



Sublease Rate:

\$5.25/SF

NNN Lease

FOR SUBLEASE

**1391 Judson Road
Norton Shores, MI**

Industrial Distribution Building

Property Highlights

- Total Building SF: 110,000 SF
 - Main Level: 200' x 520' (104,000 SF)
 - Second Level: Finished Office with Elevator Access (6,000 SF)
- Total Office SF \pm 12,000 SF
- 24 Truck Docks; 18 West, 6 East
- 30' - 32' Ceiling Heights
- ESFR Fire Sprinkler

CONTACT US



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110,000 SF OF INDUSTRIAL SPACE FOR SUBLLEASE

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Exterior Photos



110,000 SF OF INDUSTRIAL SPACE FOR SUBLLEASE

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Office Photos



Building Specifications



Property Details

Gross SF:	110,000 SF
Office SF:	± 12,000 SF
Mezzanine:	45' x 70'
Acreage:	14.65 Acres
Year Built:	1995
Column Spacing:	40' x 50' Bays
Deck Height:	30' - 32'
Docks:	24
Drive-In:	1
Power:	800 Amp; 480V 3-Phase Back-Up Power
Sprinklers:	ESFR
Municipality:	City of Norton Shores
Parcel Id:	61-27-278-000-0001-00

Financials

Lease Rate:	\$5.25/SF
Lease Type:	NNN
TTM Real Estate Tax	\$69,133
Available Through	October 31, 2031

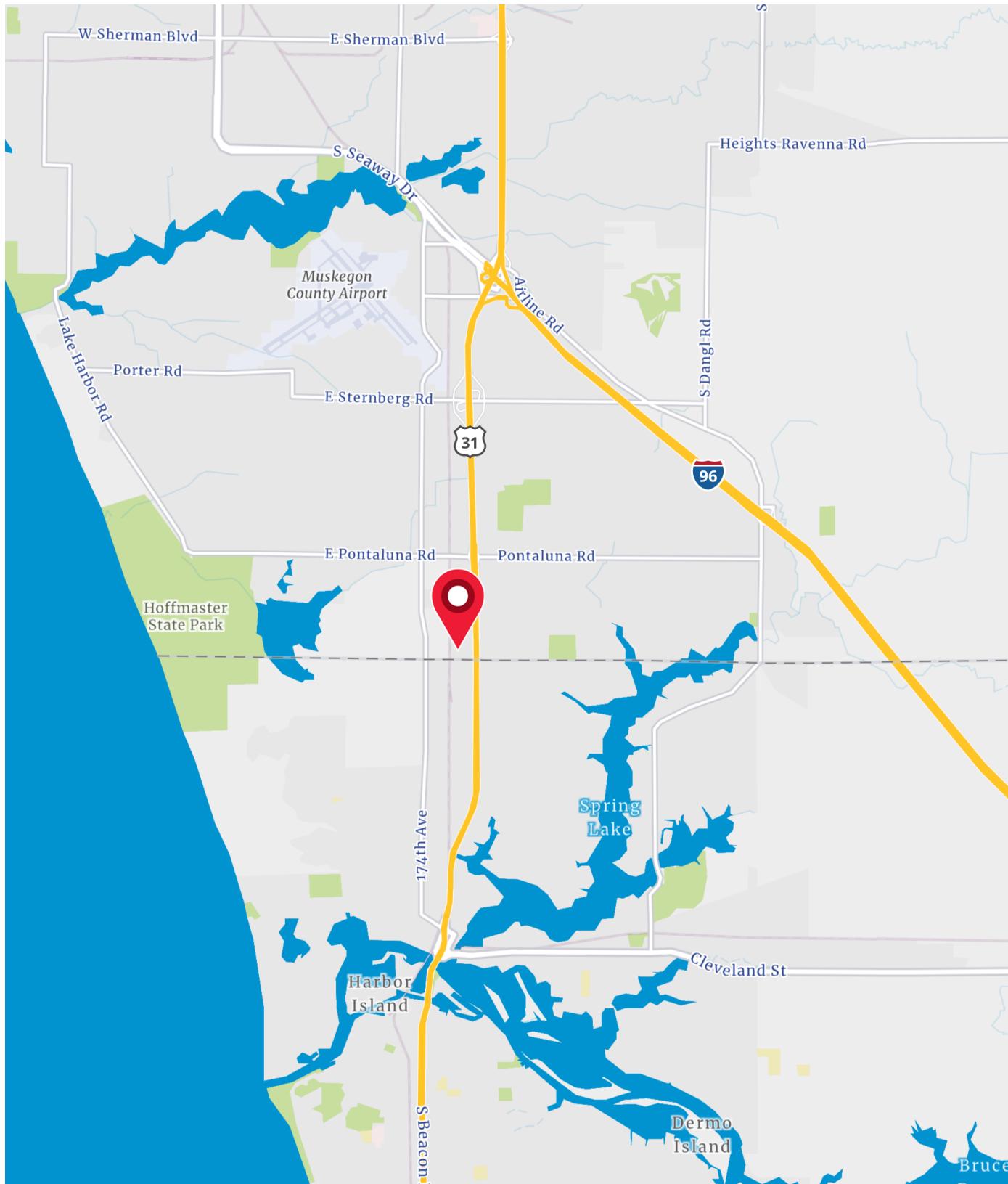
Location Highlights

- Located in an Industrial Corridor with Prominent Users Such as UFP LX Center, Herc Rentals, Michigan Spring and Stamping, Noble Company and Many More
- Less Than a 2 Mile Drive From US-31

110,000 SF OF INDUSTRIAL SPACE FOR SUBLLEASE

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Location Map



110,000 SF OF INDUSTRIAL SPACE FOR SUBLLEASE

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Property Aerial



Demographics

2024 SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	1,668	19,065	55,943
Total Households	803	8,199	23,798
Total Family Households	474	5,369	15,459
Average Household Size	2.05	2.30	2.33
Median Age	41.6	45.1	44.0
Population Age 25+	1,168	13,988	40,632
2010 – 2021 Population: Annual Growth Rate (CAGR)	1.42%	0.76%	0.62%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.75%	0.87%	0.66%
2024 POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	46.6%	48.9%	49.1%
Female Population / % Female	53.4%	51.1%	50.9%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$62,714	\$81,721	\$78,481
Average Household Income	\$82,652	\$106,309	\$102,279
Per Capita Income	\$37,107	\$45,846	\$43,353
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	118	819	2,362
Total Daytime Population	2,341	21,756	56,497
Daytime Population: Workers	1,524	11,958	28,588
Daytime Population: Residents	817	9,798	27,909

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population



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