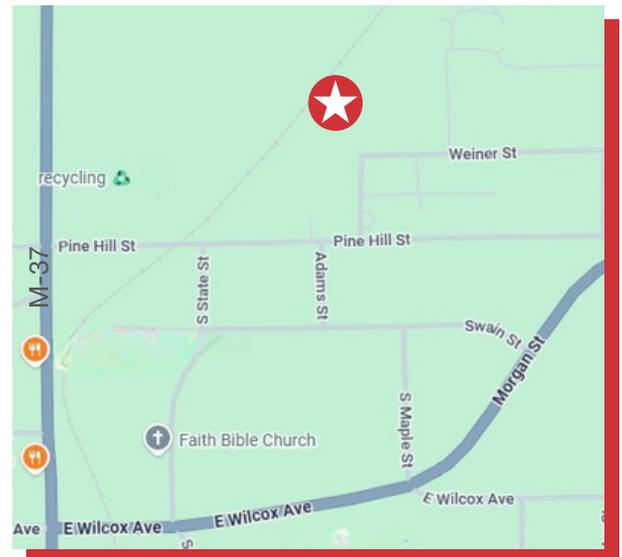




1341 E PINE HILL AVE WHITE CLOUD, MI 49349

- 39,145 SF of Industrial warehouse space for lease
- Excellent industrial building in Newygo County
- Nicely appointed offices
- Heavy power capacity
- Fully fire protected
- Loading docks and overhead door
- Excellent highway access
- Ample parking



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR
616.581.5000
skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

Located in the City of Whitehall, 1341 E Pine Hill Ave is a well-positioned industrial property offering functional space in a quiet yet accessible setting. The site provides a balance of operational efficiency and separation from heavy congestion, making it suitable for a range of industrial, warehouse or service-oriented users.

The building offers a practical layout designed to accommodate light manufacturing, storage, or contactor use, with ample interior space and clear circulation. The property benefits from straightforward access, allowing for efficient deliveries and daily operations.

Situated just minutes from US-31 and the broader Muskegon County market, the location offers convenient regional connectivity while maintaining a lower-density environment. The surrounding area includes a mix of industrial and commercial uses, supporting a stable business climate.

During a time where industrial lease rates continue to climb and space is hard to find, 1341 E Pine Hill offers a cost effective alternative with flexible lease terms. Space A could be a good option for manufacturing or warehousing with ceiling heights up to 21'. Space C is cold storage, and is a great budget-friendly option with direct access to a 14' overhead door. There are offices and conference rooms in the building, which, if desired, could be negotiated into the lease. Additional docks/doors can also be shared if needed.

With its adaptable space, manageable footprint, and strategic location, 1341 E Pine Hill Ave presents an excellent opportunity for owner-users seeking functional industrial space in the Whitehall area.



 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

PROPERTY - BUILDING INFORMATION

Total Building Size:	88,049 SF
Warehouse SF:	42,745 SF
Office SF:	4,000 SF
Year Built:	1980
Acreage:	6.06 acres
Construction:	Steel
Roof:	Rubber/Steel
Floors:	1
Eave Height:	15' - 21'
Elevators:	No
Security System:	Possible
Signage:	Yes; building
Parking:	Ample surface parking
Fenced Yard:	No
Rail Siding:	Possible
Outside Storage:	Possible
Zoning:	I-1

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

BUILDING OVERVIEW

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

WAREHOUSE INFORMATION

Warehouse SF:	42,745 SF
Floors:	1
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	15' - 21'
Clear Span:	No
Column Spacing:	Varies
Sprinklered:	No
Lighting:	Fluorescent
Electric Service:	480v; 3-phase
Grade Level Doors:	2
Loading Docks:	8
Floor Drains:	No
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Restrooms:	Yes; 2
Shop Breakroom:	Yes
Rail Siding:	No

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

LEASE INFORMATION

Lease Type:	MG; Gross - Varies by Suite
Terms:	36 months
Tenant Provides:	Varies by Suite
Landlord Provides:	Roof & Structural - Varies by Suite
Renewal Option:	Negotiable
Date Available:	Immediately

AVAILABLE SPACE FOR LEASE

SUITE	WAREHOUSE AREA	DOCKS / DOORS	RATE PSF/Y	MONTHLY BASE RENT	CEILING HEIGHT
A	10,200 SF	1/1 shared	\$3.50	\$2,975.00	15'
C	13,600 SF	0/1	\$3.50	\$3,966.67	21'
D	15,345 SF	-	\$3.50	\$4,475.63	21'
A&C	23,800 SF	1/1 shared	\$3.50	\$6,941.67	15' - 21'
A&D	25,545 SF	1/1 shared	\$3.50	\$7,450.63	15' - 21'
C&D	28,945 SF	0/1 shared	\$3.50	\$8,442.29	21'
A, C & D	39,145 SF	1/1 shared	\$3.50	\$11,417.29	15' - 21'

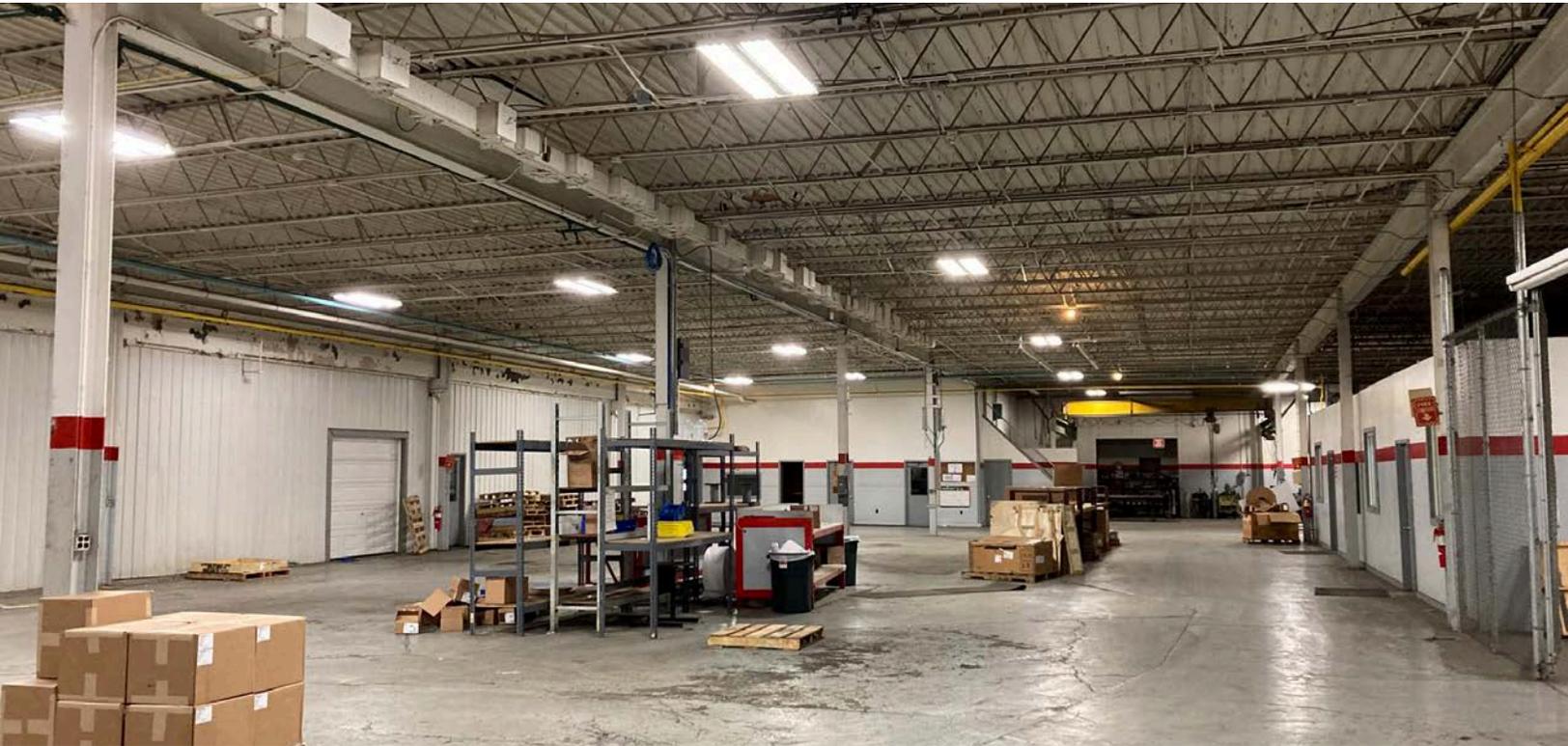
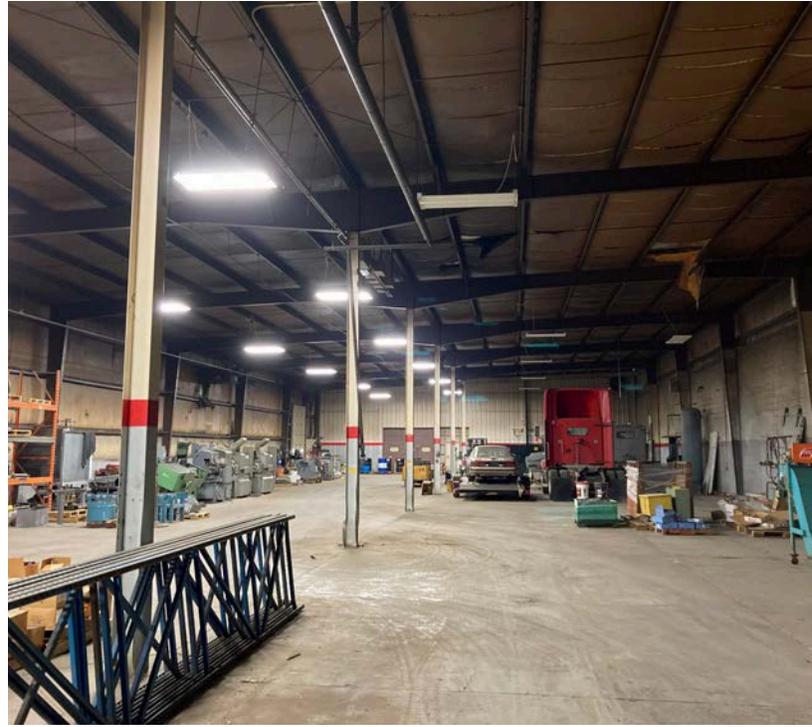


 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

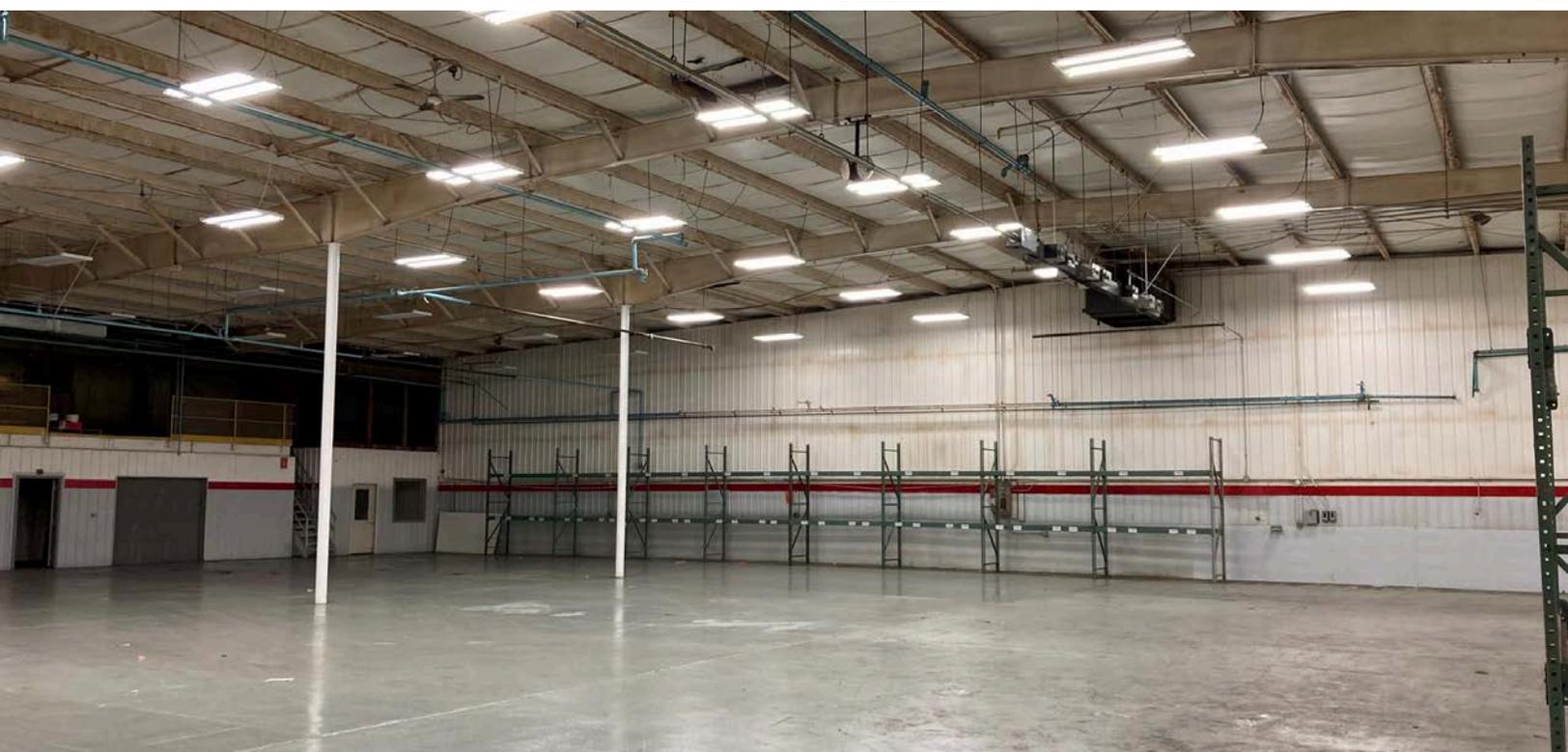
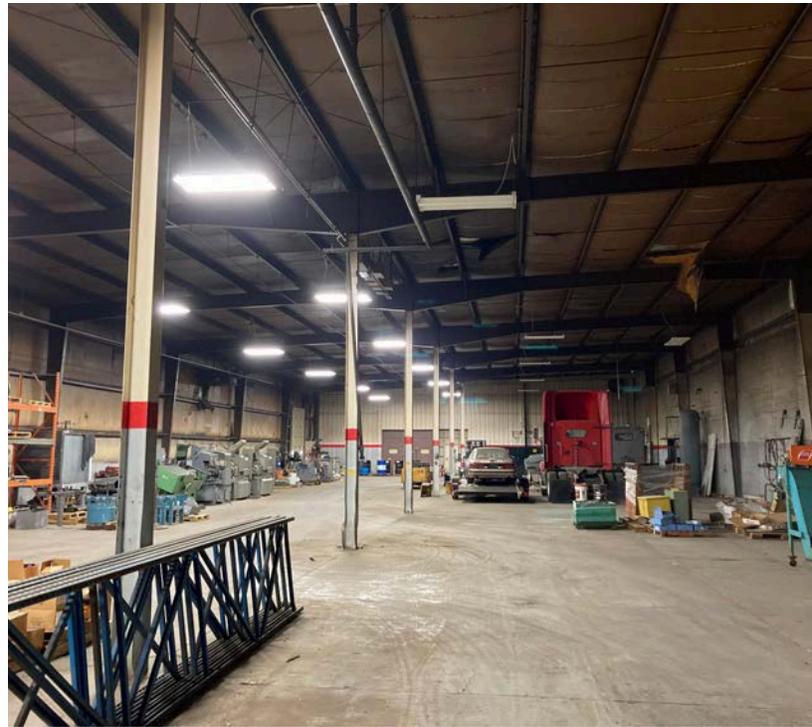
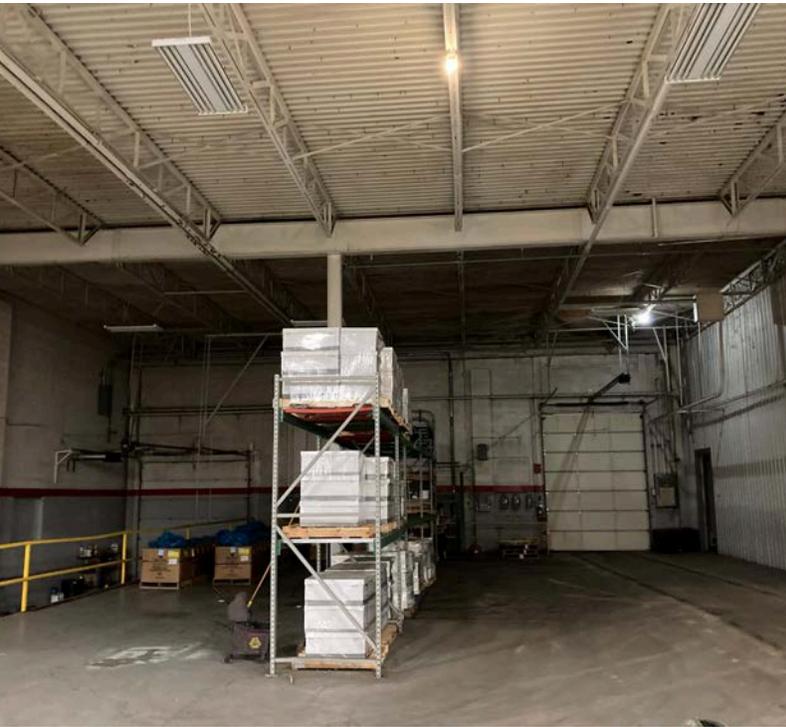


 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

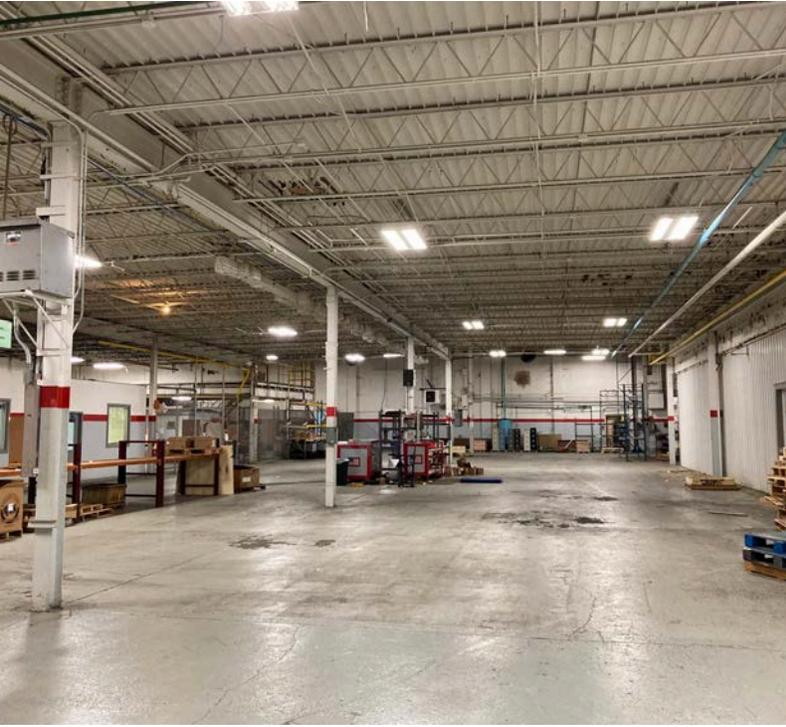


 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

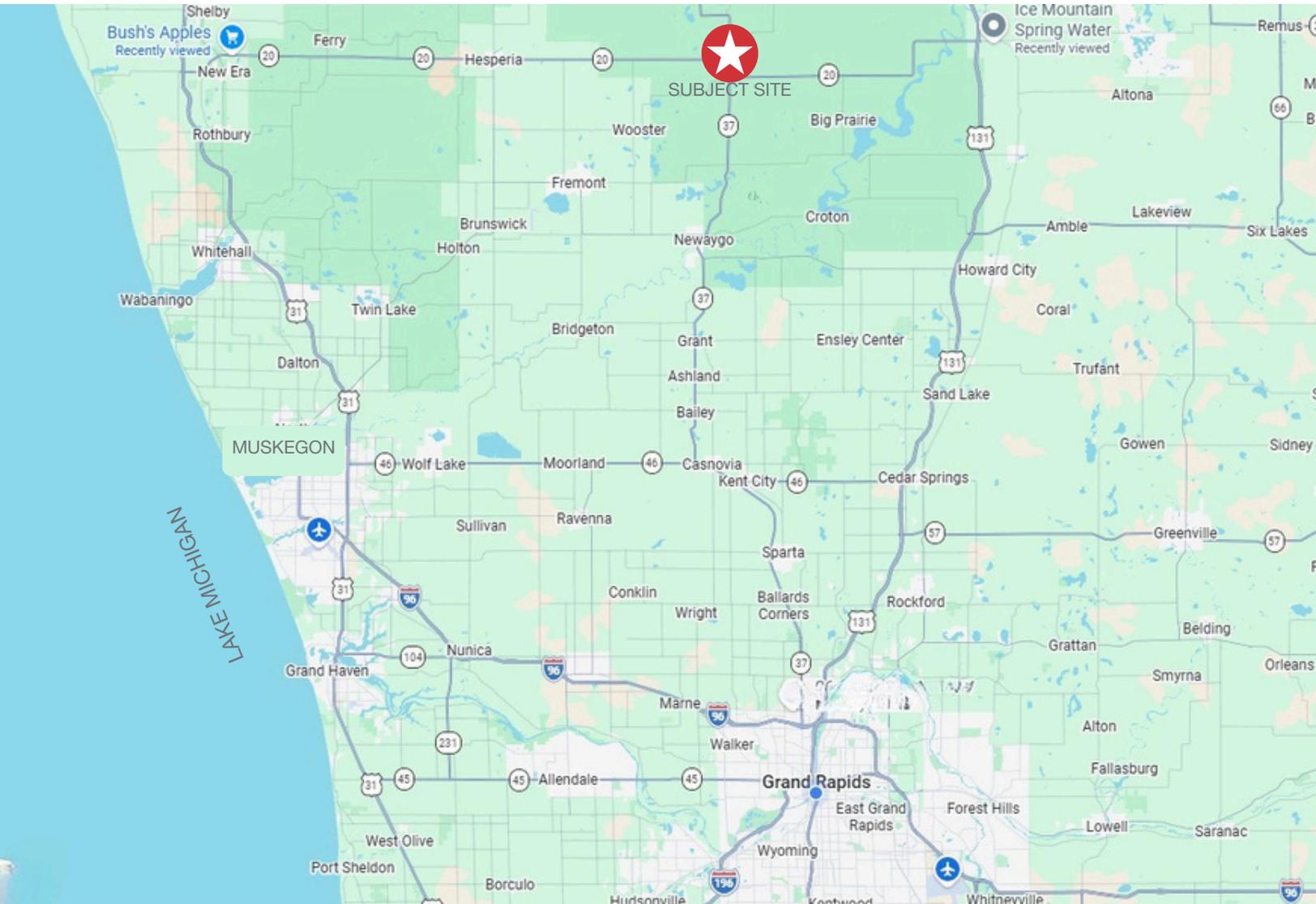


 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

LOCATION MAP

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE



PROXIMITY

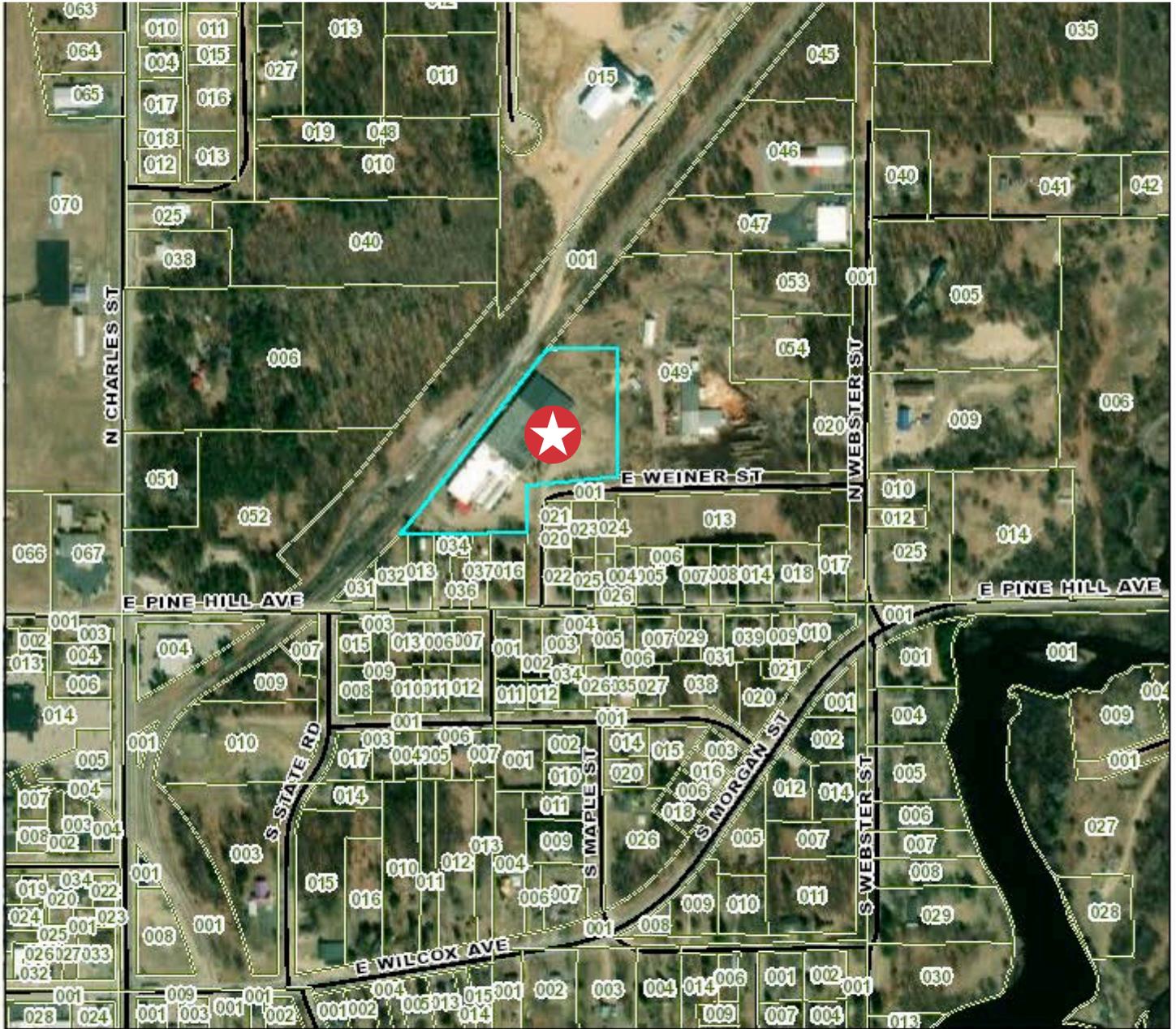
US-131	16.8 miles
US-31	29.7 miles
I-96	45.0 miles
The Port of Muskegon	44.9 miles
Muskegon County Airport (MKG)	50.1 miles
Grand Rapids	56.7 miles
Gerald R Ford International Airport	68.1 miles

 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

PARCEL MAP

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE

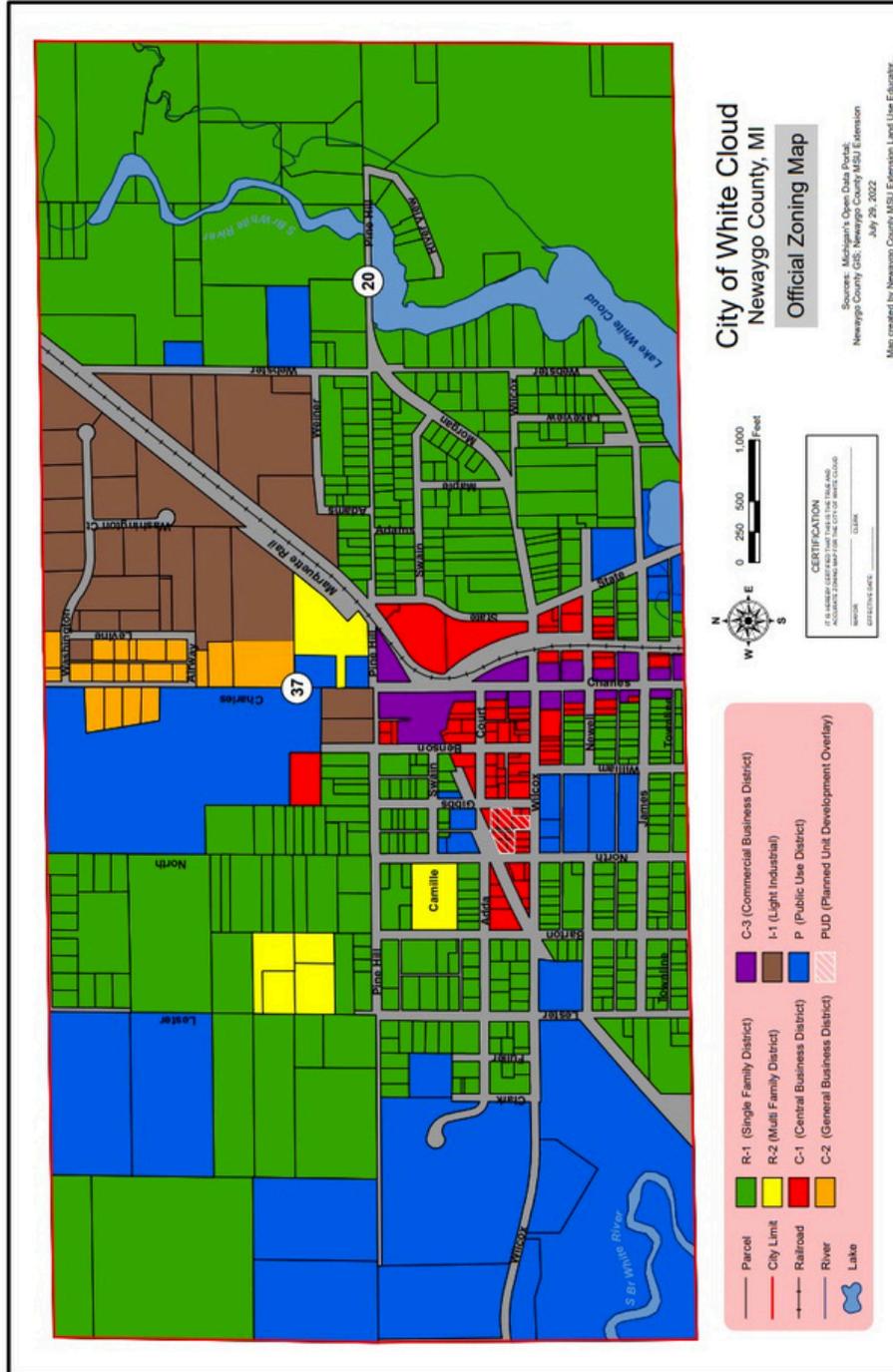


 **1341 E PINE HILL AVE**
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

ZONING MAP

FOR LEASE
INDUSTRIAL - WAREHOUSE SPACE



<https://www.cityofwhitecloud.org/wp-content/uploads/2022/09/2022-Official-Zoning-Map.pdf>

1341 E PINE HILL AVE
WHITE CLOUD, MI 49349

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

BEST OF THE MIDWEST AWARD

Holland

BUSINESS INSIDER

US CITIES WITH THE BEST QUALITY OF LIFE 2024

Grand Rapids

W WalletHub

BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon



THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven



naiwwm.com | 616.776.0100

