



39 State Street  
Middleville, Michigan 49333

### Property Highlights

- Well maintained industrial facility in Middleville
- Heavy power
- Building shows well
- Office space needs to be remodeled
- Standalone out building for storage and / or other uses.



For More Information

**Stuart J. Kingma, SIOR**

O: 616 581 5000

skingma@naiwwm.com

# Property Overview

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## Property Overview

The property located at 39 State Street in Middleville was formerly used by Andronico Industries. The facility features heavy electrical power capacity as well as ample parking nearby. The property is ready for new office space to be constructed, and it also can also be split for multiple users for an owner operator not requiring the entire space. The property is uniquely situated between the labor markets of both Kent County and Battle Creek.

## Property Information

<b>Location:</b>	Take M 37 / S Broadway to State Street, head East on State Street to the property on the South side of the road.
<b>Total Building Size:</b>	130,917 SF
<b>Year Built:</b>	Various Additions
<b>Acreage:</b>	3.78 Acres
<b>Construction:</b>	Pre engineered Steel/Block
<b>Roof:</b>	membrane/Standing seam metal
<b>Eave Height:</b>	Up to 20'
<b>Signage:</b>	Yes
<b>Parking:</b>	Ample
<b>Security System:</b>	Yes
<b>Zoning:</b>	I-1 Light Industrial

## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone:</b>	Choice
<b>Natural Gas:</b>	Consumers Energy
<b>Sanitary Sewer:</b>	Village of Middleville
<b>Storm Sewer:</b>	Village of Middleville
<b>Water:</b>	Village of Middleville



# Sale Overview

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## Sale Information

<b>Price:</b>	\$3,975,000.00
<b>Per SF:</b>	\$30.36
<b>Municipality:</b>	Village of Middleville
<b>PPN:</b>	41-110-001-00
<b>SEV (2024):</b>	\$922,700.00
<b>Taxable Value (2024):</b>	\$922,700.00
<b>Summer Taxes (2024):</b>	\$10,405.70
<b>Winter Taxes (2023):</b>	\$36,199.48
<b>Village of Middleville Tax:</b>	\$11,092.94
<b>Total Taxes:</b>	\$57,698.12
<b>Terms:</b>	Cash, New Mortgage
<b>Possession:</b>	At close of the sale

## Legal Description

MIDDLEVILLE LOTS 1 TO 16 INC. HOLES ADD; ALSO W 33' VACATED S RIVER ST ADJ TO SAID LOTS; MORE PARTICULARLY DESC AS: BEG NW COR LOT 3 SD PLAT; TH S 88\*43'33" W 428.85' ALG S LI STATE ST; TH S 01\*14'35" W 379.22' ALG C/L VACATED S RIVER ST; TH N 88\*45'00" W 428.77' ALG N LI MARKET ST; TH N 01\*13'51" W 379.40' ALG E LI BECTAL ST TO POB. (05WT)



# Building Overview

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## Mfg/Warehouse Information

<b>Mfg/Whse SF:</b>	122,917
<b>Floors:</b>	1
<b>Air Conditioning:</b>	No
<b>HVAC:</b>	Gas/FA
<b>Ceiling Height:</b>	Up to 20'
<b>Sprinklered:</b>	Yes
<b>Lighting:</b>	Fluorescent/LED
<b>Electric Service:</b>	480V 3 phase 5,000 Amps
<b>Column Spacing:</b>	Varies
<b>Grade Level Doors:</b>	4
<b>Loading Docks:</b>	2
<b>Rail Siding:</b>	No
<b>Floor Drains:</b>	No
<b>Compressed Air:</b>	Yes
<b>Cranes:</b>	No
<b>Elevators:</b>	No
<b>Shop Office:</b>	Yes
<b>Shop Lunch Room:</b>	Yes
<b>Shop Restroom:</b>	Yes

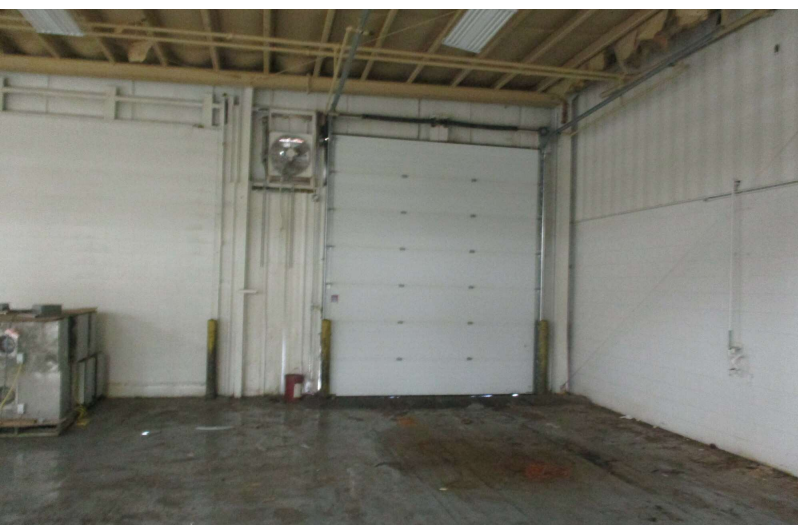
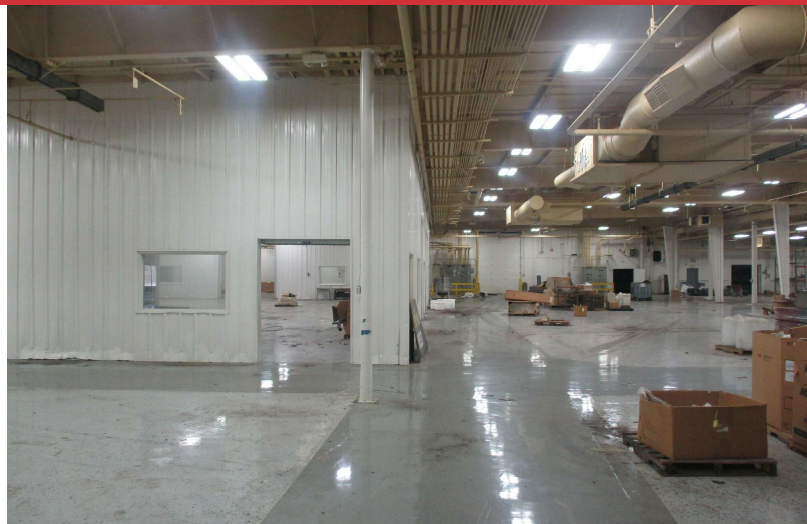
## Office Information

<b>Office SF:</b>	+/- 8,000 SF
<b>Floors:</b>	1
<b>HVAC:</b>	Gas/Forced air
<b>Air Conditioning:</b>	Can be
<b>Sprinklered:</b>	Yes
<b>Ceiling Height:</b>	8'
<b>Lighting:</b>	LED
<b>Communication Equipment:</b>	No
<b>Private Offices:</b>	TBD
<b>Conference Room:</b>	TBD
<b>Lunch Room:</b>	TBD
<b>Restrooms:</b>	TBD
<b>Kitchen/Break Room:</b>	TBD
<b>Elevators:</b>	No



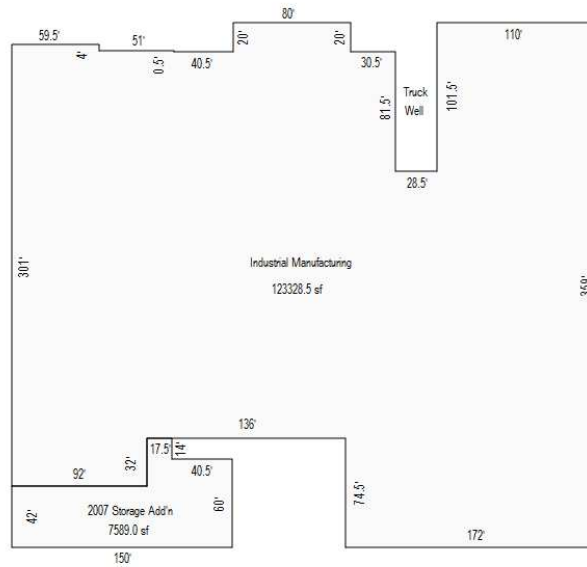
# Additional Photos

39 State Street  
Middleville, Michigan 49333



# Building Layout

39 State Street  
Middleville, Michigan 49333



Sketch by Apex Sketch





- CODE OF ORDINANCES  
Chapter 78 - ZONING  
ARTICLE II. - DISTRICTS  
DIVISION 10. I-1 LIGHT INDUSTRIAL

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## *DIVISION 10. I-1 LIGHT INDUSTRIAL<sup>1</sup>*

### **Sec. 78-351. Description and purpose.**

- (a) The I-1 light industrial district is provided in recognition of the location and space needs of industrial activities which create only a minimum of off-site effects. This district does not include industrial uses which cause excessive noise, vibration, odors, visual blight, environmental pollution or which are involved in potentially hazardous processes. These industrial uses should be encouraged to group in industrial areas where greater economies can be achieved by sharing necessary services and facilities and where individual plant efficiency can be improved by a larger, more appropriately developed, and stable industrial environment.
- (b) The I-1 light industrial district sets forth development standards for the mutual protection of these industrial areas and areas for other land use activity in the vicinity so industrial uses are protected from the intrusion of other land uses which may be incompatible with industrial uses.
- (c) Important in determining the location and size of an industrial area in the I-1 light industrial district is the accessibility of the location to transportation facilities, the availability of public utilities, and the adequacy of fire and police protection. The topography of the area should be relatively level with no flood hazard. Industrial areas may be in close proximity to other land use areas, but wherever possible appropriate physical features should be used as boundaries.

### **Sec. 78-352. Uses permitted by right.**

The following uses shall be permitted by right in the I-1 light industrial district:

- (1) Contractor's yard.
- (2) Distribution/packaging center.
- (3) Landscaping company.
- (4) Manufacturing facility.
- (5) Office.
- (6) Research/training facility.
- (7) Self-storage facility.
- (8) Warehouse.
- (9) Wholesale establishment, minor.

### **Sec. 78-353. Uses permitted by special use.**

The following uses may be allowed as special uses in the I-1 light industrial district:

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- (1) Motor vehicle repair, major.
- (2) Private wind energy facility.
- (3) Recreation establishment, indoor.
- (4) Recreational marihuana grower (Class A-C).
- (5) Recreational marihuana processor.
- (6) Recreational marihuana safety compliance facility.
- (7) Recreational marihuana secure transporter.

(Ord. No. 2119, § 4, 8-24-2021)

### **Sec. 78-354. Other uses.**

Other uses in the I-1 light industrial district shall be:

- (1) Signs as provided for in article VII of this chapter.
- (2) Accessory uses as provided for in sections 78-20 and 78-21.
- (3) Essential services as provided for in section 78-15.
- (4) Temporary uses or structures as provided for in section 78-18.
- (5) Parking and loading as provided for in article VIII of this chapter.

### **Sec. 78-355. Required conditions.**

- (a) All uses in the I-1 light industrial district shall be subject to the site plan review provisions of article V of this chapter.
- (b) All outdoor storage areas in the I-1 light industrial district shall be completely screened from adjacent lands pursuant to sections 78-30 and 78-36.
- (c) Outdoor lighting in the I-1 light industrial district shall be designed, located and operated so as to avoid casting light or glare on adjacent or nearby lands.
- (d) Access roads in the I-1 light industrial district shall be built to all weather specifications, and shall be at least 35 feet in width. Turning areas shall have a radius of at least 50 feet or shall provide for another type of turning area arrangement that is acceptable to the planning commission or its site plan review committee.
- (e) In commercial and industrial districts, outdoor storage of materials and equipment must be conducted in side or rear yards and screened by a fence of adequate opacity and height to obscure view of the storage area, subject to applicable fencing requirements.

### **Sec. 78-356. Industrial performance standards.**

All uses in the I-1 light industrial zoning district shall comply with the following standards to ensure the health, safety and welfare of the residents of the village. Any violation of these standards will be corrected, the costs of inspection by experts for compliance to be borne by the violator.

- (1) **Sound.** Every use shall be so operated that the sound emanating from the operation will be no more audible beyond the boundaries of the immediate site than the volume of traffic sound on the nearest street.

- (2) *Vibration.* Every use shall be so operated that no vibration will be discernible to the human sense of feeling beyond the immediate site on which such use is conducted.
- (3) *Emission of glare and heat.* Any operation producing intense glare and/or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any adjoining parcel or lot.
- (4) *Smoke, fumes, gases, dust, odors.* Every use shall be operated in such a manner that there shall be no emission of any smoke, atomic radiation, fumes, gas, dust, odors or any other atmospheric pollutant which will disseminate beyond the boundaries of the lot or parcel occupied by such use in such a manner as to create a public or private nuisance.
- (5) *Liquid or solid waste.* The discharge of untreated industrial waste into any surface water body and/or the groundwater is prohibited. All methods of sewage and industrial waste treatment and disposal shall be approved by the village and the state health departments. No effluent shall contain any acids, oils, dust, toxic metals, corrosives or other toxic substance in solution or suspension which would create odors, or discolor, poison or otherwise have a tendency to pollute any surface water body and/or the groundwater in any way.

## **Sec. 78-357. Height regulations.**

No building or structure in the I-1 light industrial district shall exceed 45 feet in height, except that a greater height may be permitted if authorized by the planning commission as a special land use under article IV of this chapter.

## **Sec. 78-358. Area regulations.**

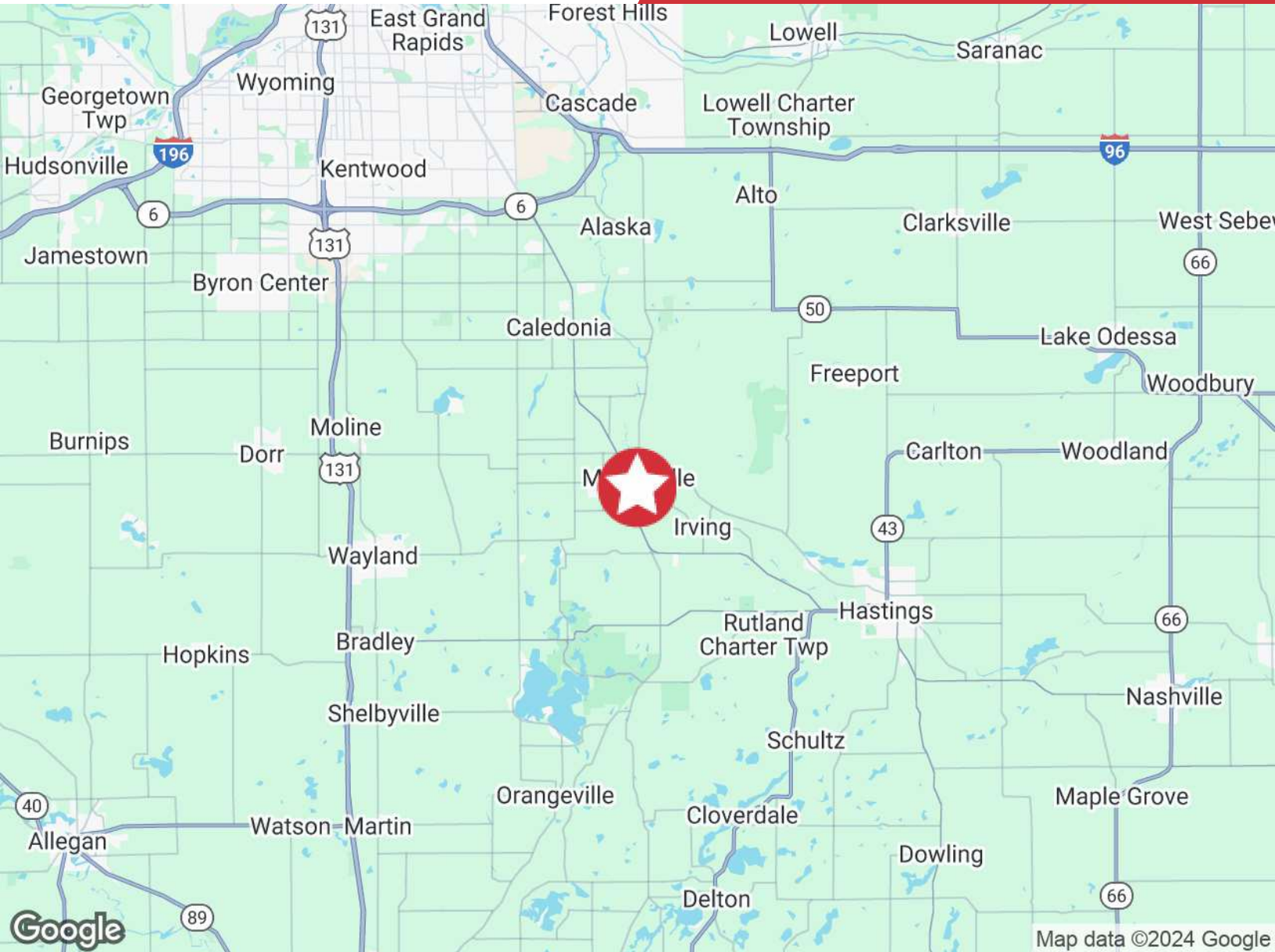
No building or structure in the I-1 light industrial district nor any enlargement thereof shall be erected except in conformance with the following yard, lot area, and building coverage requirements:

- (1) *Front yard.* There shall be a front yard of not less than 50 feet.
- (2) *Side yards.* There shall be a side yard of not less than 20 feet where such side yard abuts another lot or parcel in the I-1 or I-2 district or a lot or parcel being used for industrial purposes. In all other cases there shall be a side yard of not less than 50 feet.
- (3) *Rear yard.* There shall be a rear yard of not less than 40 feet where the rear yard abuts another lot or parcel in the I-1 or I-2 district or a lot or parcel being used for industrial purposes. In all other cases, there shall be a rear yard of not less than 75 feet.
- (4) *Lot area.* The minimum lot area shall be one acre.
- (5) *Lot width.* There shall be a minimum lot width of 175 feet.
- (6) *Lot coverage.* Not more than 50 percent of the area of a lot or parcel shall be occupied by buildings or other structures.

## **Secs. 78-359—78-380. Reserved.**

# Location Map

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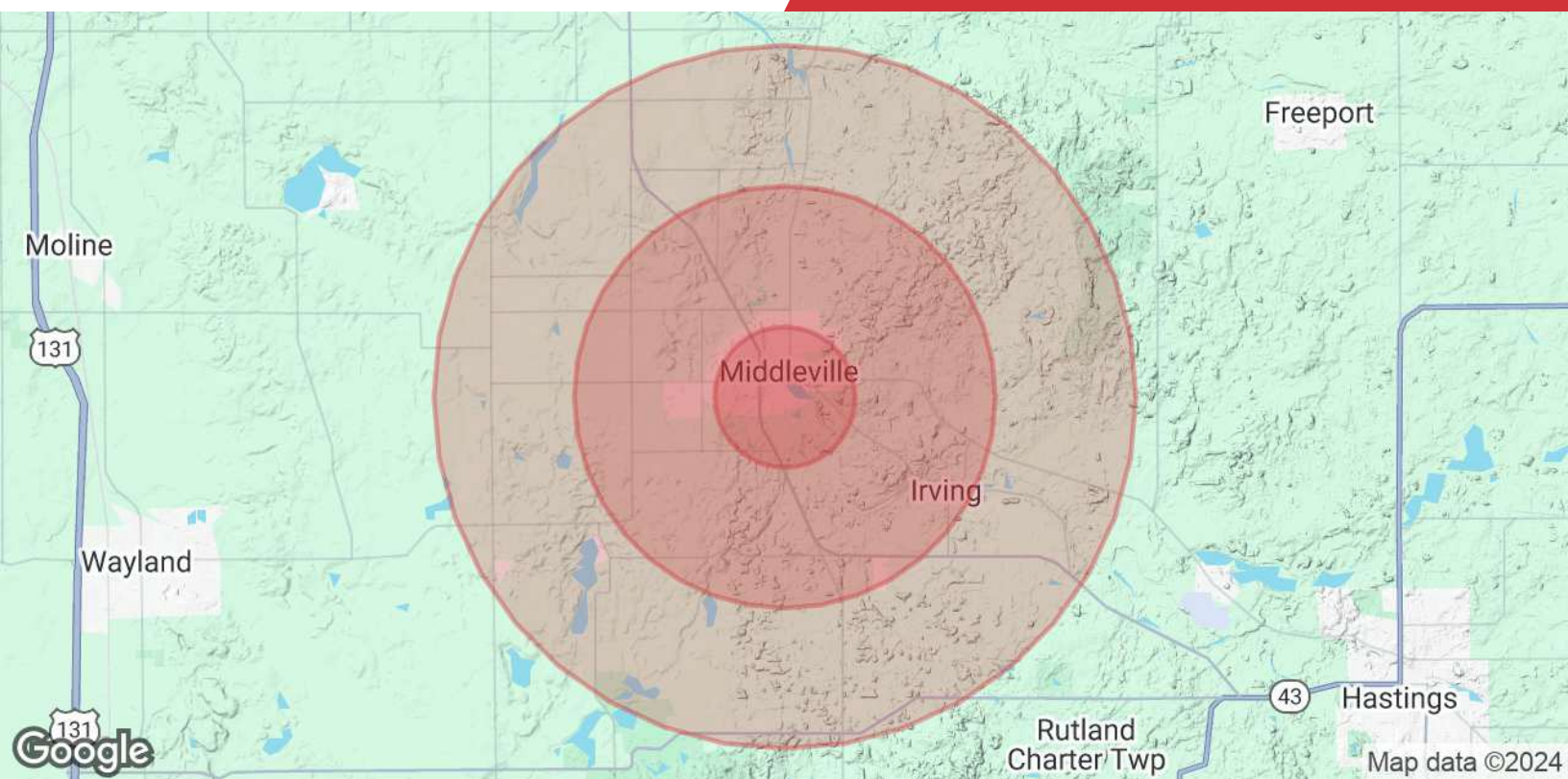
## Proximity

<b>M 37</b>	0.38 Miles
<b>M-6 @ M 37</b>	11.20 Miles
<b>I-96 @ M-6</b>	15.18 Miles
<b>US 131 @ M-6</b>	18.17 Miles
<b>I-196 @ M-6</b>	26.49 Miles
<b>Gerald R Ford International Airport</b>	14.47 Miles



# Demographics Map & Report

39 State Street  
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	3,352	8,009	15,945
<b>Average Age</b>	36	37	38
<b>Average Age (Male)</b>	36	37	38
<b>Average Age (Female)</b>	37	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,192	2,847	5,610
<b># of Persons per HH</b>	2.8	2.8	2.8
<b>Average HH Income</b>	\$101,921	\$109,860	\$119,450
<b>Average House Value</b>	\$276,635	\$308,071	\$355,158

Demographics data derived from AlphaMap



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.