

1985 E. Laketon Avenue  
Muskegon, Michigan



## *Industrial Building – For Sublease*

- 64,882 Square Feet
- Zoned I-2
- Year Built: 1940 | Year Remodeled: 1989
- 22'- 24' Ceiling Height
- 2 Truck Docks | 4 Overhead Doors

Industrial/manufacturing space available for sublease. Approximately 65,000 SF industrial building situated within the Port City Industrial Park within the city of Muskegon. The building features excellent heavy industrial infrastructure (former die casting and plastic injection molding operations) and approximately 10,000 SF of finished office space. The building is comprised of various additions since its original development. Property is ideally located with quick access to US-31 via the Laketon interchange. Port City Industrial Park includes prominent manufacturers including GE Aviation and ADAC Automotive.

**Lease Price: \$5.00/SF/Yr NNN (\$27,034.17/Month)**

For more information, please contact:

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Connect with us:



**CORE REALTY PARTNERS**

221 W. Webster Avenue  
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[www.corecommercialrealty.com](http://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.

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## Building Features

### Office Area

Office SF	10,000S SF +/-
HVAC	Gas/Forced Air
Air Conditioning	Office
Sprinklered	Yes
Ceiling Height	Mfg 8' – 10'
Lighting	Fluorescent/LED
Private Offices	Yes
Conference Room	Yes
Lunch Room	Yes
Restrooms	Yes
Kitchen/Break Room	Yes

### Industrial Area

Manufacturing SF	55,000 SF +/-
Warehouse SF	Blend w/Mfg
Floors	Concrete
Air Conditioning	No
HVAC	Gas/Unit Heat
Ceiling Height	16' – 22'
Sprinklered	Yes
Lighting	Metal Halide/LED
Electric Service	480V 3-Phase
Column Spacing	Varies
Grade Level Doors	4
Loading Docks	2
Floor Drains	Yes
Compressed Air	Yes
Cranes	Yes
Shop Office	Yes
Shop Lunch Room	Yes
Shop Restroom	Yes



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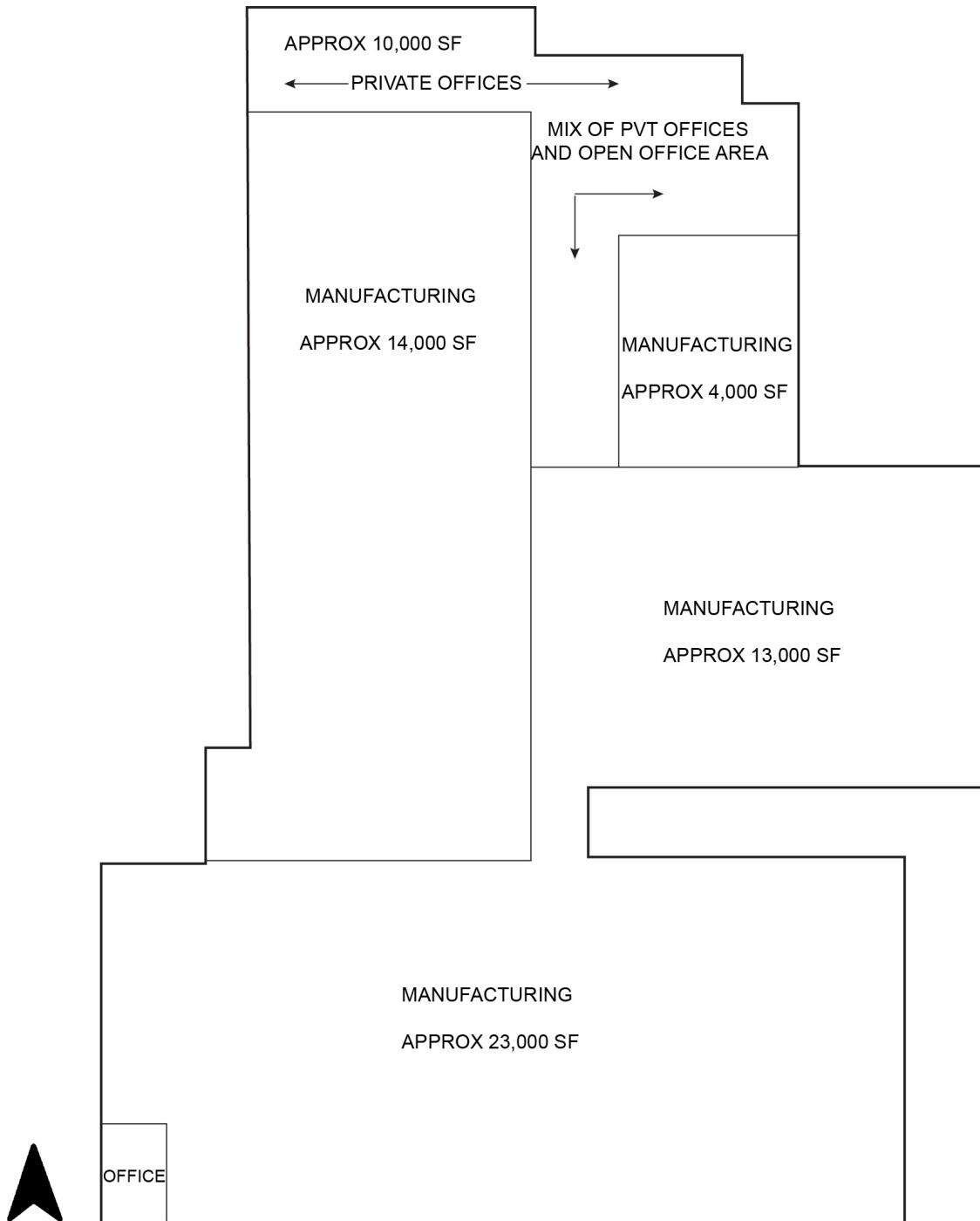
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## Floor Plan



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

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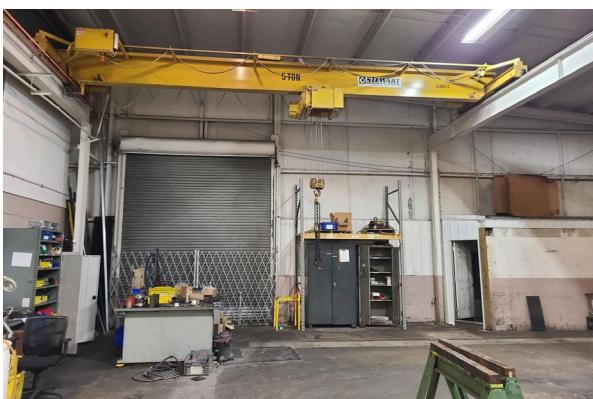
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## Photos



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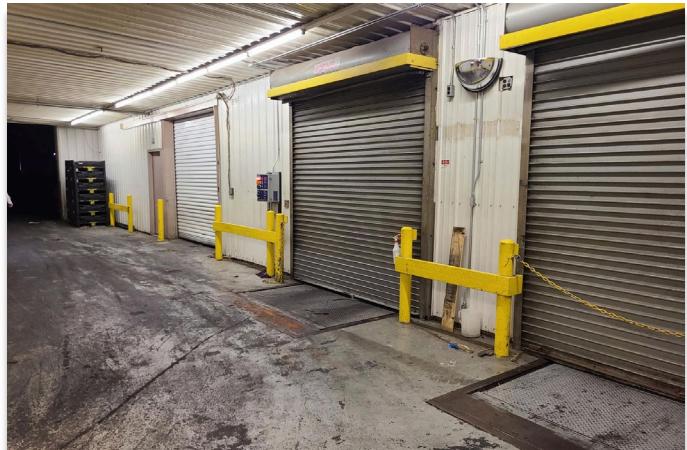
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## Photos



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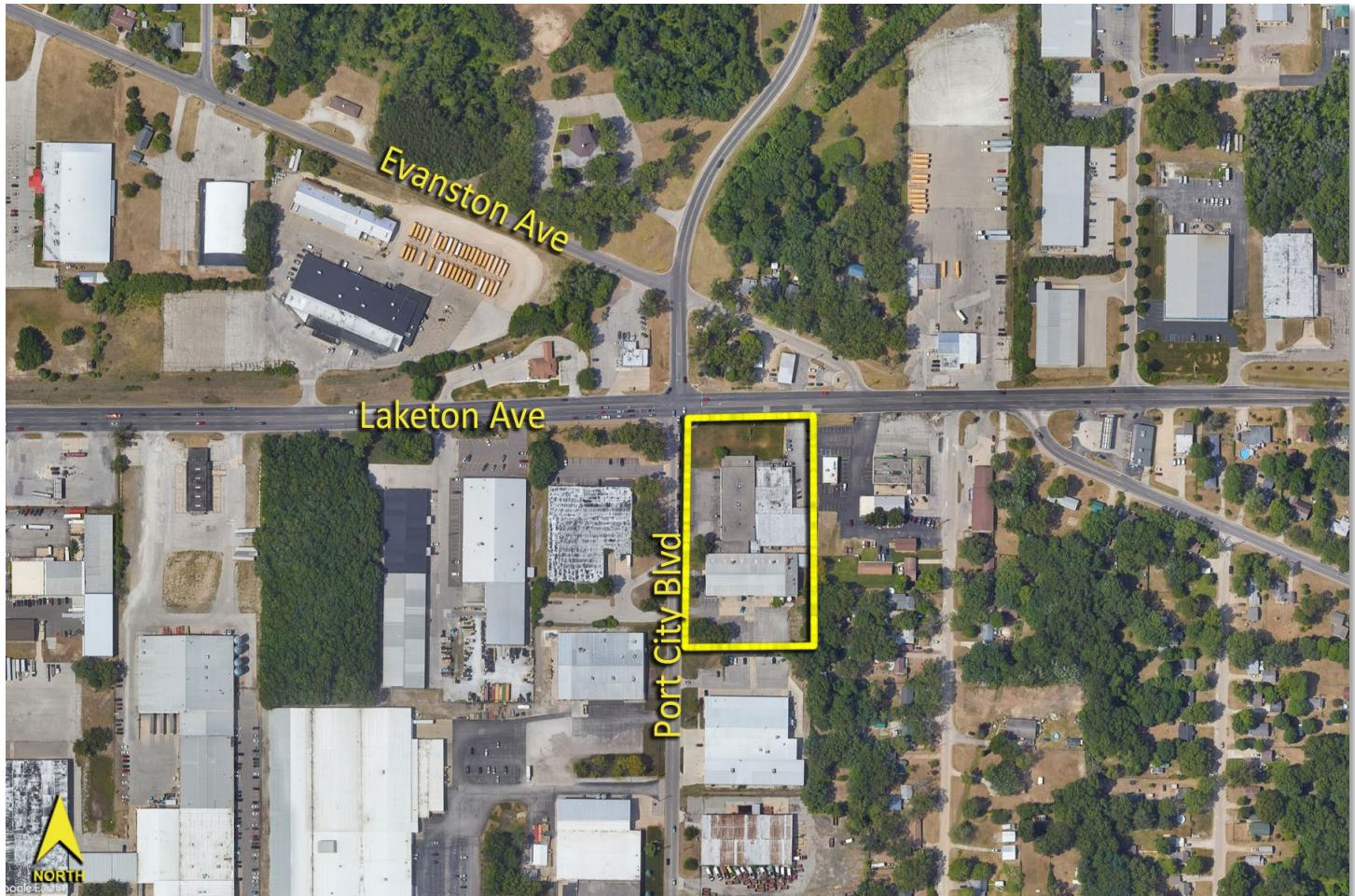
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Aerial



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