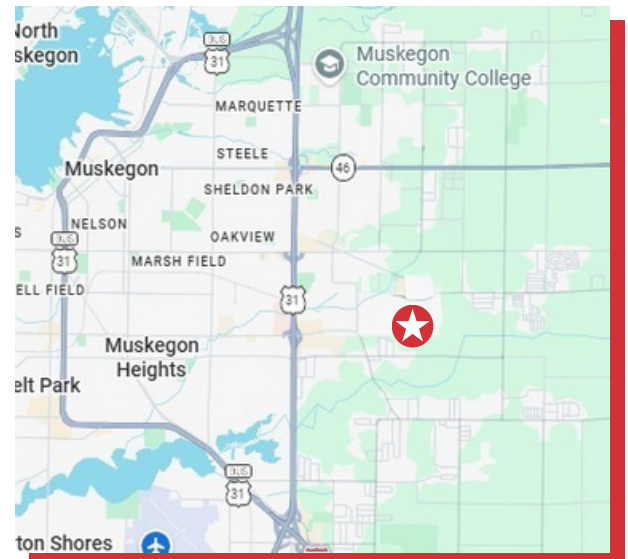




2675 OLTHOFF DRIVE MUSKEGON, MI 49444

- Newly constructed, large-scale (195,000 SF) industrial facility
- 15,500 SF of office and support space
- Exceptional regional connectivity & infrastructure access
- Close proximity to the Port of Muskegon
- 24' eave heights & approximate 30' clear heights at center
- 50' x 50' column spacing
- 14 dock-high loading doors & two 16'x16' grade level doors
- Substantial utility/electrical infrastructure available to the site
- May qualify for long-term PA 198 tax abatement benefits



FOR MORE INFORMATION, CONTACT:

STU KINGMA, SIOR
616.581.5000
skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SALE OR LEASE
INDUSTRIAL FACILITY

2675 Olthoff is a strategically engineered industrial asset originally conceived for advanced manufacturing at scale and now available for immediate occupancy by a user seeking a modern, infrastructure-rich platform capable of supporting long term operational growth and efficiency.

With its substantial utility and electrical infrastructure already available to the site, 2675 Olthoff can support heavy industrial and advance manufacturing operations with approximately 5.4 megawatts of available power capacity identified at the right-of-way. Consumers Energy has additionally identified strong electrical reliability characteristics at the site as well as proximity to both 46 kV and 138 kV electrical distribution systems, positioning the property exceptionally well for users with significant energy requirements, automation systems, robotics integration, data intensive manufacturing processes, or future production expansion needs.

The level of infrastructure, utility planning, and operational capability exceeds traditional speculative warehouse developments. The property combines modern construction, significant utility infrastructure, operational flexibility, manufacturing readiness, transportation access, and economic incentive potential into a single offering that is exceptionally difficult to duplicate anywhere along the West Michigan Lakeshore corridor.



 **2675 OLTHOFF DRIVE**
MUSKEGON, MI 49444

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	195,000 SF
Warehouse SF:	182,500 SF, of which 12,500 is mezzanine
Office SF:	12,500 SF
Column Spacing:	50' x 50'
Constructed / Renovated:	2025
Acreage:	12.9 acres
Ceiling Height:	24', 30' at center
Gas:	Natural
Power:	4000 amps, 480v, 3-phase power. Up to 5.4 megawatt capacity
Lighting:	LED lighting throughout interior and all exterior grounds
Transformers:	2 owned. Facility is on Primary Power, a significant cost savings for a large user
Security System:	Yes
Sprinklered:	Yes; ESFR system
Compressed Air:	Can be added
Floor Drains:	Yes
Loading Docks:	14
Grade Level Doors:	2; 16' x 16' grade-level doors
Cranes:	No
Signage:	Monument
Parking:	180 surface spaces + customer designated parking
Fenced Yard:	No
Outside Storage:	Subject to Use approvals
Rail Siding:	No
Zoning:	I-2; General Industrial

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **2675 OLTHOFF DRIVE**
MUSKEGON, MI 49444

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LEASE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

LEASE INFORMATION

Available:	6/1/2026
Asking Rate:	\$6.95 /SF
Lease Type:	NNN
Terms:	60 - 120 months
Tenant Provides:	Tenant shall be responsible for the cost of all property taxes, insurance, Building related expenses, and the amortized cost of structural and mechanical replacements over the useful life of the equipment.
Landlord Provides:	None
Renewal Option:	Negotiable

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE	DOCKS / DOORS	BASE RENT RATE PSF/Y	CAM RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM	TOTAL MONTHLY RENT
Entire Bldg.	195,000	182,500	12,500	14 / 2	\$6.95	\$1.75	\$112,937.50	\$28,437.50	\$141,375.00



 **2675 OLTHOFF DRIVE**
MUSKEGON, MI 49444

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SALE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

SALE INFORMATION

Price:	\$19,500,000.00
Per SF:	\$100.00 /SF
Parcel Number:	24-696-000-0069-01
Taxable Value:	To be determined
Summer Taxes:	\$1,908.32
Winter Taxes:	\$8,241.63
Total Taxes:	\$10,149.95
Possession:	At closing



LEGAL DESCRIPTION

CITY OF MUSKEGON PORT CITY INDUSTRIAL PARK NO 6 LOT 69 AND PART OF LOT 68 DESC AS BGE AT S 1/4 COR SEC 35 ALSO BEING THE SE COR OF LOT 69 TH N 89D 14M 02S W 633.55 FT TH N 01D 28M 36S E 889.87 FT TH S 89D 07M 07S E 11.15 FT TO A NON-TANGENT CURVE TH ELY ALG SD NONTANGENT CURVE TO THE RIGHT (CURVE DATA RAD= 167.00 FT DELTA= 18D 15M 04S LONG CHORD= 52.97 FT LONG CHORD BEARING S 79D 59M 35S E) 53.20 FT TH ALG LN NON-TANGENT TO SD CURVE S 70D 52M 03S E 563.57 FT TO A NON-TANGENT CURVE TO THE RIGHT TH SELY ALG SD NONTANGENT CURVE TO THE RIGHT (CURVE DATA RAD= 167.00 FT DELTA= 72D 20M 38S LONG CHORD= 197.13 FT LONG CHORD BEARING S 34D 41M 44 S E) 210.86 FT TH ALG A LN NON-TANGENT TO SD CURVE S 01D 28M 35S W 542.99 FT TO S LN OF PORT CITY INDUSTRIAL CENTER NO 6 TH N 89D 15M 10 SW ALG SD S LN OF PORT CITY INDUSTRIAL CENTER NO 6 75.51 FT TH S 89D 36M 23S W 7.91 FT TO POB

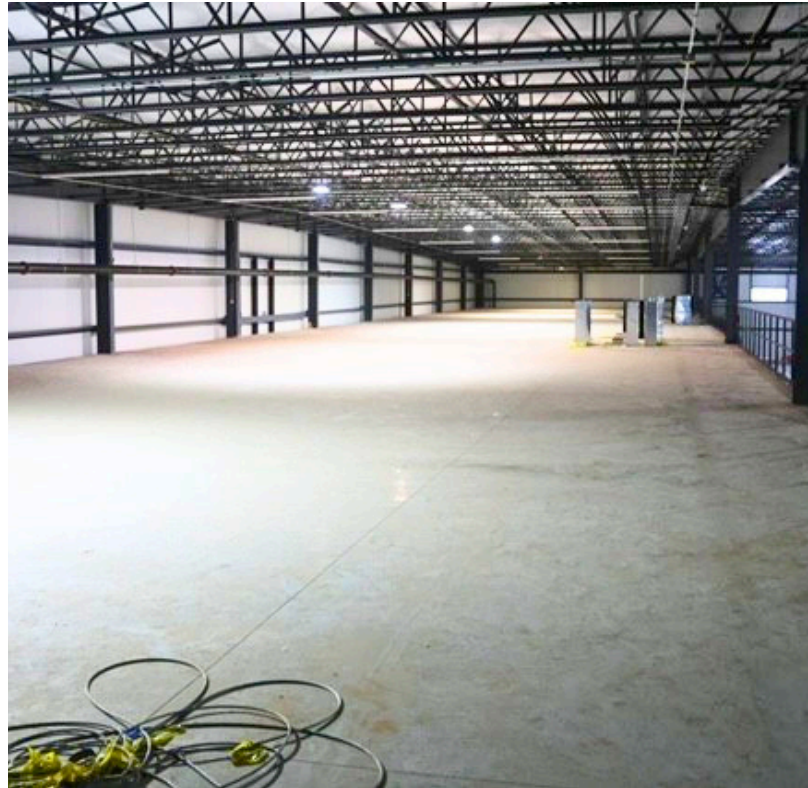
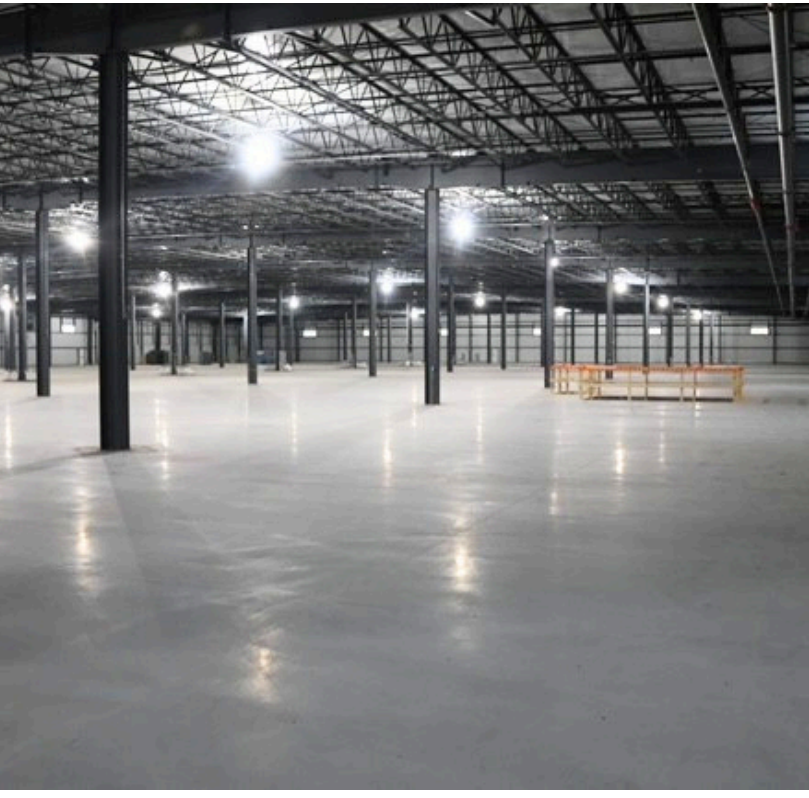
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 **2675 OLTHOFF DRIVE**
MUSKEGON, MI 49444

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PROPERTY PHOTOS

FOR SALE OR LEASE
INDUSTRIAL FACILITY

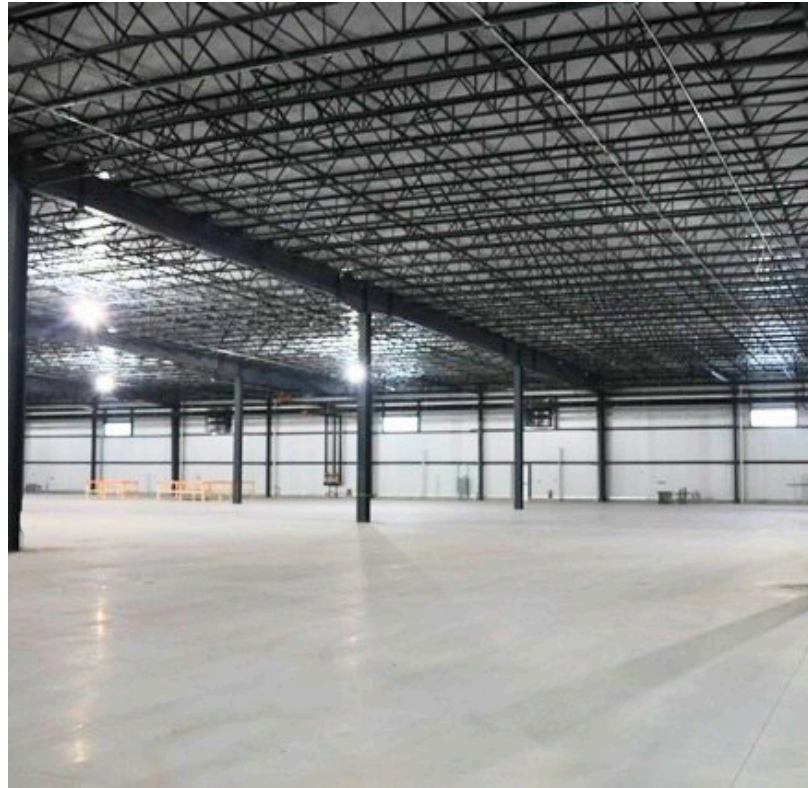
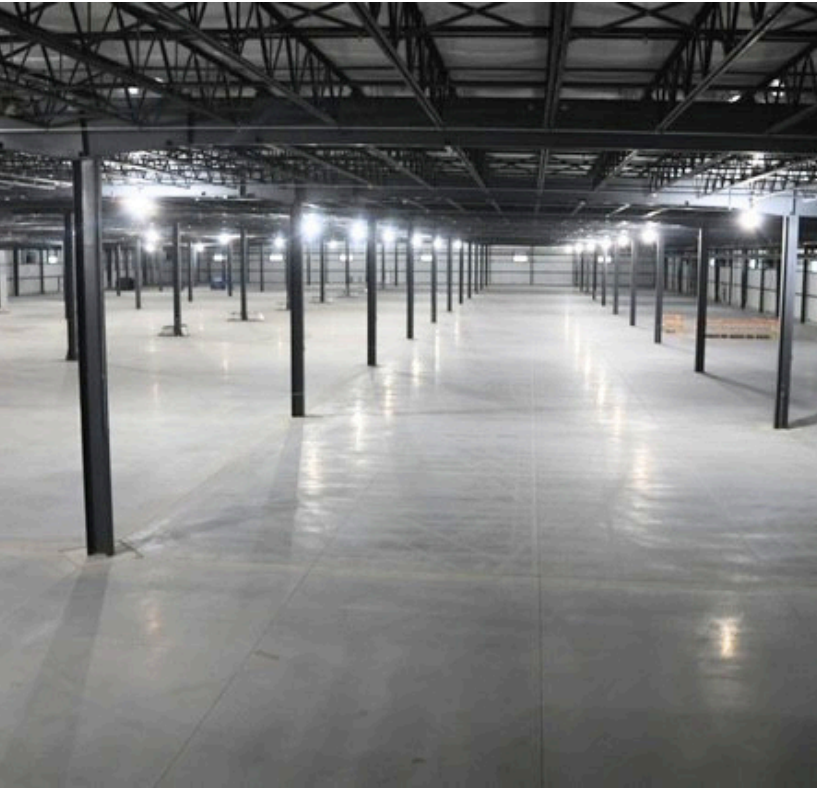


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PROPERTY PHOTOS

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INDUSTRIAL FACILITY

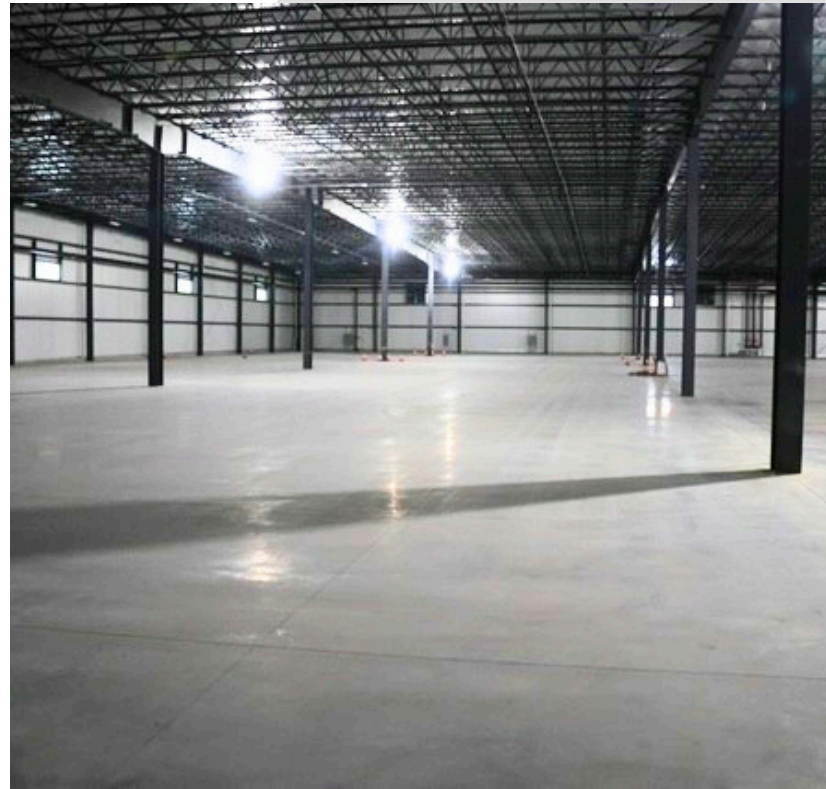
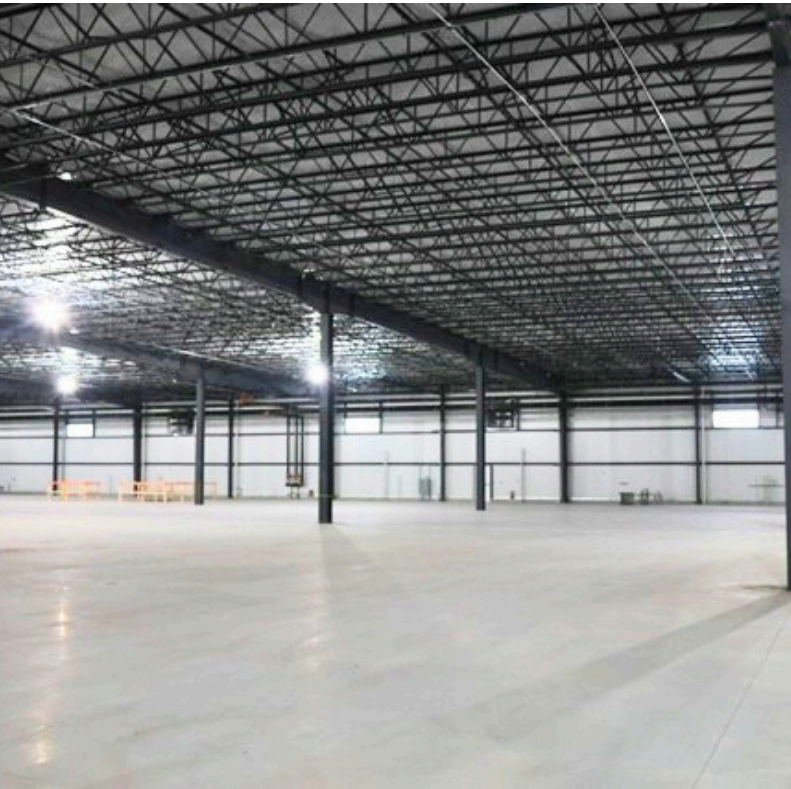


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PROPERTY PHOTOS

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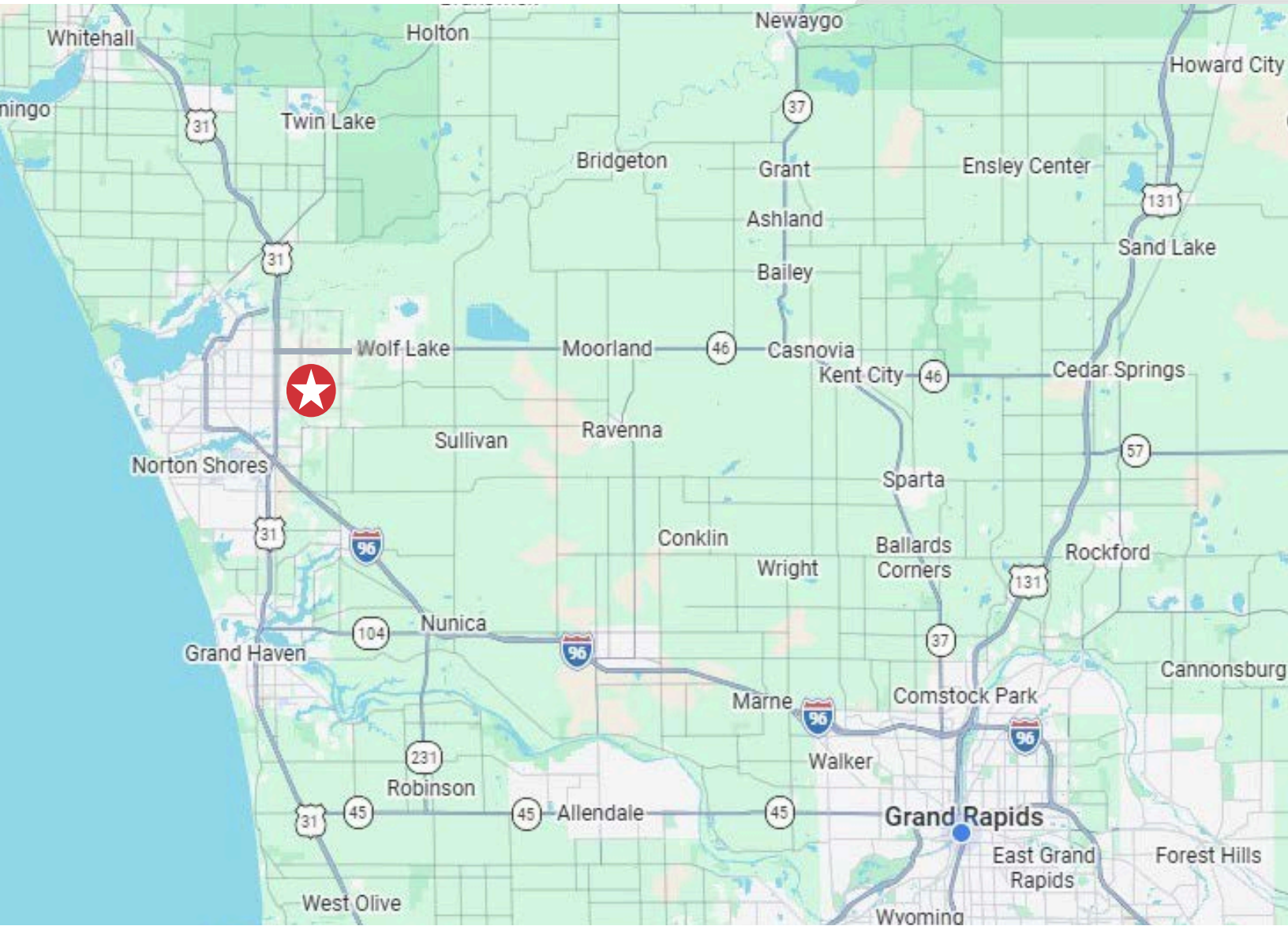


 **2675 OLTHOFF DRIVE**
MUSKEGON, MI 49444

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LOCATION MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



PROXIMITY

Business US-31

I-96

Muskegon Municipal Airport

Port of Muskegon

Gerald R Ford International Airport

 **2675 OLTHOFF DRIVE**
MUSKEGON, MI 49444

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AERIAL PHOTOS

FOR SALE OR LEASE
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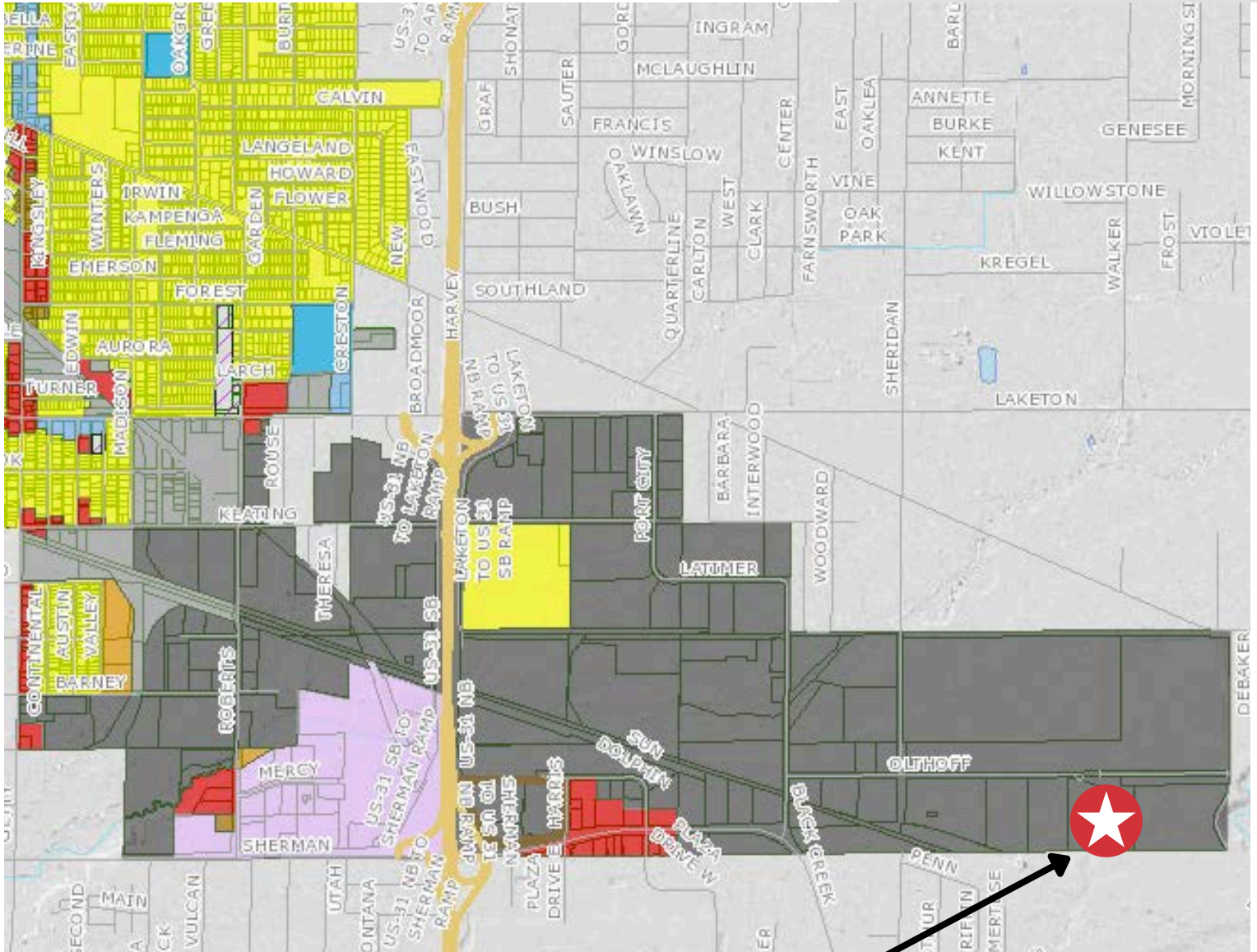
 **2675 OLTHOFF DRIVE**
MUSKEGON, MI 49444

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ZONING MAP

Partial Zoning Map

FOR SALE OR LEASE
INDUSTRIAL FACILITY



- City of Muskegon Zoning
- R: NEIGHBORHOOD RESIDENTIAL
 - RT: TWO-FAMILY RESIDENTIAL
 - RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - B-1: LIMITED BUSINESS
 - B-2: CONVENIENCE COMPARISON BUSINESS
 - B-3: CENTRAL BUSINESS
 - B-4: GENERAL BUSINESS
 - B-5: GOVERNMENTAL SERVICES
 - I-1: LIGHT INDUSTRIAL
 - I-2: GENERAL INDUSTRIAL
 - LR: LAKEFRONT RECREATION
 - MC: MEDICAL CARE
 - OSC: OPEN SPACE CONSERVATION
 - OSR: OPEN SPACE RECREATION
 - WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
 - WM: WATERFRONT MARINE

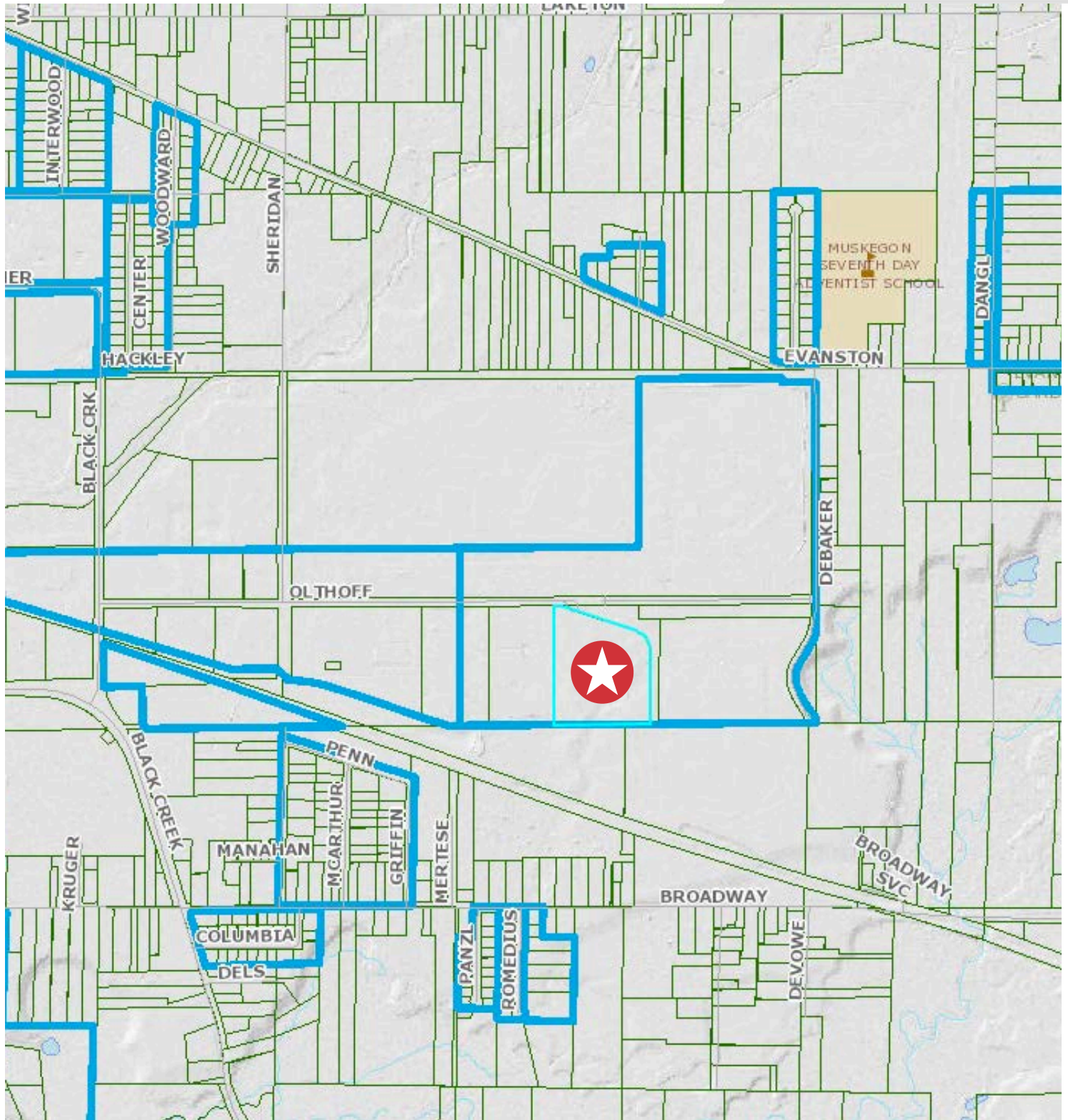
SUBJECT PROPERTY
ZONING: GENERAL INDUSTRIAL

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PARCEL MAP

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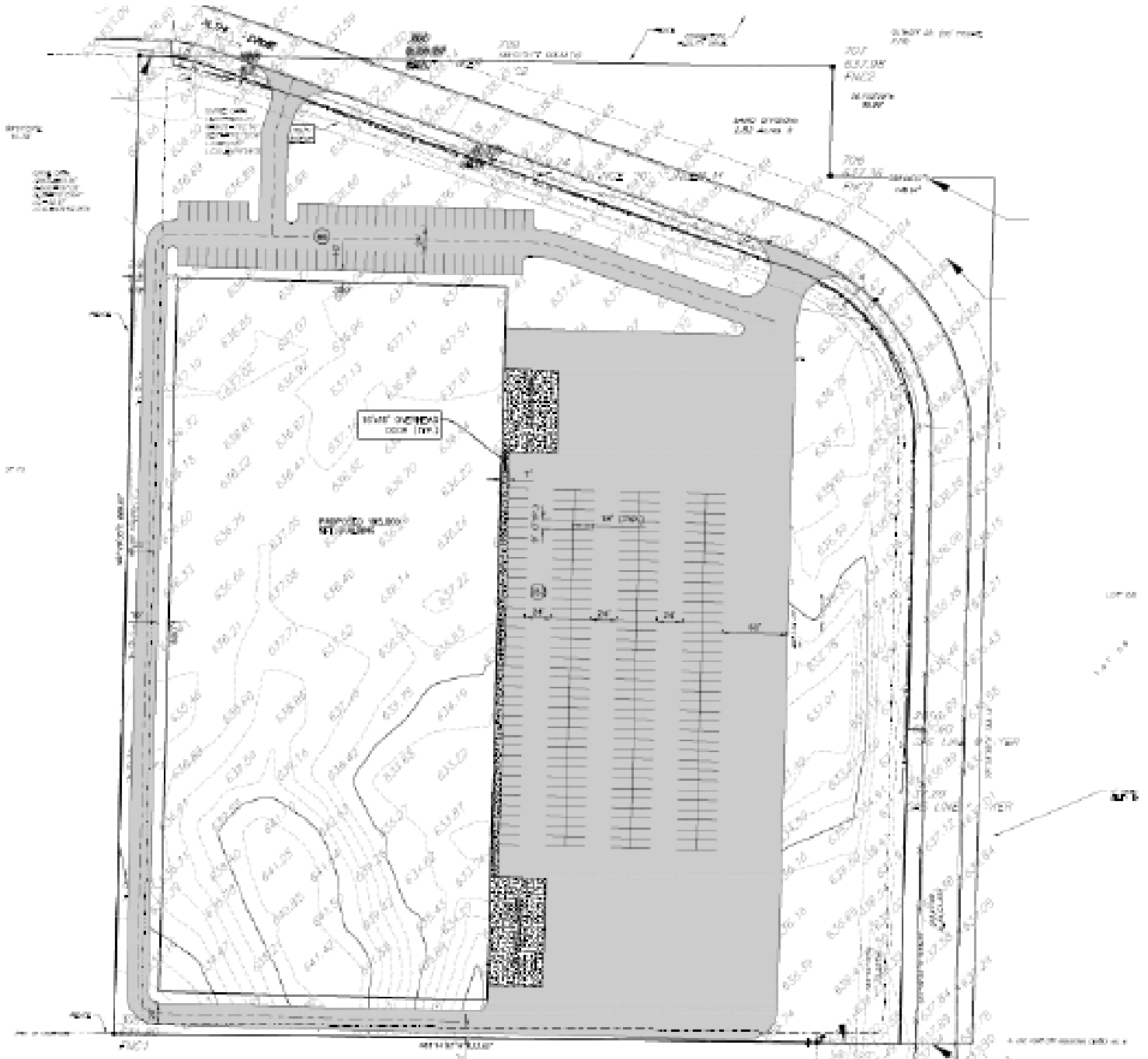


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SURVEY

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MUSKEGON, MI 49444

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

BEST OF THE MIDWEST AWARD

Holland

BUSINESS INSIDER

US CITIES WITH THE BEST QUALITY OF LIFE 2024

Grand Rapids

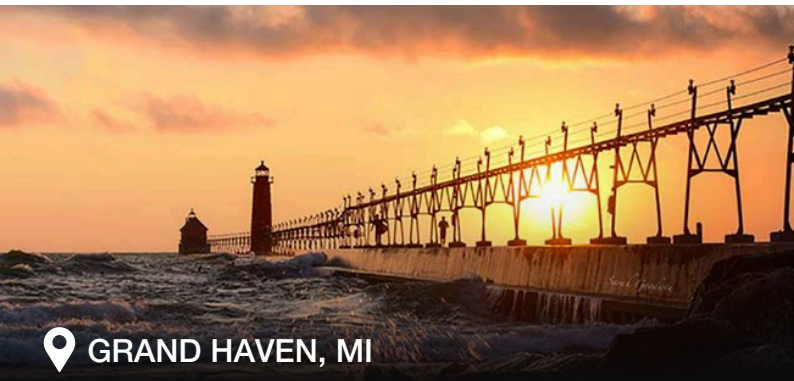
W WalletHub

BEST SMALL CITIES FOR STARTING A BUSINESS

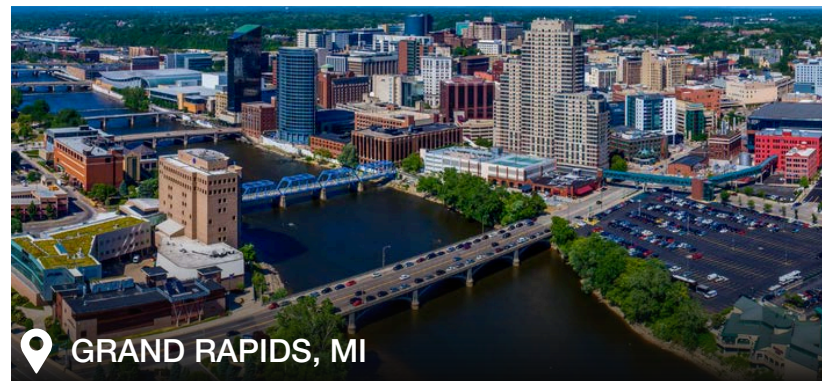
Muskegon

THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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