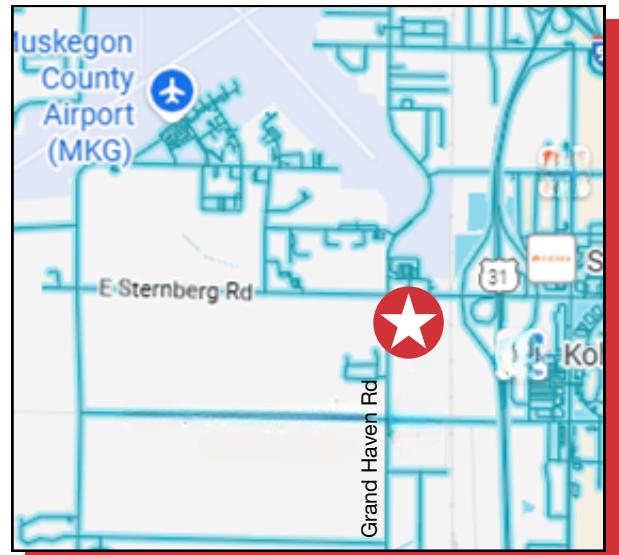


**5612 - 5708 GRAND HAVEN ROAD  
NORTON SHORES, MI 49441**

- Up to 14.28 acres available for a BTS project ranging in size from 50,000 - 300,000 square feet.
- Located less than 2 miles from the Muskegon County Airport (MKG).
- Zoned GI-General Industrial, ideal for warehousing, manufacturing & service-related businesses.
- High visibility and easy access make this opportunity developer-friendly.
- Build a front-facing space along the busiest corridor on Grand Haven Road.
- Perfect for owner-occupiers seeking quick permitting options.

**FOR MORE INFORMATION, CONTACT:**

**STUART KINGMA, SIOR**  
616.581.5000  
skingma@naiwwm.com



# PROPERTY SUMMARY

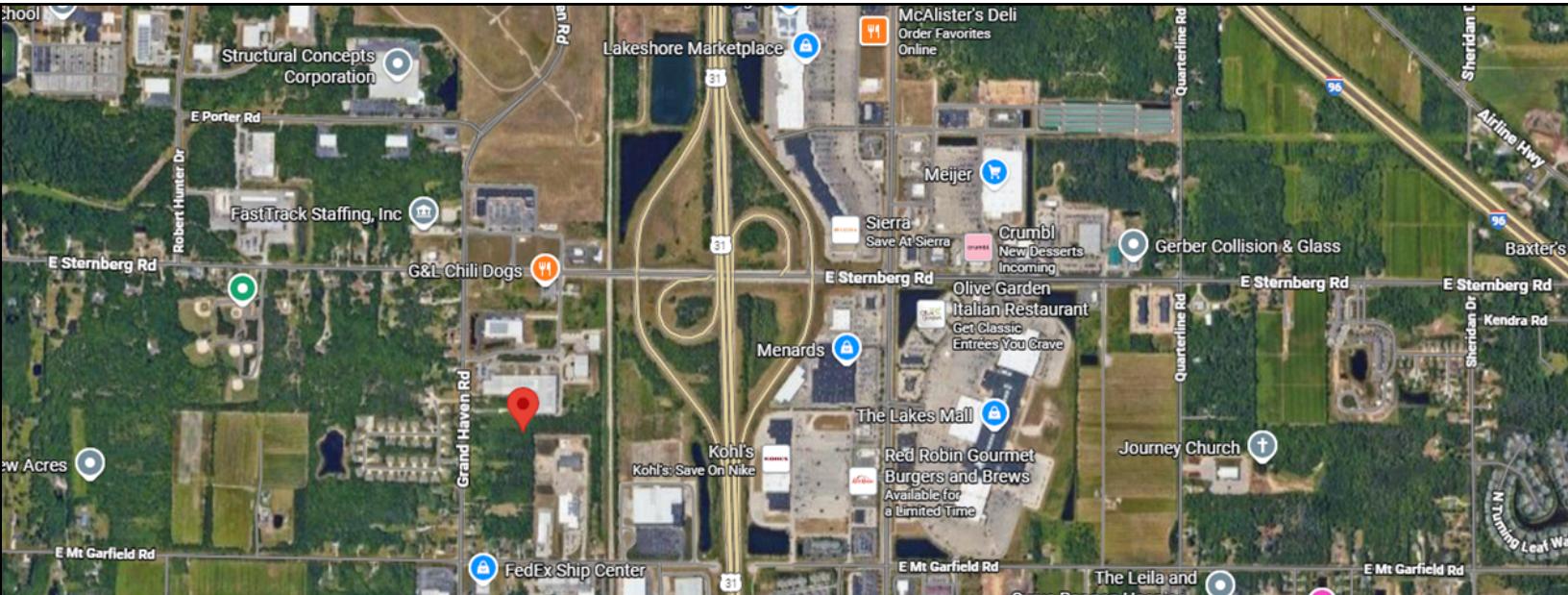
## DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND

This development-ready vacant industrial land opportunity on Grand Haven Road in Norton Shores offers 14.28 acres with excellent curb appeal and high daily traffic counts. Norton Shores is a suburban city in Muskegon County along the eastern shore of Lake Michigan. This area is part of a dynamic economic zone, offering close proximity to shops and restaurants and a robust network of suppliers and partners. The site is just 8 miles away from the City of Muskegon to the north. The zoning permits a variety of industrial activities, making it an ideal site for businesses aiming to expand or set up operations in West Michigan. This location provides excellent access to key transportation routes, including US-31 and I-96 making it suitable for industrial, distribution, or commercial development.

The site is predominantly wooded and undeveloped, offering flexibility for future site planning. Topography across the property is flat to gently rolling, allowing for efficient development. The surrounding area is characterized by established industrial and commercial users, and the location enjoys strong visibility and proximity to the broader market. Municipal water and sewer available at the road; electric and fiber also available.

The location provides convenient access to nearby amenities, major roadways, and established commercial corridors. Whether used for light industrial, manufacturing or service-based operations, the combined sites present an opportunity for businesses to operate in a high-visibility setting with steady activity throughout the area.

The strong visibility and easy commuter access makes this an outstanding site for immediate development.



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.

 **5612-5708 GRAND HAVEN RD**  
NORTON SHORES, MI 49441

 **NAI** Wisinski of  
West Michigan

# PROPERTY OVERVIEW

## DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND

### PROPERTY INFORMATION

Acreage:	14.28 acres
Topography:	Flat to gently rolling
Zoning:	GI - General Industrial
Municipality:	Muskegon County, Norton Shores
	<small>It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.</small>
PPNs & Addresses:	<p>5612 Grand Haven Rd. - 27-121-300-0038-00 5642 Grand Haven Rd. - 27-121-300-0039-00 5658 Grand Haven Rd. - 27-121-300-0040-00 5688 Grand Haven Rd. - 27-121-300-0041-00 5698 Grand Haven Rd. - 27-121-300-0042-00 5708 Grand Haven Rd. - 27-121-300-0043-00</p>

### LEGAL DESCRIPTIONS

27-121-300-0038-00: CITY OF NORTON SHORES N 264 FT OF SE 1/4 SW 1/4 LY E OF GR HAVEN RD EXC E 660 FT TH'OF AND N 165 FT OF E 660 FT OF SE 1/4 SW 1/4 SEC 21 T9N R16W

27-121-300-0039-00: CITY OF NORTON SHORES S 132 FT OF N 396 FT OF SE 1/4 OF SW 1/4 LY E OF GH RD EXC E 660 FT SEC 21 T9N R16W

27-121-300-0040-00: CITY OF NORTON SHORES COM AT CEN OF G H RD TH S 396 FT FROM N LN OF SE 1/4 SW 1/4 TH E 660 FT TH S 132 FT TH W 660 FT TO CEN OF G H RD TH N 132 FT TO BEG SEC 21 T9N R16W

27-121-300-0041-00: CITY OF NORTON SHORES PART OF SW 1/4 SEC 21 S 132 FT OF N 660 FT OF SE 1/4 OF SW 1/4 LY E OF GRAND HAVEN RD EXC E 660 FT SEC 21 T9N R16W

27-121-300-0042-00: CITY OF NORTON SHORES PART OF SW 1/4 SEC 21 COM AT CL OF US-31 660 FT S OF N LN OF SE 1/4 SW 1/4 SEC 21 T9N R16W TH E 660 FT TH S 66 FT TH W 660 FT TH N 66 FT TO BEG SEC 21 T9N R16W

27-121-300-0043-00: CITY OF NORTON SHORES COM AT CL OF ST TRUNK HWY 726 FT S OF N LN OF SE 1/4 SW 1/4 SEC 21 T9N R16W TH E 660 FT TH S 66 FT TH W 660 FT TO CL OF SD HWY TH N 66 FT TO PL OF BEG SEC 21 T9N R16W

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 **5612-5708 GRAND HAVEN RD**  
NORTON SHORES, MI 49441

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# BUILD-TO-SUIT OVERVIEW

## DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND

### BUILD-TO-SUIT & LEASE INFORMATION

<b>Site Plan Options:</b>	Alternate 1 and Alternate 4 (see attachments)
<b>Approximate Incremental SF Options:</b>	50,000, 100,000, 150,000, 200,000, 250,000 and 300,000 SF
<b>Possession:</b>	12 months after lease execution
<b>Lease Type:</b>	Negotiable*
<b>Terms:</b>	15-20 year lease
<b>Landlord &amp; Tenant Provided Responsibilities:</b>	Negotiable*
<b>Lease Rates:</b>	See below

\* NNN Lease Type is preferred

### AVAILABLE SPACE FOR LEASE

SF:	50,000	100,000	150,000	200,000	250,000	300,000
<b>Lease Rate:</b>	\$7.95 PSF	\$7.95 PSF	\$7.95 PSF	\$7.75 PSF	\$7.50 PSF	\$7.50 PSF
<b>Monthly Rent:</b>	\$33,125.00	\$66,250.00	\$99,375.00	\$129,166.67	\$156,250.00	\$187,500.00

### UTILITY PROVIDERS

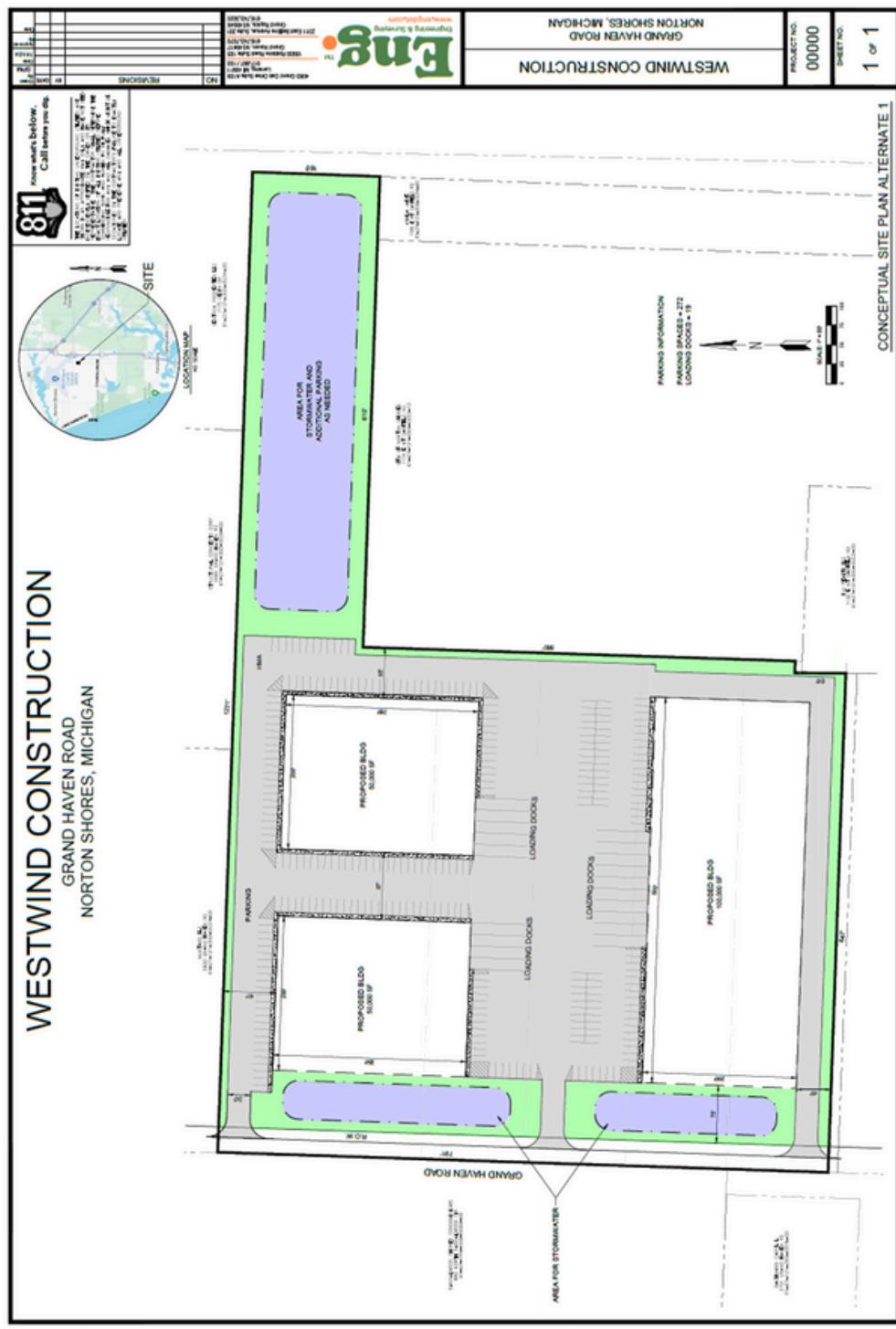
<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	City of Norton Shores
<b>Storm Sewer:</b>	City of Norton Shores
<b>Water:</b>	City of Norton Shores

# POSSIBLE SITE PLANS

## ALTERNATIVE 1

# DEVELOPMENT PARCELS

## INDUSTRIAL ZONED VACANT LAND

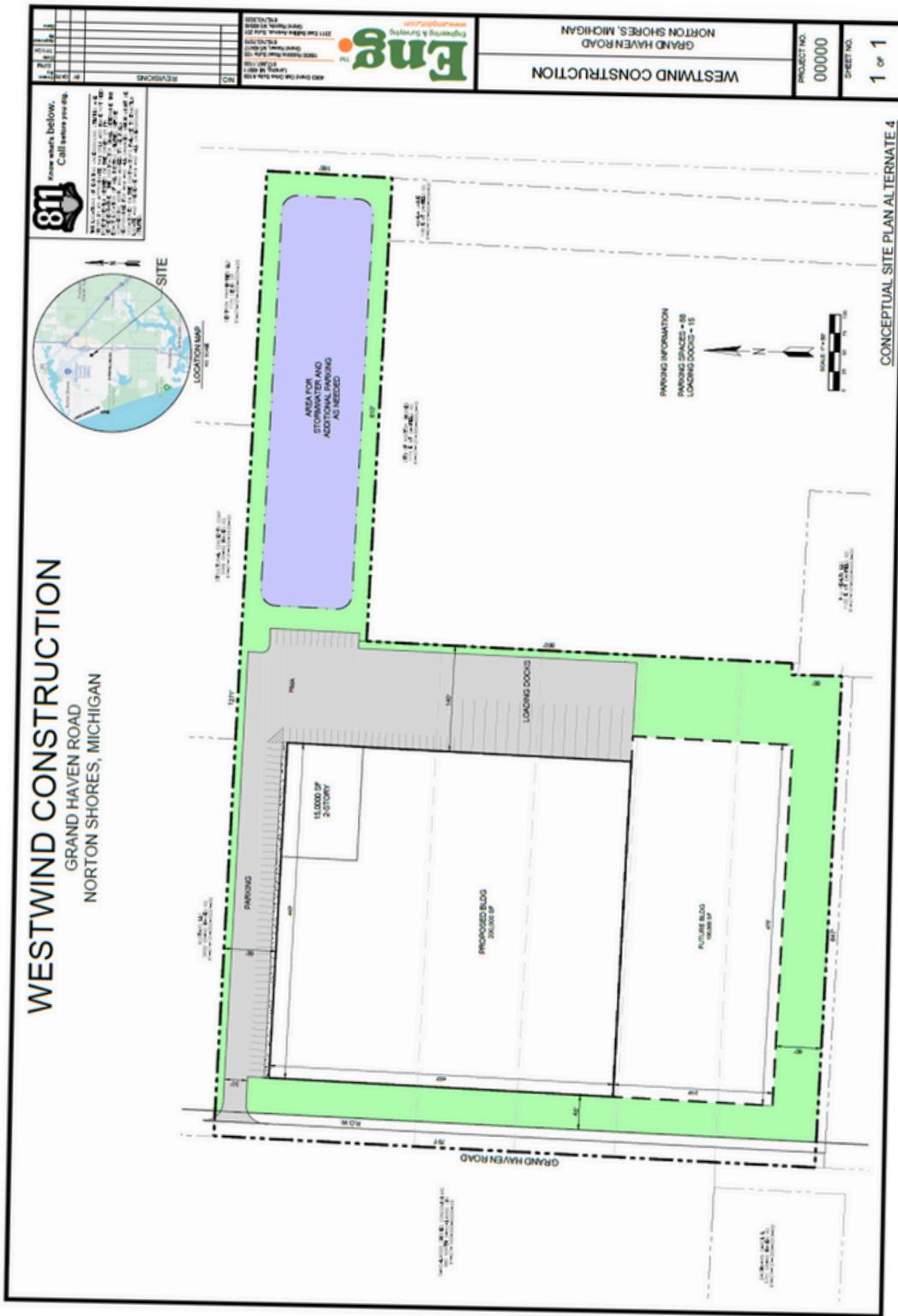


 **5612-5708 GRAND HAVEN RD**  
NORTON SHORES, MI 49441

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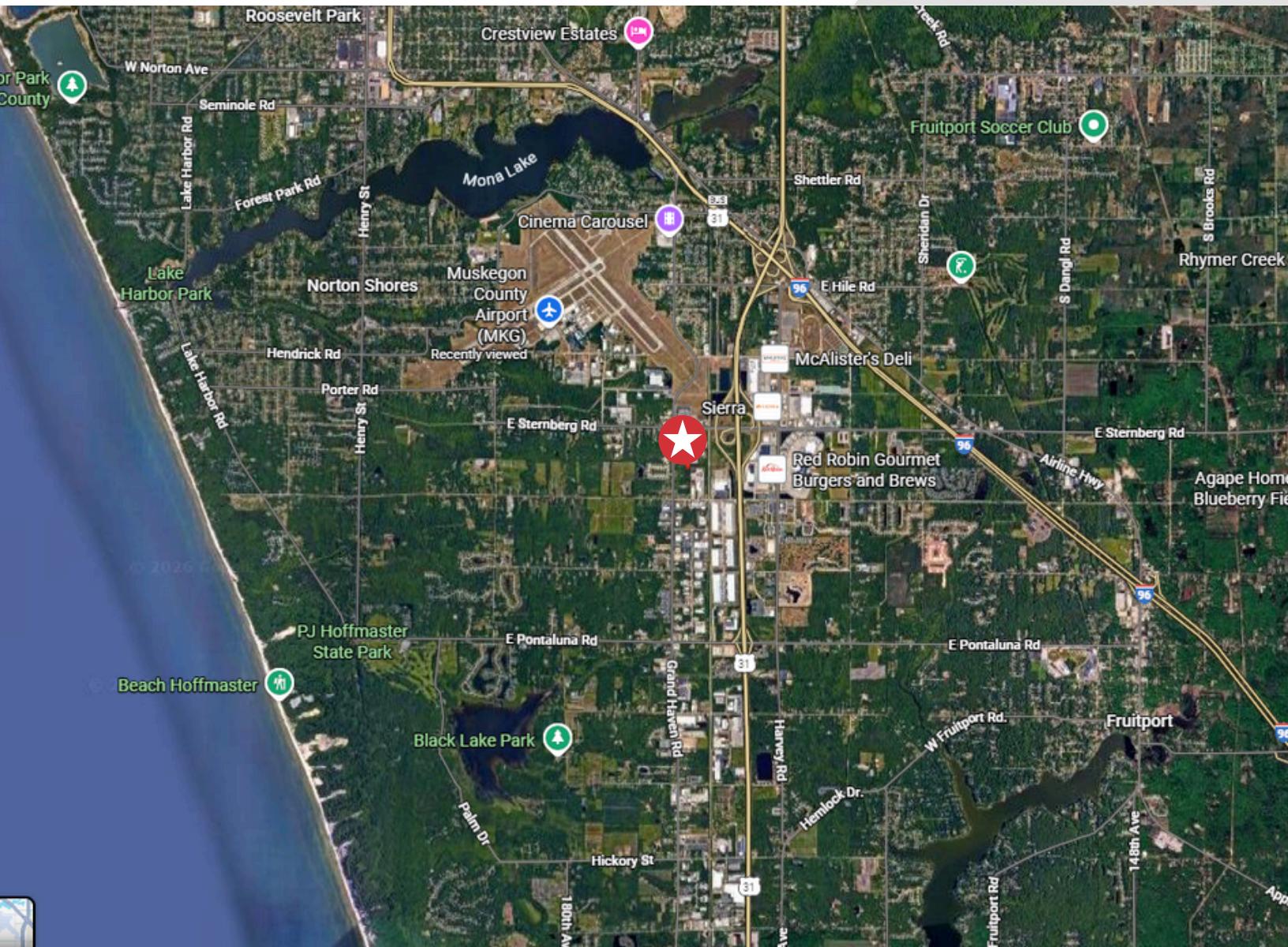
# POSSIBLE SITE PLANS ALTERNATIVE 4

## DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND



# LOCATION MAP

## DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND



### PROXIMITY

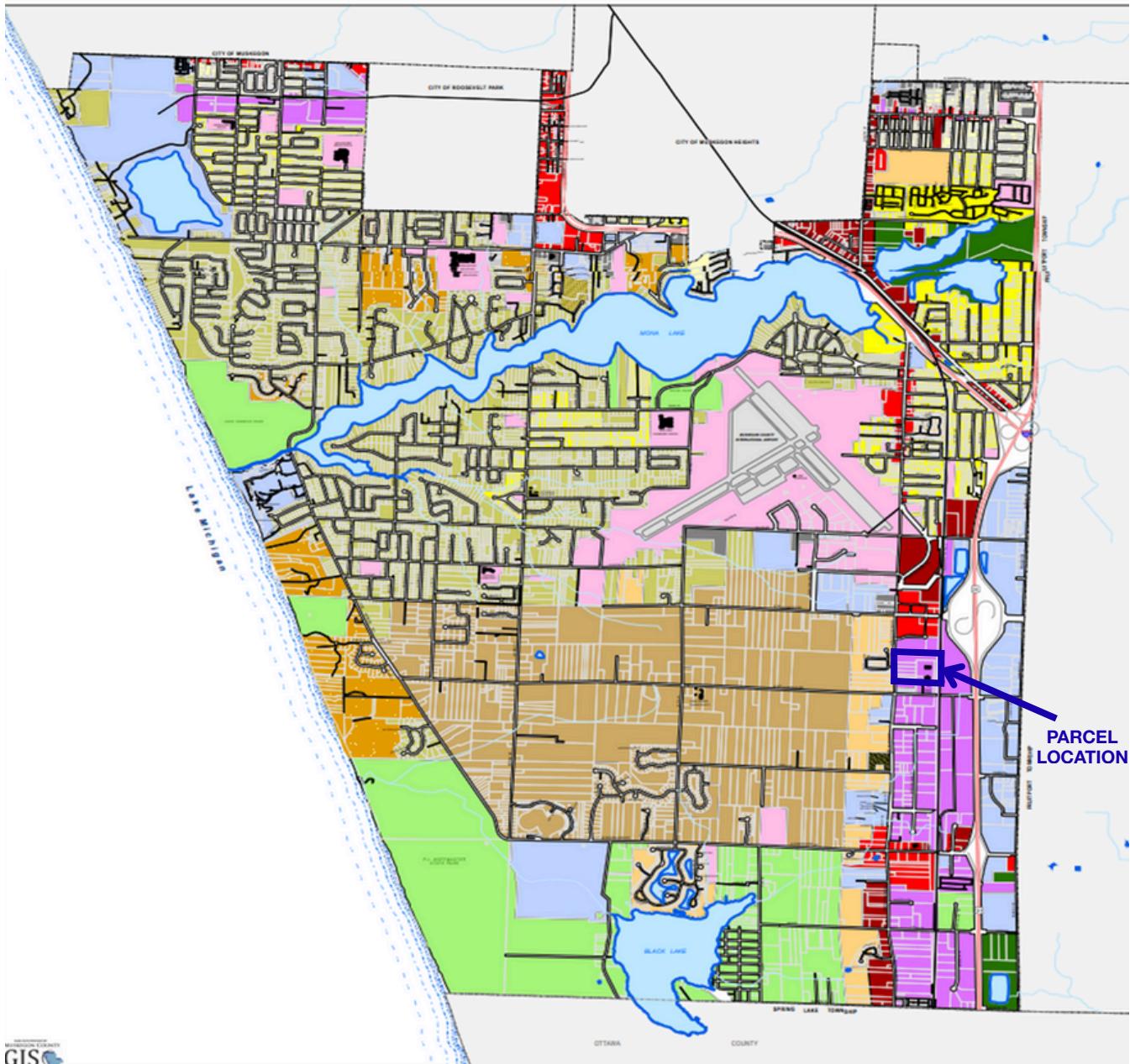
US 131	0.5 miles
I 96	2.6 miles
Muskegon County Airport	1.9 miles
Downtown Norton Shores	3.5 miles
Downtown Muskegon	9 miles

 **5612-5708 GRAND HAVEN RD**  
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# ZONING MAP

## DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND



**City of Norton Shores**  
Muskegon County, Michigan  
**ZONING MAP**

January 2018  
Prair&Newhof  
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[Zoning Information Link](#)

**5612-5708 GRAND HAVEN RD**  
NORTON SHORES, MI 49441

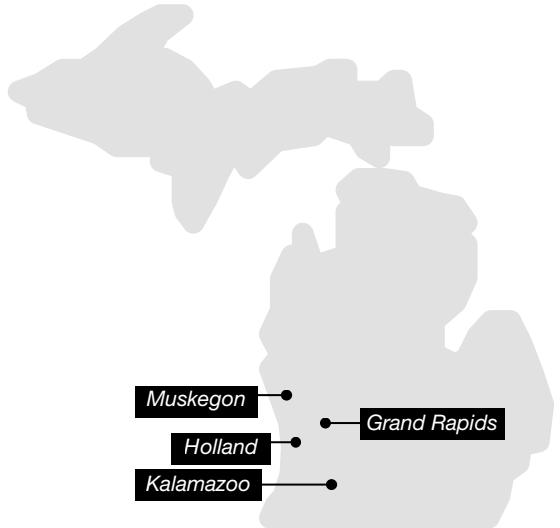
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West Michigan

# 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.



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Grand Haven



GRAND HAVEN, MI



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