

3320 US-31 South  
Manistee, Michigan

**CORE**  
COMMERCIAL

PRICE REDUCED

## *Industrial Building – For SALE | LEASE*

- 11,400 SF Total    11,000 SF Warehouse/Shop | 800 SF Office (includes mezzanine)
- 5.02 Acres
- Zoned AR – Agricultural Residential District
- Year Built: 1968 | Renovated in 2022
- 16' Ceiling Height
- 3 Overhead Doors
- Former semi-truck and trailer service facility
- Large yard area with concrete pad for trailer parking
- Recent improvements include painting exterior, landscaping, upgraded offices, new lighting, new restroom, employee break area, new HVAC (office area), etc.

**Sale Price: ~~\$869,000~~ \$599,000 | Lease Price: \$7.50/SF/Yr NNN**

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

Connect with us:



**CORE REALTY PARTNERS**

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Building Features

Office Area	
Office SF	800 SF +/- (2 floors)
HVAC	Office only
Air Conditioning	Office
Sprinklered	No
Ceiling Height	16'
Lighting	LED
Private Offices	1
Conference Room	1
Lunch Room	1
Restrooms	1
Kitchen/Break Room	1

Industrial Area	
Manufacturing SF	11,000 SF +/-
Warehouse SF	Blend w/Mfg
Floors	1
Air Conditioning	No
HVAC	Unit Heaters
Ceiling Height	16'
Sprinklered	No
Lighting	LED
Electric Service	240 V – 3 Phase
Column Spacing	Clear span
Grade Level Doors	3
Loading Docks	0
Floor Drains	Yes (trench drain)
Compressed Air	Yes
Cranes	No
Shop Office	No
Shop Lunch Room	Yes
Shop Restroom	Yes (Shared)



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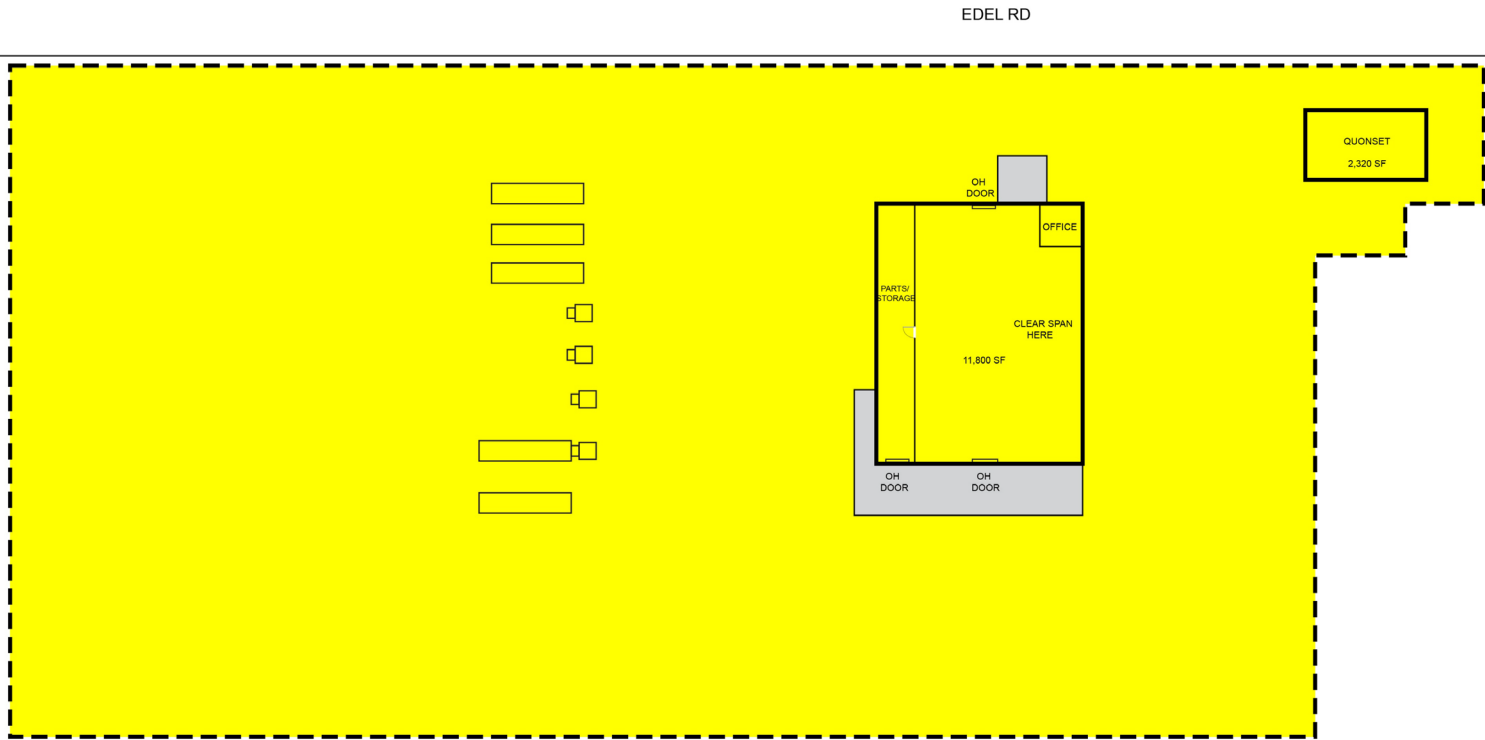


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Site Plan



\*For Illustrative purposes only. Not drawn to scale.

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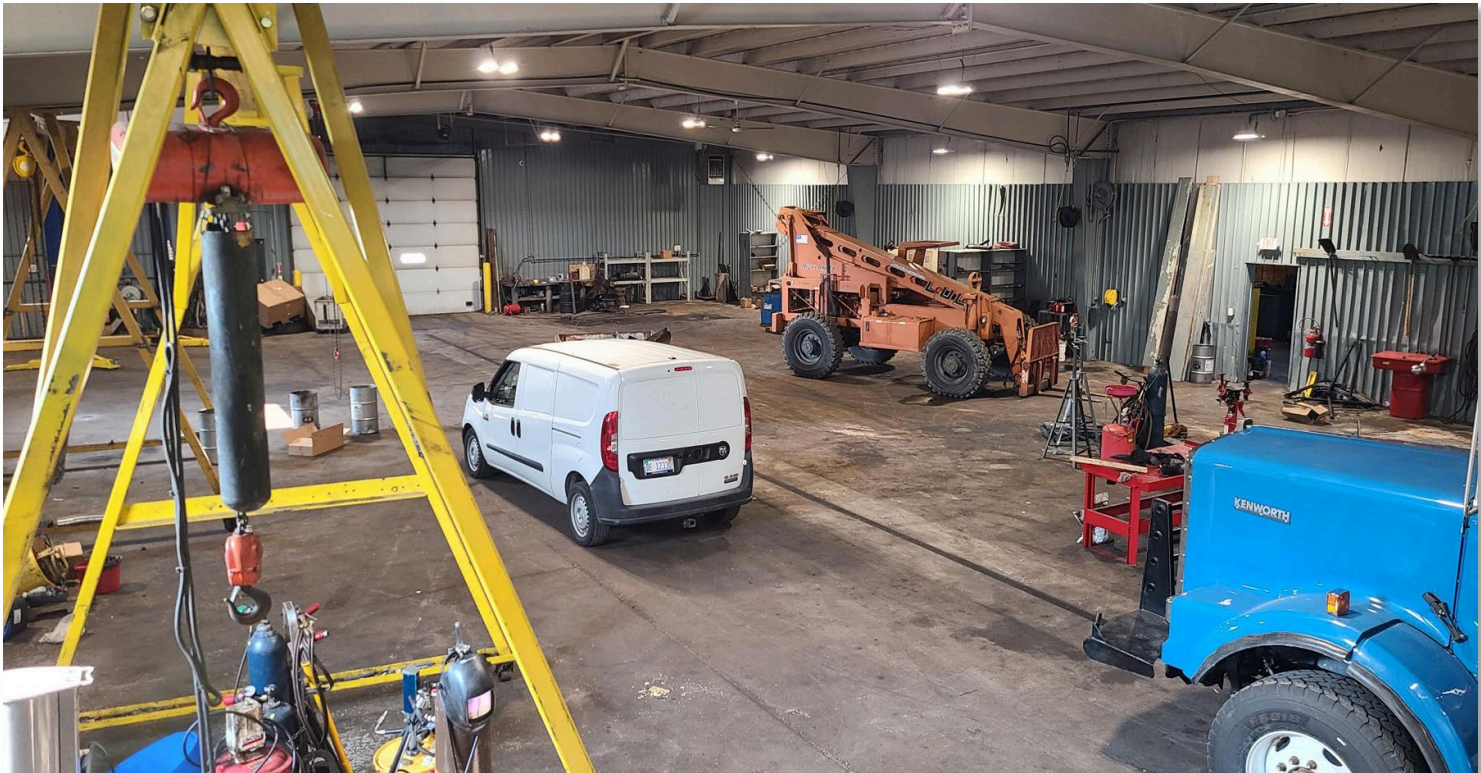
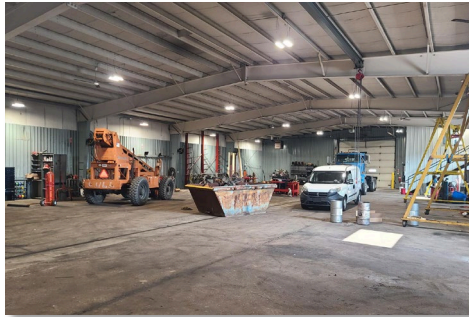
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Photos



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Aerial



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