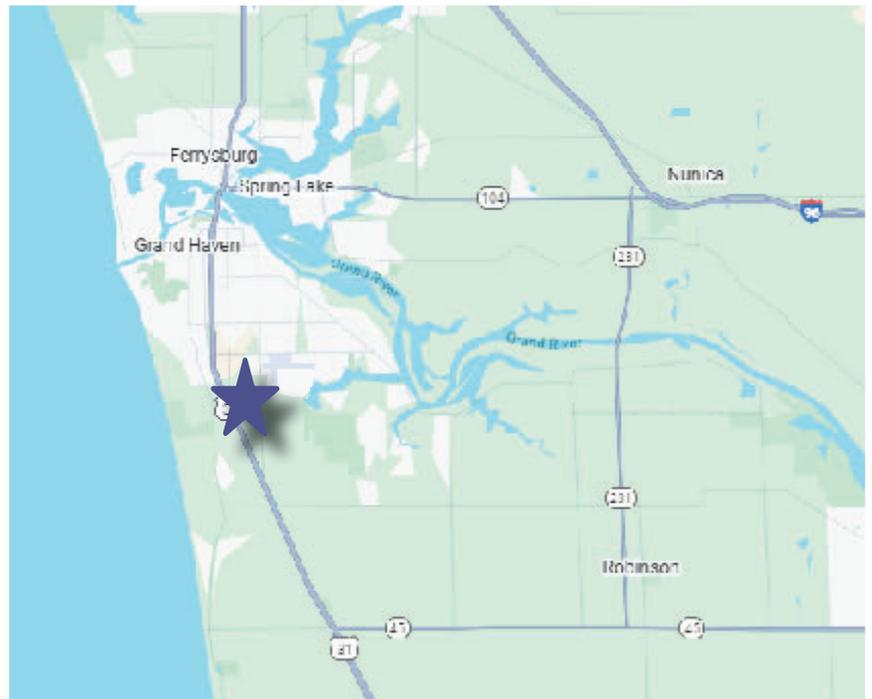


FOR SUBLEASE
13720 172nd Avenue
Grand Haven, MI 49417



SPACE HIGHLIGHTS

- 11,040 SF Available
- 3 Dock Doors
- Power: 4,000 Amps, 480V, 3 Phase
- Sublease Rate: \$5.75/SF



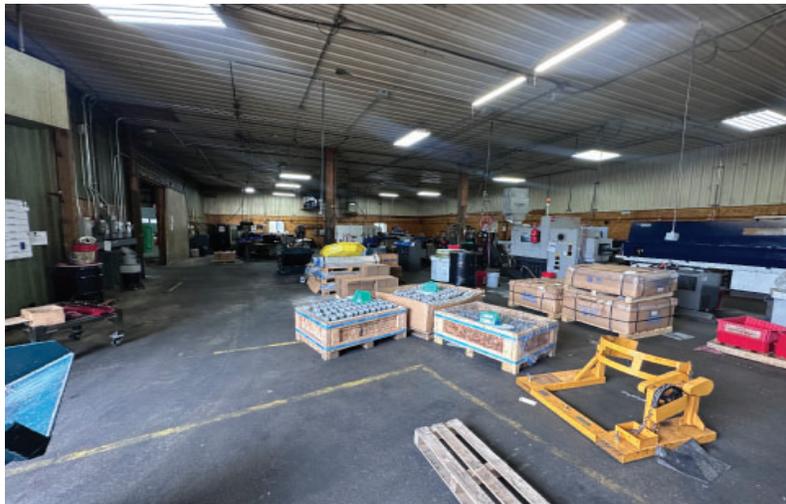
JASON WEBB SIOR, CCIM
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jason.m.webb@cushwake.com

FOR SUBLEASE
13720 172nd Avenue
Grand Haven, MI 49417



PROPERTY INFORMATION

| | |
|-----------------------------------|---|
| Address | 13720 172nd Avenue Grand Haven, MI 49417 |
| Total Building Area | 11,040 SF |
| Office Area | TBD |
| Industrial Area | TBD |
| Primary Use | Manufacturing/Warehouse |
| Property Class | C |
| Year Built | Not disclosed |
| Roof | Steel |
| Total Acreage | 3.28 AC |
| Auto Parking | 20 Surface Spaces |
| Loading | 3 Grade Doors |
| Zoning | I-1 Industrial |
| Construction | Steel |
| Outside Storage / Trailer Staging | None |
| Ceiling Height | 14' |
| Industrial Area HVAC | Heated |
| Power | 4,000Amp, 480V, 3 Phase |
| Fire Suppression | None |
| Asking Rate | \$5.75/SF |
| Taxes (2024) | \$9,871.33 |
| Lease Term | Lease term through May 31, 2042 |



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FOR SUBLEASE
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PHOTOS

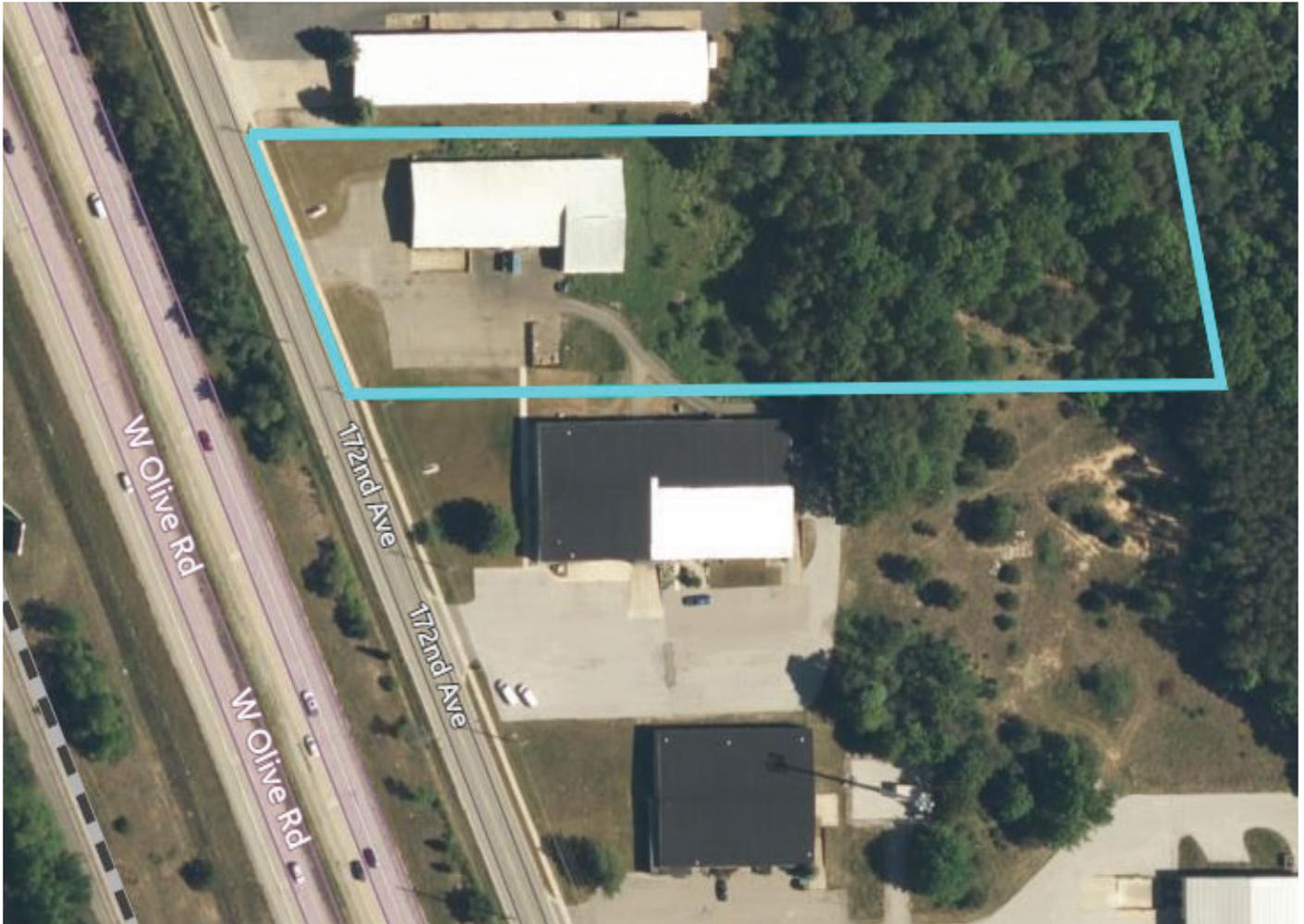


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AERIAL



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FOR SUBLEASE
13720 172nd Avenue
Grand Haven, MI 49417



COMBINED PROPERTY SUMMARY

| | |
|---------------------|---|
| Address | 13690 & 13720 172nd Avenue Grand Haven, MI 49417 |
| Total Building Area | 31,080 SF |
| Property Class | C |
| Roof | Steel |
| Total Acreage | 6.4 AC |
| Auto Parking | 31 Surface Spaces |
| Loading | 3 Dock Doors 6 Grade Doors |

| | |
|----------------------|---------------------------------|
| Zoning | I-1 Industrial |
| Construction | Steel |
| Industrial Area HVAC | 14'-16' |
| Power | 4,000Amp, 480V, 3 Phase |
| Asking Rate | \$5.75/SF NNN |
| Taxes (2024) | \$31,589 |
| Lease Term | Lease term through May 31, 2042 |



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