

1271 JUDSON ROAD
NORTON SHORES, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
39,754 Square Feet Available



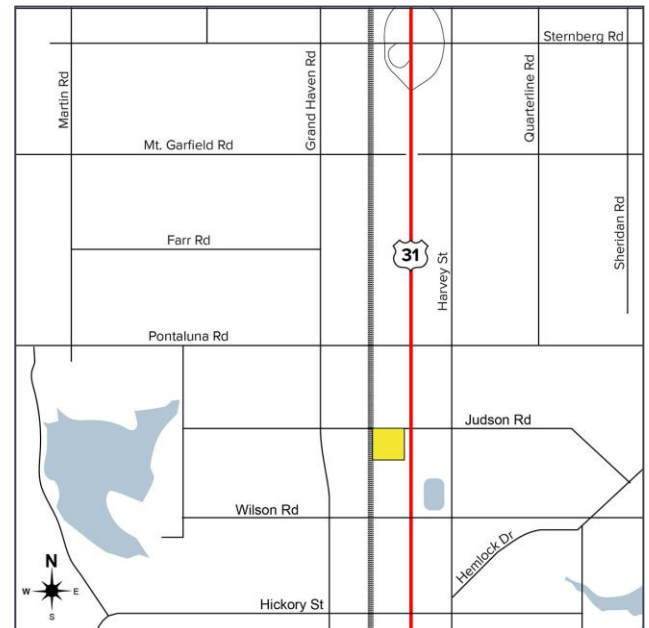
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GENERAL INFORMATION

Building Size:	39,754 total building square feet
Year Constructed:	1998; Retrofit 2004
Acreage:	3.10 Acres
Zoning:	GI – General Industrial
Loading Docks:	Two (2)
Grade Level Doors:	Two (2)
Parking:	Paved; approx. 50 spaces
Sale Price:	\$3,900,000 (\$98.10/sf)
Lease Rate:	\$5.50/sf NNN (\$18,221/mo)
2025 Est. NNN:	\$1.46/sf
Deed Restriction:	Please contact Listing Agent



For more information, please contact:

THOMAS J. ELHART
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1188 East Paris Ave SE, Suite 220
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1271 Judson Road – Norton Shores, Michigan

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BUILDING SPACE SPECIFICATIONS

Office Space Available:	5,152
Shop Space Available:	34,602
Exterior Walls:	Metal & Concrete Block
Structural System:	Pre-engineered Steel
# of Buildings:	1
Roof:	Pre-engineered Steel
Floors:	1
Ceiling Height:	20' Clear
Heating:	Office: Gas/Forced Air Shop Space: Space Heaters
Air Conditioning:	Office Area Only
Power:	1200 Amps/480 V/3-phase
Security System:	Yes
Restrooms:	Yes
Fire Suppression:	Wet
Column Spacing:	40'
Signage:	Available



2024 REAL ESTATE TAXES

Parcel:	27-278-000-0012-00
Summer Taxes:	\$3,547.40
Winter Taxes:	\$33,973.48
Total Taxes:	\$37,520.88

UTILITIES

Electric:	Consumers Energy
Gas:	DTE Energy
Water:	City of Norton Shores
Sanitary Sewer:	City of Norton Shores
Storm Sewer:	City of Norton Shores
Internet:	Available

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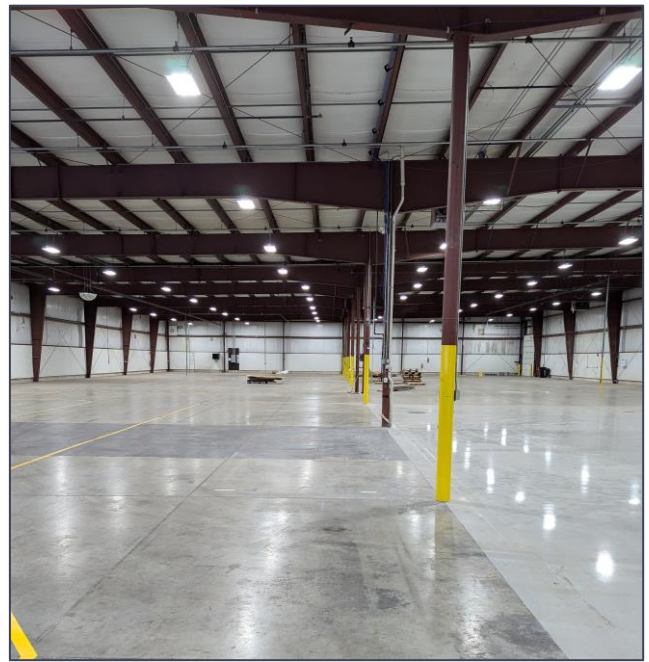
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Floor Plan | Office



Interior Photos | Shop Area



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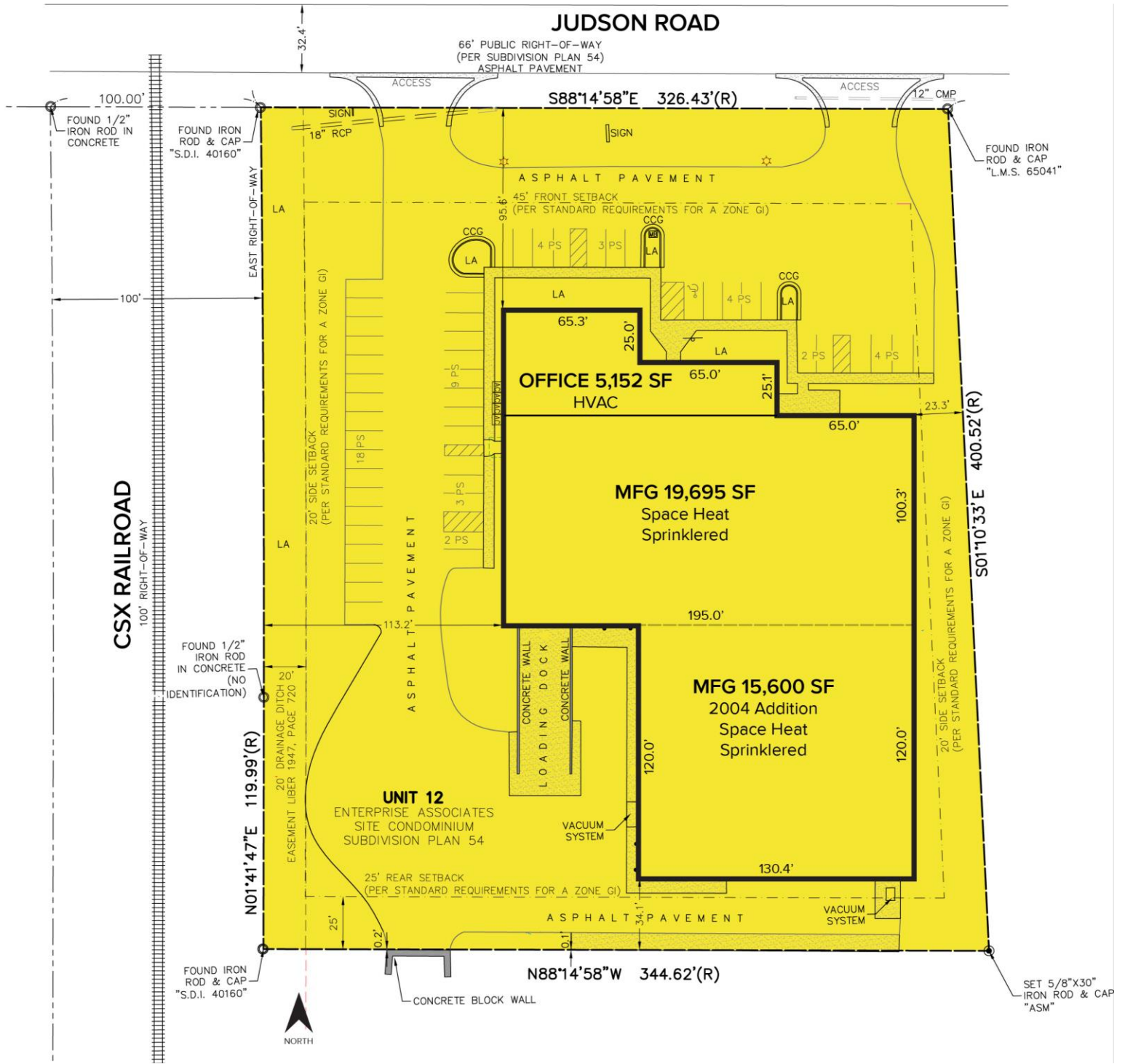
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Site Plan



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Aerial



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