

FOR SALE OR LEASE

100 Harbor Drive

Charlevoix, MI 49720



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FOR SALE OR LEASE INDUSTRIAL BUILDING

The property located at 100 Harbor Drive in Charlevoix, MI is a 305,000 SF light manufacturing facility built for today's manufacturing and warehousing users. With an amazing corporate presence, modern construction, and the necessary infrastructure to support a host of different industrial uses, this property finds itself well positioned within northern Michigan market. This property is adjoining to the Charlevoix Municipal Airport and features approximately 45,000 SF of two-story office, training, R&D and break areas, 32' clear heights, ample on-site parking, ESFR fire suppression in a portion of the building, a beautiful glass facade, 2,000 amps of 480v/3-phase power, eight (8) dock doors, three (3) overhead doors, and 40'x40' column spacing.

Contact listing broker for any further information.

305,000
SQUARE FEET

\$18,500,000
SALE PRICE

\$4.75
LEASE RATE/SF NNN

SALE INFORMATION

Sale Price	\$18,500,000
Sale Price/SF	\$60.65
Total Building	305,000 SF
State Equalized Value (2023)	\$5,864,400
Taxable Value (2023)	\$5,354,895
Real Estate Taxes (2022)	\$282,000 (\$0.92/SF)
Taxing Authority	City of Charlevoix

LEASE INFORMATION

Available Area	305,000 SF
Lease Rate/SF/NNN	\$4.75
Lease Rate/Month	\$120,729
Est. NNN Expenses/SF	\$1.55
Total Rent/Month	\$160,125
Dock(s) Door(s)	8 3
Clear Height	32'
Date Available	TBD
Lease Type	NNN
Lease Term	120 Months
Lessor Pays	Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.

BUILDING SPECIFICATIONS

Total Building	305,000 SF
Available Area	305,000 SF
Warehouse/Mfg Area	206,000 SF
2-Story Office Area	Approx. 45,000 SF
Acreage	14.82 Acres
Parcel Number	052-234-020-10
Year Built	2005
Levels	2
Railroad Siding	No
Construction	Steel, block & glass
Roof	Standing seam
Clear Height	32'
Fire Suppression	Yes, portion is ESFR
Security System	Yes
Heating	Forced air
Air Conditioning	In office
Lighting	Fluorescent, upgrading to LED
Back-up Generator	No
Driveway Surface	Asphalt
Parking	Ample on-site
Expandable	No
Outside Storage	No
Present Use	Manufacturing
Signage	Monument
Zoning	Industrial
Taxing Authority	City of Charlevoix
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Multiple Providers
Water/Sewer	Municipal



BUILDING SPECIFICATIONS, cont.



WAREHOUSE/MANUFACTURING INFORMATION

Warehouse/Mfg Area	260,000 SF
Ceiling Height	32'
Floor Drains	No
Power (Amps Volts)	2,000 Amps 480v/3-Phase
Docks	8
Doors	3
Crane(s)	3-ton crane in service bay
Bay Size	40' x 40'
Heating	Forced air
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

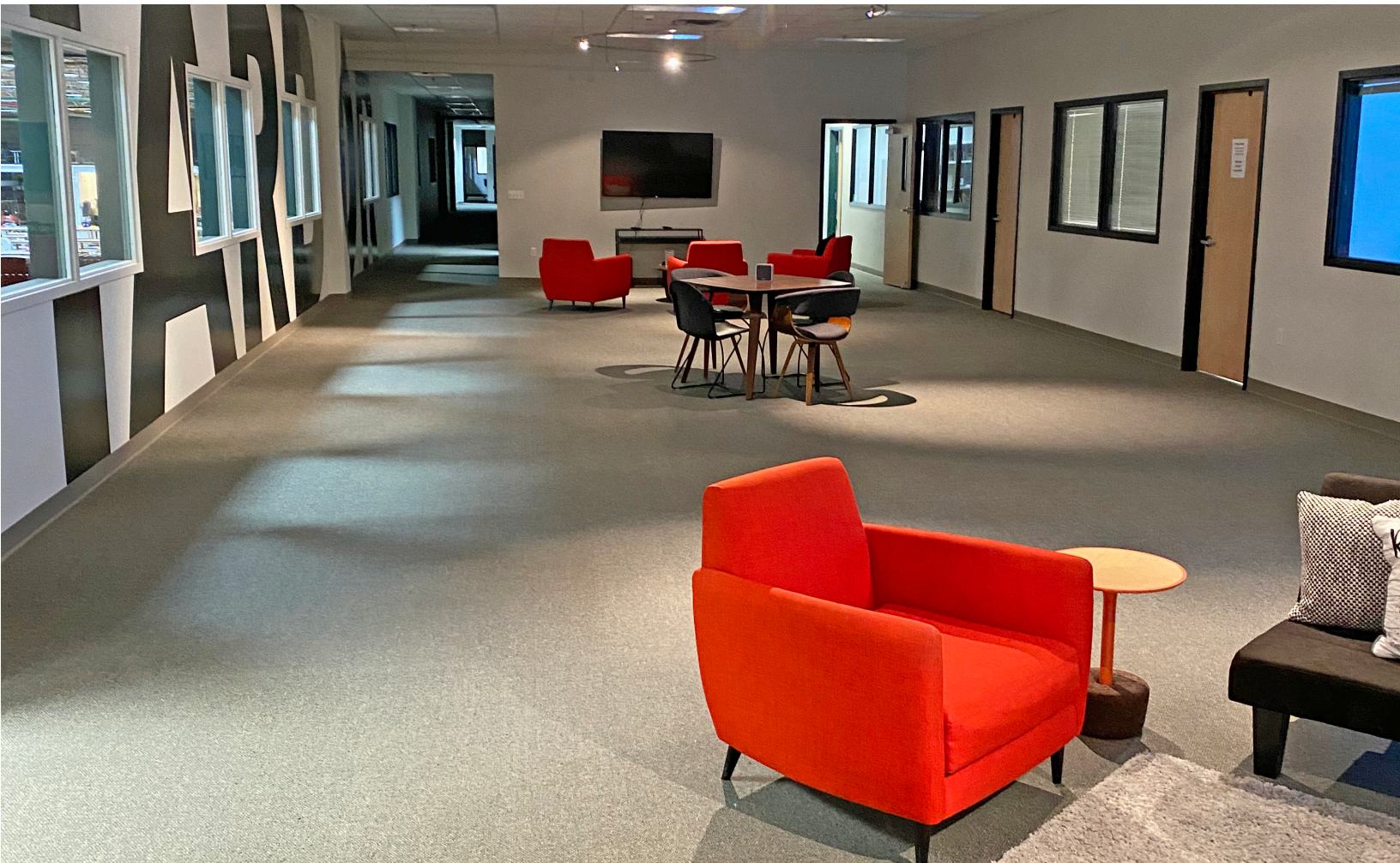
OFFICE/FLEX SPACE INFORMATION

2-Story Office Area	Approx. 45,000 SF
Ceiling Height	8'
Private Offices	Yes
Conference Room(s)	Yes
Heating	Forced air
Fire Suppression	No
Lighting	Fluorescent, upgrading to LED
Communication Equipment	Yes
Telecom Room	No
Breakroom/Kitchen	Yes
Restrooms	Yes

BUILDING PHOTOS









PERMITTED USES

<i>Table 153.086: Allowed Uses, Non-Residential and Mixed Use Zones</i>										
<i>P = Permitted Use by Right</i>										
<i>S = Special Land Use</i>										
	<i>PO</i>	<i>GC</i>	<i>CBD</i>	<i>CH</i>	<i>MC</i>	<i>SR</i>	<i>I</i>	<i>P</i>	<i>CM</i>	<i>Specific Requirements</i>
ACCESSORY										
Accessory uses, buildings and structures	P	P	P	P	P	P	P	P	P	§ 153.116(A)
Boathouses	-	-	-	-	P	S	-	-	-	§ 153.116(E)
Dock, boat launch; accessory	-	-	-	-	P	P	-	-	-	
Drive-through facility, except those serving a restaurant	-	P	P	-	-	-	-	-	P	§ 153.116(G)
Outdoor display and sales	-	P	P	-	S	-	P	-	P	§ 153.116(I)
Outdoor seating area for restaurants, taverns and similar uses serving food and beverages	-	P	P	P	P	P	-	-	P	
Recreation and meeting facilities accessory to a motel/ hotel	-	P	P	P	-	-	-	-	-	
Restaurant or retail store accessory to a motel/hotel	-	P	P	P	-	-	-	-	P	
Solar panels	P	P	P	P	P	-	P	P	P	§ 153.116(J)
Wind energy conversion system, single accessory	S	S	S	S	S	-	S	P	P	§ 153.116(K)
RESIDENTIAL										
Adult foster care group home	-	S ¹	-	-	-	-	-	-	-	
Dwellings above the first floor	P ²	P ³	P	-	P	-	-	-	P	
Convalescent and nursing homes	-	P	-	-	-	-	-	-	-	
Dwellings										
Multiple-family	-	P	P	P	P ⁴	-	-	-	P	
Single-family, attached	-	-	-	-	P	-	-	-	P	§ 153.117 (A)
Single-family, detached	-	-	-	-	P	-	-	-	P	§ 153.117(A)
OFFICES AND SERVICES										
Bank/financial institution	P	P	P	-	-	-	-	-	P	
Barber shop or beauty salon	-	P	P	P	P	-	-	-	P	
Contractor's shop, indoor only	-	P	-	-	-	-	P	-	-	
Day care center/nursery	-	P	-	-	-	-	-	-	P	§ 153.121 (A)
Dry cleaning pick up/delivery	-	P	-	-	-	-	-	-	P	
Kennel, commercial	-	-	-	-	-	-	P	-	-	§ 153.121 (B)
Laundry, self-service	-	P	-	-	-	-	-	-	P	
Office/Professional	P	P	P	-	P	-	-	-	P	
Medical and dental	P	P	P	-	P	-	-	-	P	
Photography studio	P	P	P	-	P	-	-	-	P	
Veterinary clinic or hospital	-	S	-	-	-	-	S	-	-	§ 153.121(C)

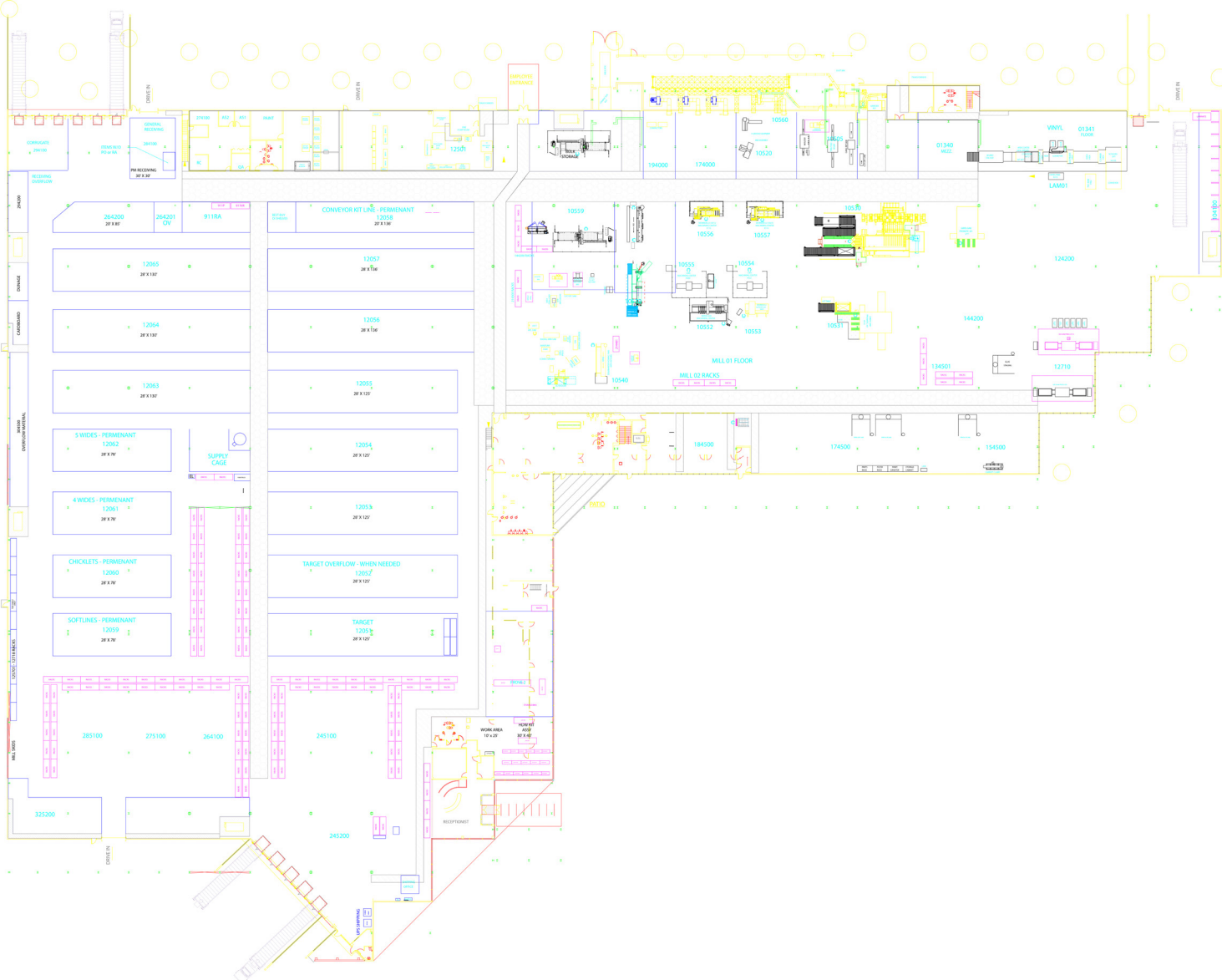
RECREATION AND OPEN SPACE										
Dock, boat launch, public	-	-	P	-	P	P	-	-	-	
Dock, private non-commercial	-	-	P	-	P	P	-	-	-	
Health club and fitness center	-	P	P	P	-	-	P	-	P	
Marina, public or private	-	-	-	-	P	-	-	-	-	
Park, playground, beach; private	-	-	P	P	P	P	-	-	-	
Park, playground, beach; public	-	P	P	P	P	P	P	P	P	
Recreation facility/Athletic courts	Indoor	-	P	P	-	-	-	P	-	-
	Outdoors	-	-	-	-	-	P	S	-	P § 153.119(A)
LODGING, DINING AND ENTERTAINMENT										
Bakery and baked goods	-	P	P	P	P	-	-	-	P	
Bed and breakfast	-	-	P	P	P	-	-	-	S	§ 153.116 (D)
Billiards, pool hall	-	P	-	-	-	-	-	-	-	
Bowling alley	-	P	-	-	-	-	-	-	-	
Brewpub	-	P	P	-	P	-	-	-	P	
Fishing charter service	-	-	P	-	P	P	-	-	-	
Lodges and private clubs	-	P	P	-	P	-	-	-	P	
Motel or hotel	-	P	P	P	-	-	-	-	P	
Restaurant with drive-through	-	P	-	-	-	-	-	-	-	§ 153.118 (B)
Restaurant without drive-through	-	P	P	P	P	-	P	-	P	
Wine tasting room	-	P	P	P	P	-	-	-	P	
Tavern	-	P	P	P	P	-	-	-	-	
Theater, indoor	-	P	P	-	-	-	-	-	-	
RETAIL										
Any retail establishment with a gross leasable area greater than 15,000 sq. ft. (60,000 sq. ft. maximum)	-	P	-	-	-	-	P	-	-	§ 153.120
Building material, lumber, bulk storage yard	-	-	-	-	-	-	P	-	-	
Convenience store	-	P	P	-	-	-	P	-	P	
Floral shop/florist	-	P	P	-	P	-	-	-	P	
Furniture and appliance sales	-	P	-	-	-	-	-	-	-	
Grocery, meats, delicatessen	-	P	P	-	P	-	-	-	P	
Nursery/garden shop	-	P	-	-	-	-	P	-	P	
Retail sales of durable and dry goods: apparel, hardware, pharmaceuticals, books, gifts, jewelry, etc.	-	P	P	-	-	-	-	-	P	
VEHICLE RELATED USES										
Boat fuel/gasoline sales	-	P	-	-	S	-	-	-	-	
Boat service and repair	-	P	-	-	P	-	P	-	-	
Boat/marine sales and related retail (e.g., fishing equipment, etc.)	-	P	P	-	P	-	P	-	P	
Public garages, parking lots/structures as a principal use	-	-	P	-	-	-	-	S	-	
Vehicle service station with convenience retail, in conjunction with a bulk petroleum distribution facility	-	S	-	-	-	-	S	-	-	
Vehicle service station, including accessory service/repair and/or convenience retail	-	P	-	-	-	-	P	-	-	§ 153.123 (C)

Vehicle parts sales, indoor only	-	P	-	-	-	-	P	-	-	
Vehicle sales	-	P	-	-	-	-	P	-	-	
Vehicle repair, major	-	-	-	-	-	-	P	-	-	§ 153.123 (A)
Vehicle repair, minor	-	S	-	-	-	-	P	-	-	§ 153.123 (B)
Vehicle wash establishment	-	S	-	-	-	-	P	-	-	§ 153.123(D)
PUBLIC/INSTITUTIONAL										
Churches and customary related uses	P	P	P	P	P	P	P	P	P	
Colleges and universities	-	S	S	-	-	-	S	S	S	
Community centers	P	P	P	-	-	-	P	P	P	
Hospital, clinic	P	P	P	-	-	-	-	-	P	
Publicly owned building	P	P	P	P	P	P	P	P	P	
School (elementary, middle and high)	-	-	P	-	-	-	-	P	S	
INDUSTRIAL AND STORAGE										
Boat/marine construction and maintenance equipment use and storage	-	-	-	-	P	-	P	-	-	
Boat storage, indoor, in a permanent structure	-	-	-	-	P	-	P	-	-	
Boat storage, outdoor (permanent)	-	-	-	-	-	-	P	-	-	
Boat storage, outdoor (off season)	-	P	-	P	P	P	P	P	-	
Manufacture, compounding, assembly and treatment of articles from prepared materials, such as metal, plastics, fiber and wood	-	S	-	-	S	-	P	-	-	
Manufacturing, compounding, processing and packaging products, such as candy, cosmetics, pharmaceuticals and food products (but not refining or rendering)	-	S	-	-	-	-	P	-	-	
Self-storage facility	-	-	-	-	-	-	P	-	-	§ 153.124 (A)
Warehousing, truck terminal, logistics and transportation equipment storage	-	-	-	-	-	-	P	-	-	
OTHER USES										
Essential services	P	P	P	P	P	P	P	P	P	
Similar use	P	P	P	P	P	P	P	P	P	§ 153.125 (C)
Wireless telecommunication towers	-	S	-	-	-	-	S	S	-	§ 153.125(D)

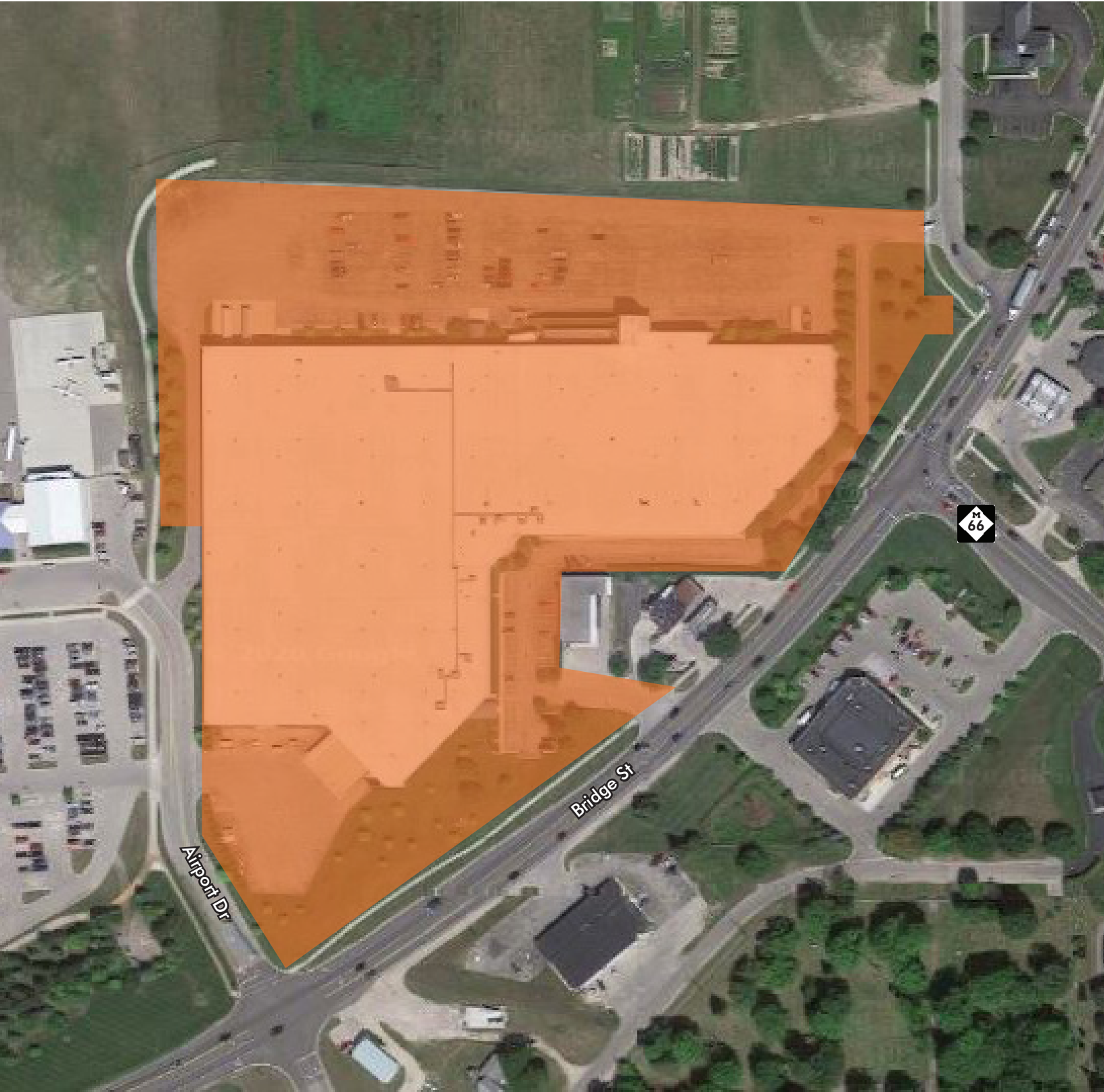
NOTES TO TABLE:

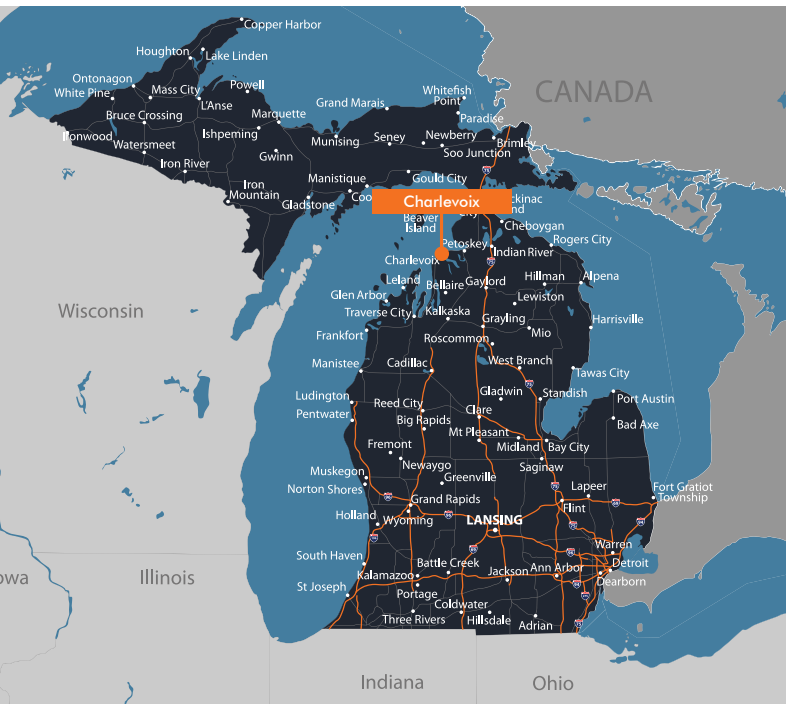
- 1 Subject to any use restrictions and the area, height and setback requirements of the GC District.
- 2 Mixed use developments where dwelling units are proposed above professional offices shall comply with the area, height and placement requirements of the PO District.
- 3 Mixed use developments where dwelling units are proposed above GC structure shall comply with the area, height and placement requirements of the GC District.
- 4 Developments of a single multiple-family dwelling may be developed to the requirements of the R2 District, while Developments of more than one Multiple-family dwellings shall be developed to the requirements of the R4 District.

FLOOR PLAN



PROPERTY AERIAL





PROPERTY LOCATION

PROXIMITY TO

Grand Rapids	175 miles
Lansing	209 miles
Detroit	268 miles
Chicago	381 miles
Indianapolis	439 miles



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