

# 1450 E Laketon Ave Muskegon, MI 49442



**236,102**  
Square Feet



**\$7,500,000**  
Sale Price

**\$3.25-\$4.00**  
Lease Rate/SF, NNN

## FOR SALE OR LEASE

The property located at 1450 East Laketon Avenue, is a 236,102 SF industrial building, situated on a 11.73 acre site. The building offers 227,782 SF of industrial space and 8,320 SF of office. The property features 20'-30' ceiling heights, LED lighting, ESFR fire suppression, 55'x40' column spacing, and 2,000+ amps of 480v/ 3-phase power, and a truck/trailer repair facility. The building is conveniently equipped with excellent freeway accessibility and a fenced-in yard for outdoor parking/storage.

**CAM Expenses: \$0.50/SF**

## CONTACT

TRENT WIERINGA SIOR  
direct 616 327 2618  
mobile 616 481 3868  
Trent.Wieringa@AdvantageCRE.com

**1450** E Laketon Ave  
Muskegon, MI 49442

BUILDING SNAPSHOT



**236,102 SF**  
Total Building



**11.73**  
Acres



**1966**  
Year Built



**17' - 26'9"**  
Clear Height



**2,000**  
Amps



**LI**  
Zoning

BUILDING SPECIFICATIONS

Total Building	236,102 SF
Acreage	11.73 Acres
Parcel Number	61-10-028-400-0064-00
Year Built	1966
Year Renovated	2024
Construction	Brick and Masonry, Steel
Roof	Flat
Column Spacing	50'x40'
Ceiling Height	20'-30'
Clear Height	17'-26'9"
Fire Suppression	ESFR + .60GPM/2000s
Heating	Gas Forced Units
Air Conditioning	Only In Office

Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	Yes
Outside Storage	Fenced-In Yard
Zoning	Light Industrial
Taxing Authority	Muskegon County
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	227,782 SF
Ceiling Height	20'-30'
Clear Height	17'-26'9"
Power (Amps   Volts)	2,000+ Amps 480v/3-Phase
Heating	Gas Forced Units
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	8,320 SF
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

**1450** E Laketon Ave  
Muskegon, MI 49442

SALE SNAPSHOT



**236,102 SF**  
Building



**\$7,500,000**  
Sale Price

**\$31.77/SF**  
Sale Price

LEASE SNAPSHOT



Up to  
**236,102 SF**  
Suite For Lease



**\$3.25-\$4.00**  
Lease Rate/SF



**NNN**  
Lease Type

SALE INFORMATION

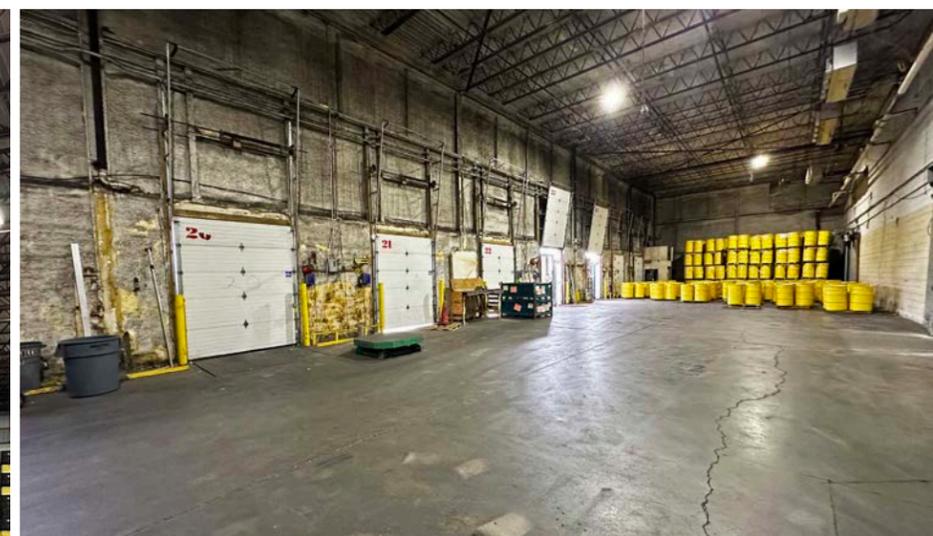
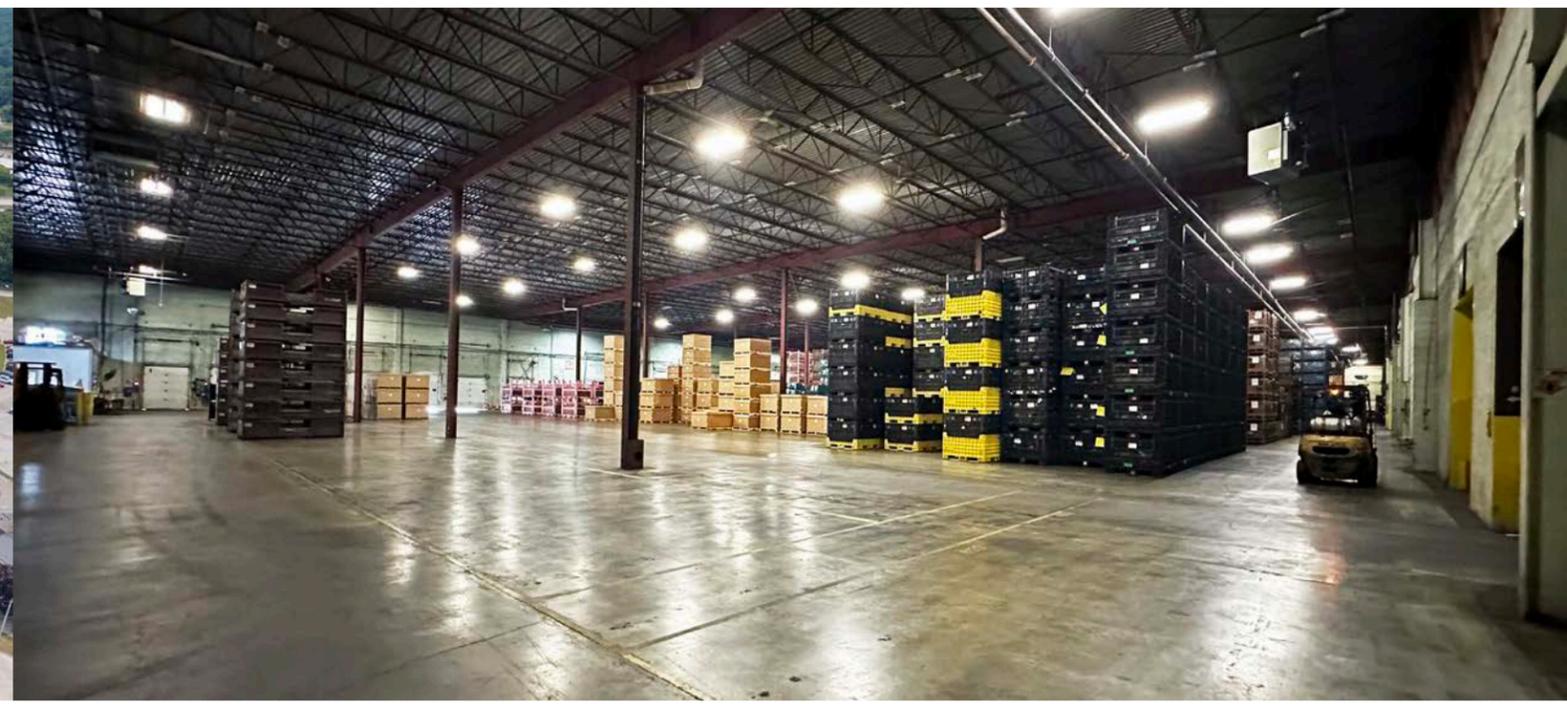
Building Size	236,102 SF
Sale Price	\$7,500,000
Sale Price/SF	\$31.77/SF
Possession	At Closing.
State Equalized Value (2025)	\$690,000
Taxable Value (2025)	\$690,000
Real Estate Taxes	\$39,039.63

LEASE INFORMATION

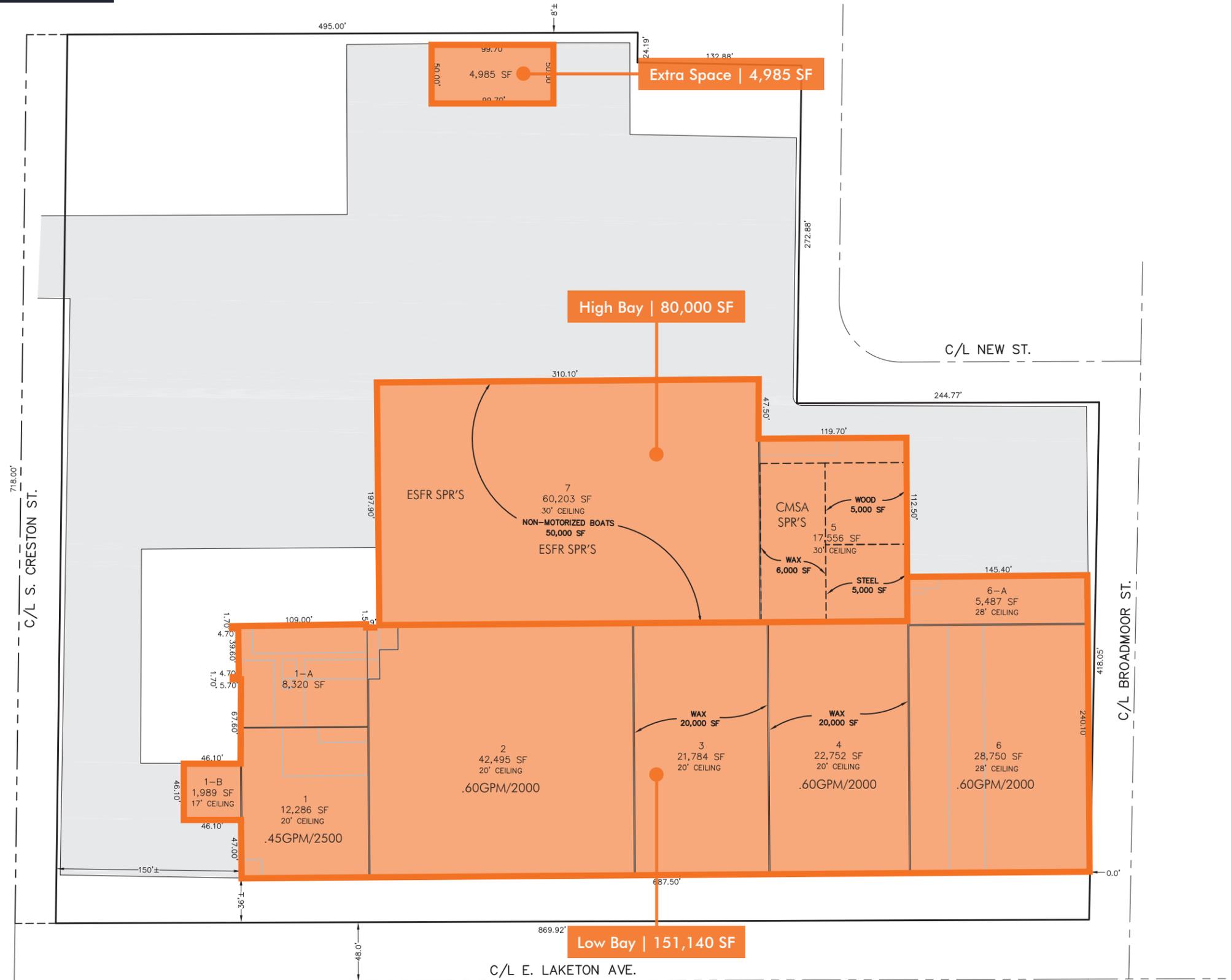
Available Suite	Suite A - Low Bay	Suite B - High Bay	Entire Building
Available Area	151,140 SF	80,000 SF	236,102 SF
Dock(s)   Door(s)	12   2	18   1	30   3
Ceiling Height   Clear Height	20'-28'   17'-25'	30'   27'	20'-30'   17'-26'9"
Lease Rate/SF	\$3.25	\$4.00	\$3.50
Lease Rate/Month	\$40,933.75	\$26,666.67	\$68,863.08
NNN Expenses/SF	\$0.50	\$0.50	\$0.50
Total Rent/Month	\$47,231.25	\$6,000.00	\$78,700.66
Date Available	At Landlord's Approval.	At Landlord's Approval.	At Landlord's Approval.
Lease Type	NNN		
Lease Term	36+ 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.		

\*Landlord, in its sole discretion, may decide to make the lease a gross lease\*

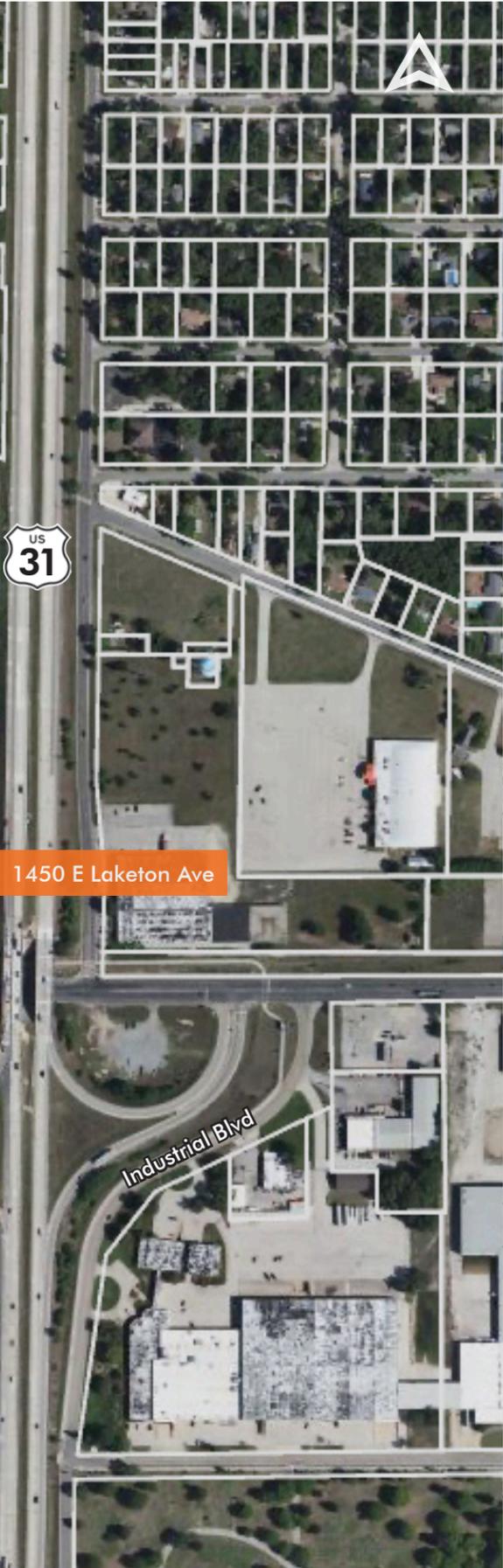
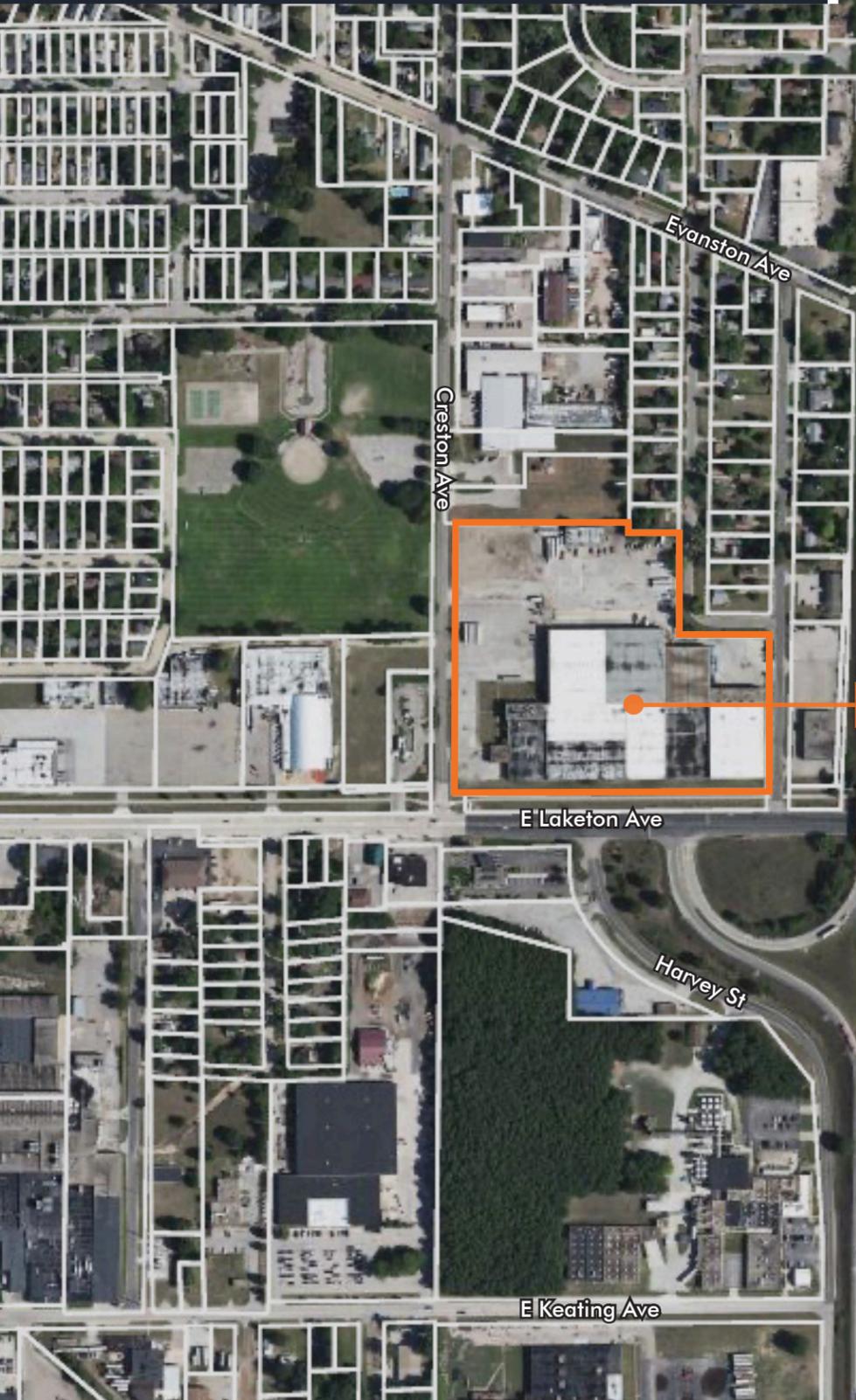
1450 E Laketon Ave  
Muskegon, MI 49442



## FLOOR PLAN



1450 E Laketon Ave  
Muskegon, MI 49442



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	39 miles
Gerald R. Ford International Airport	50 miles
Lansing	105 miles
Detroit	194 miles
Chicago	183 miles
Indianapolis	269 miles



1450 E Laketon Ave  
Muskegon, MI 49442



TRENT WIERINGA SIOR  
direct 616 327 2618  
mobile 616 481 3868  
Trent.Wieringa@AdvantageCRE.com



3333 Deposit Drive NE, Suite 100  
Grand Rapids, MI 49546  
www.AdvantageCRE.com  
616 327 2800

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Updated 7/31/2025