

FOR SALE OR LEASE
1185 3rd Street
Muskegon, Michigan



Downtown Retail/Industrial Opportunity

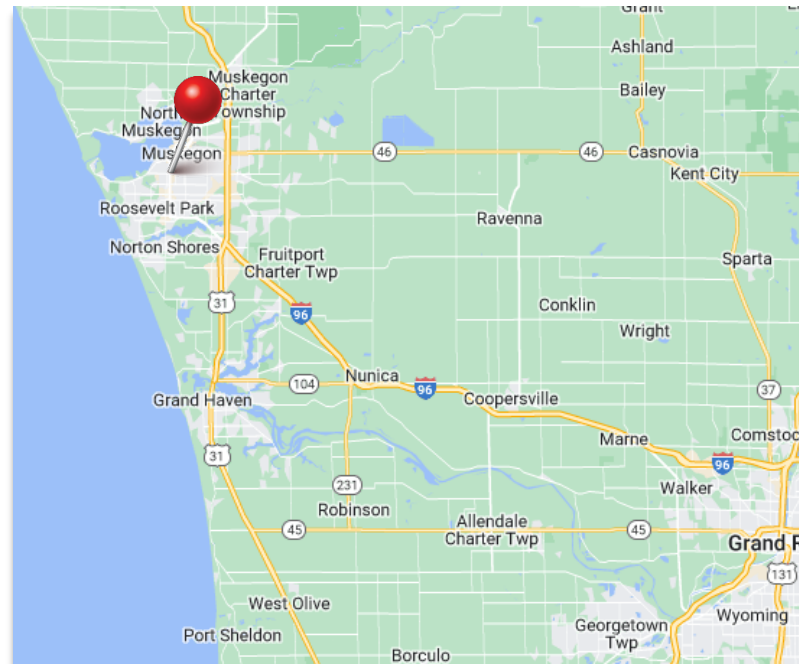


19,665 SF Industrial/Retail Building for Sale

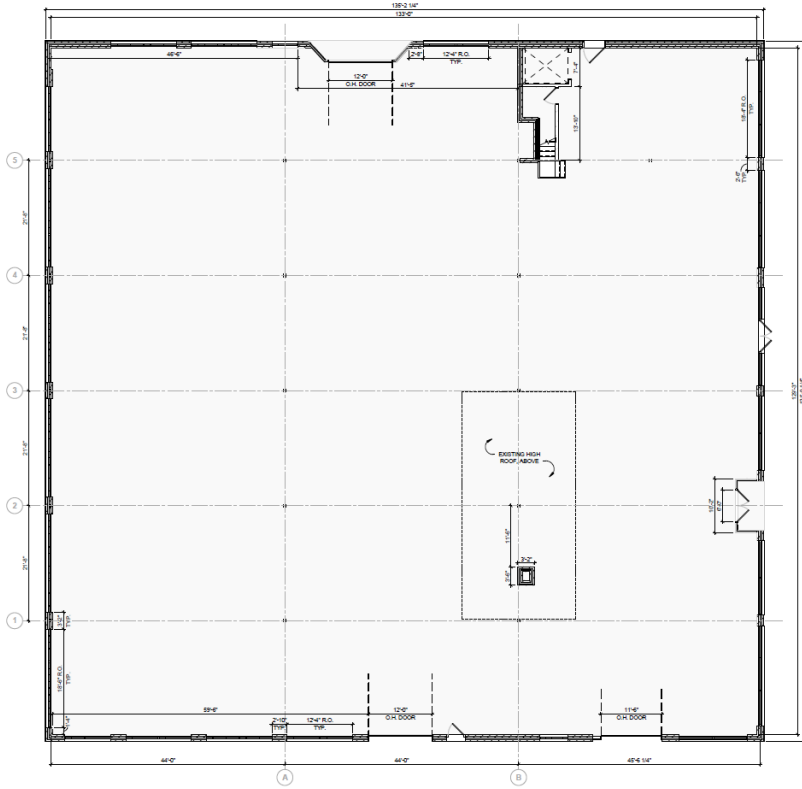
- Large floorplate
- 17,665 SF main floor
- ~2,000 SF mezzanine
- Includes building and two parcels across street for parking
 - 1201 3rd ST (0.17 acres) (PUD)
 - 1207 3rd ST (0.17 acres) (R-1)
- Owner has spent considerable money to clean/refurbish property

Contact

Jason Webb SIOR, CCIM
Senior Director
+1 616 238 1044
jason.m.webb@cushwake.com

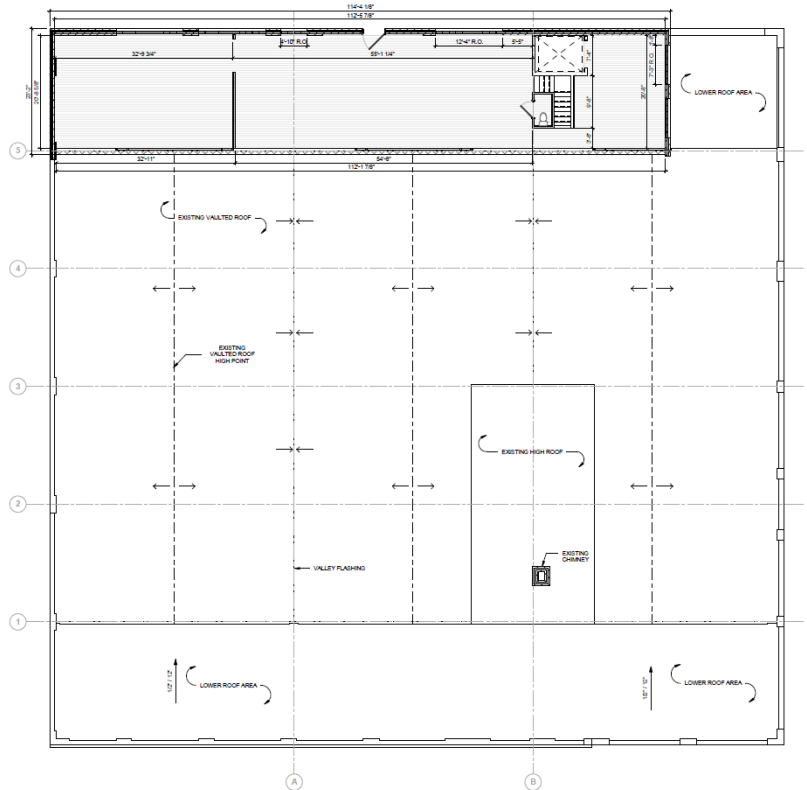


FOR SALE OR LEASE
1185 3rd Street
Muskegon, Michigan



Main Level
17,665 SF

Upper Level
2,000 SF



Contact

Jason Webb SIOR, CCIM
Senior Director
+1 616 238 1044
jason.m.webb@cushwake.com

FOR SALE OR LEASE
1185 3rd Street
Muskegon, Michigan



Contact

Jason Webb SIOR, CCIM
Senior Director
+1 616 238 1044
jason.m.webb@cushwake.com

FOR SALE OR LEASE

1185 3rd Street
Muskegon, Michigan



General Information

Address	1185 3 rd Street Muskegon, MI 49441
Total Building Area	19,665 SF
Office Area	2,000 SF
Industrial Area	17,665 SF
Divisible To	4,000
Primary Use	Warehouse/Retail
Property Class	C
Year Built/Ren	1930/2022
Construction Type	Masonry
Stories	1+Mezz
Roof	EPDM
Mezzanine	Yes

Building Amenities

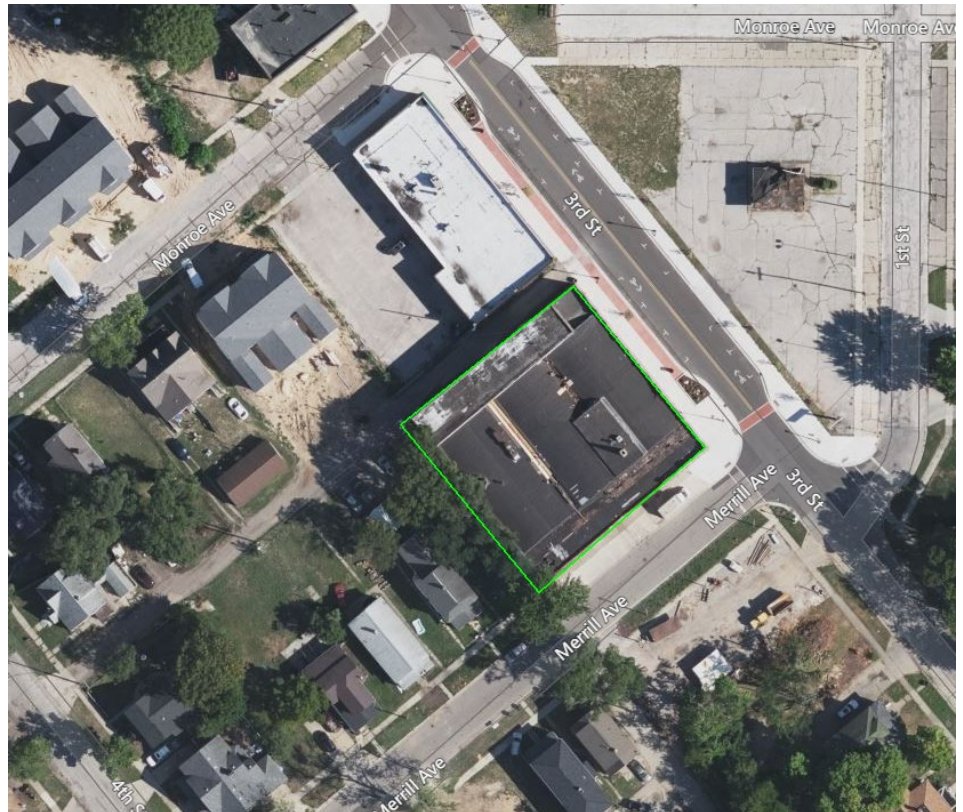
Ceiling Clearance	14'
Bay Size / Column Spacing	44'
Docks/Wells	None
Dock Equipment	None
Grade Doors	2+1 (10' x 12')
Industrial Area HVAC	Heat
Industrial Area Lighting	
Floor Thickness	
Floor Drains	Yes
Fire Suppression	None
Cranes	1
Electric	Yes
Air Lines	None
Lunch/Break Room	None
Rail Served	No
Building Expandable	No

Site Details

Total Acreage	0.76 acres
Zoning	PUD
Parcel ID	61-24-205-379-0011-00 61-24-205-386-0001-00 61-24-205-386-0002-00
Auto Parking	Yes
Trailer Parking	None
Outside Storage	Potentially
Site Fencing	None
Major Crossroads	3 rd Street and Merrill Avenue

Pricing

Rental Rate	\$4.00
Lease Type	NNN
Desired Term	60 months
Est. Opex	
Taxes	
Insurance	
CAM	
Sale Price	\$441,625



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.