

3320 US-31 South
Manistee, Michigan



Industrial Building – For SALE | LEASE

- 11,400 SF Total 11,000 SF Warehouse/Shop | 800 SF Office (includes mezzanine)
- 5.02 Acres
- Zoned AR – Agricultural Residential District
- Year Built: 1968 | Renovated in 2022
- 16' Ceiling Height
- 3 Overhead Doors
- Former semi-truck and trailer service facility
- Large yard area with concrete pad for trailer parking
- Recent improvements include painting exterior, landscaping, upgraded offices, new lighting, new restroom, employee break area, new HVAC (office area), etc.

Sale Price: \$869,000 | Lease Price: \$7.50/SF/Yr NNN

For more information, please contact:

BRYAN BENCH
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Connect with us:



CORE REALTY PARTNERS

221 W. Webster Avenue
Muskegon, MI 49440

www.corecommercialrealty.com

Building Features

Office Area	
Office SF	800 SF +/- (2 floors)
HVAC	Office only
Air Conditioning	Office
Sprinklered	No
Ceiling Height	16'
Lighting	LED
Private Offices	1
Conference Room	1
Lunch Room	1
Restrooms	1
Kitchen/Break Room	1

Industrial Area	
Manufacturing SF	11,000 SF +/-
Warehouse SF	Blend w/Mfg
Floors	1
Air Conditioning	No
HVAC	Unit Heaters
Ceiling Height	16'
Sprinklered	No
Lighting	LED
Electric Service	240 V – 3 Phase
Column Spacing	Clear span
Grade Level Doors	3
Loading Docks	0
Floor Drains	Yes (trench drain)
Compressed Air	Yes
Cranes	No
Shop Office	No
Shop Lunch Room	Yes
Shop Restroom	Yes (Shared)



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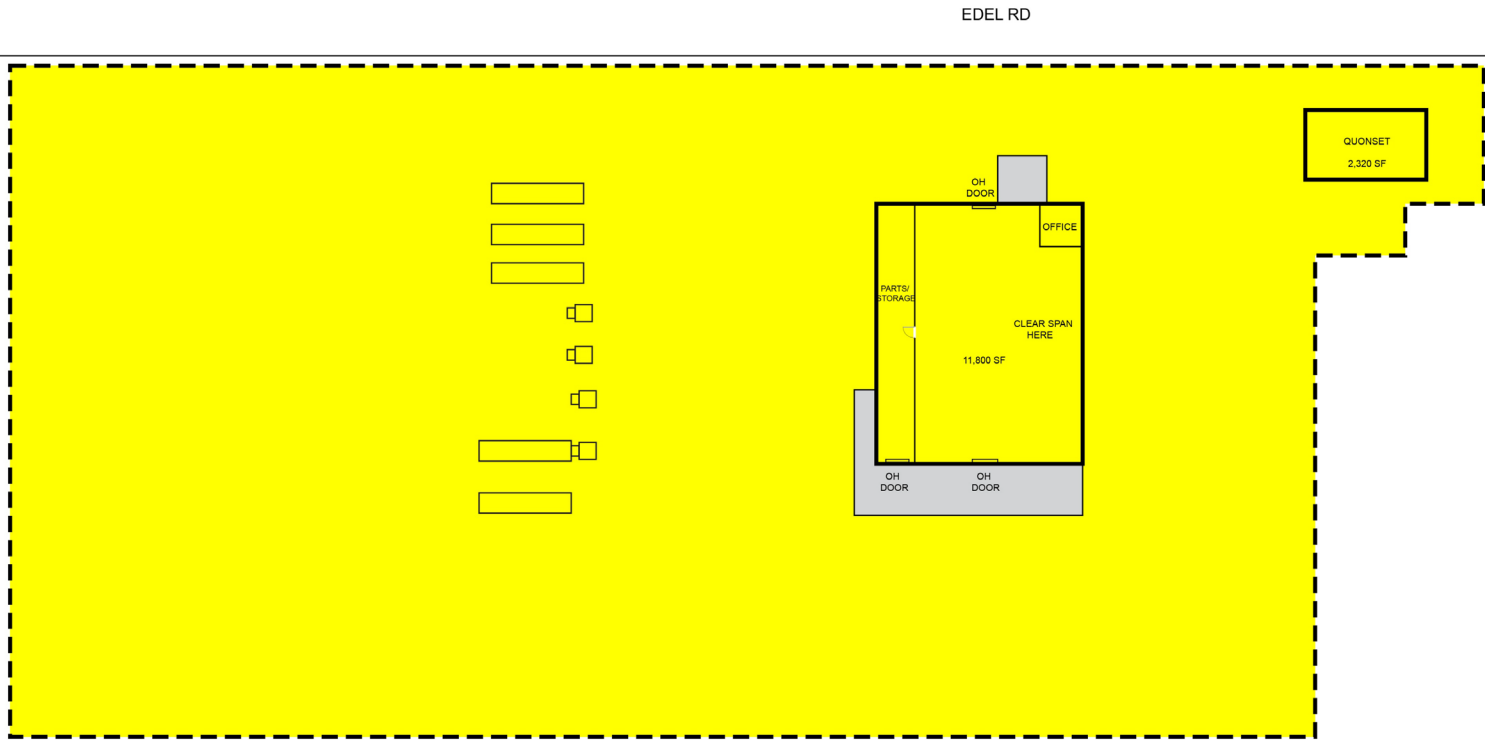


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Site Plan



*For Illustrative purposes only. Not drawn to scale.

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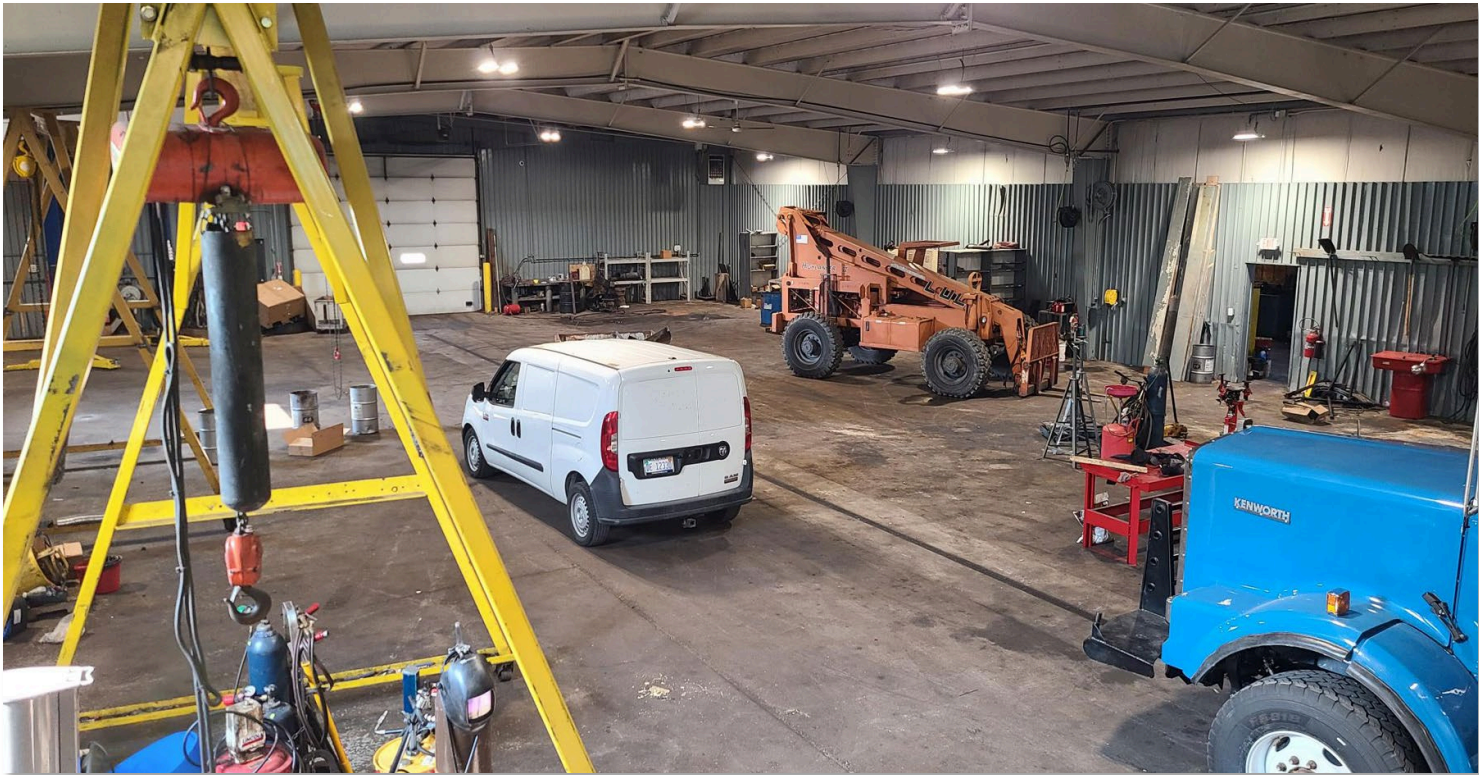
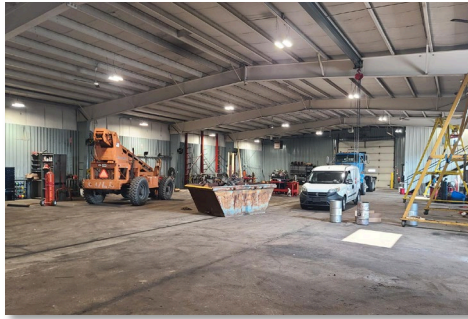


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Photos



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Aerial



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