City, Muskegon,
Big Rapids and Cadillac

Located
in Manistee, one of the top
5 largest cities in Northern
Michigan, and home to major
industrial sites Morton Salt,
Martin Marietta and Packaging
Corporation of America.



Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, property management, construction services, investment services, and corporate services.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

martincommercial.com | 517.351.2200 | 1111 Michigan Ave., Ste 300 | East Lansing, MI | 48823

CHRISTOPHER MILLER, SIOR
Senior Vice President
Industrial & Investment Advisor
Direct: 517 319-9244
christopher.miller@martincommercial.com

© 2026 Martin Commercial Properties, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Martin Commercial Properties and the Martin logo are service marks of Martin Commercial Properties, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.