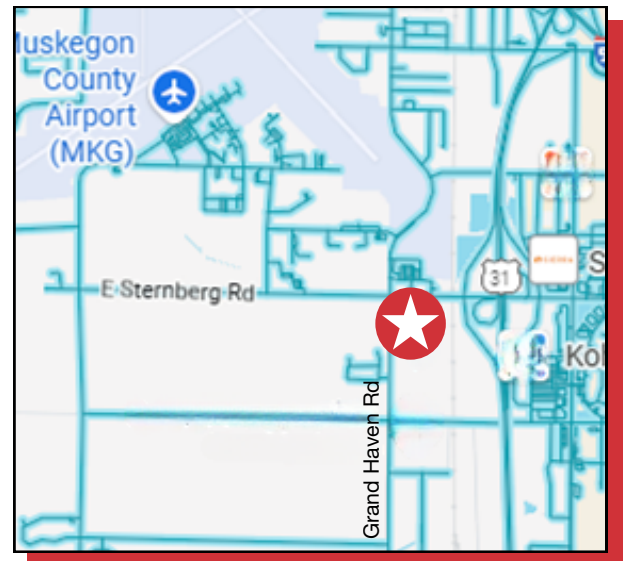


5612 - 5708 GRAND HAVEN ROAD
NORTON SHORES, MI 49441

- 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



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

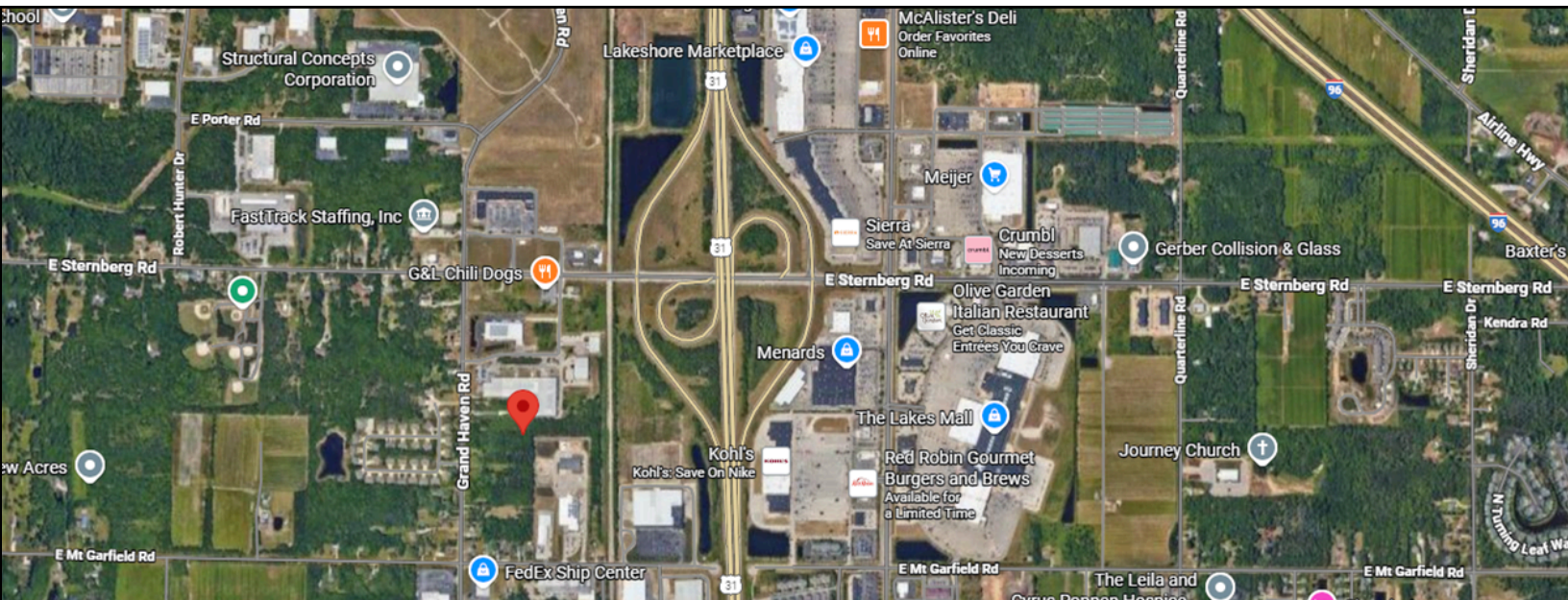
DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND

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
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	
PPNs & Addresses:	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

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

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

BUILD-TO-SUIT OVERVIEW

DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND

BUILD-TO-SUIT & LEASE INFORMATION

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

* NNN Lease Type is preferred

AVAILABLE SPACE FOR LEASE

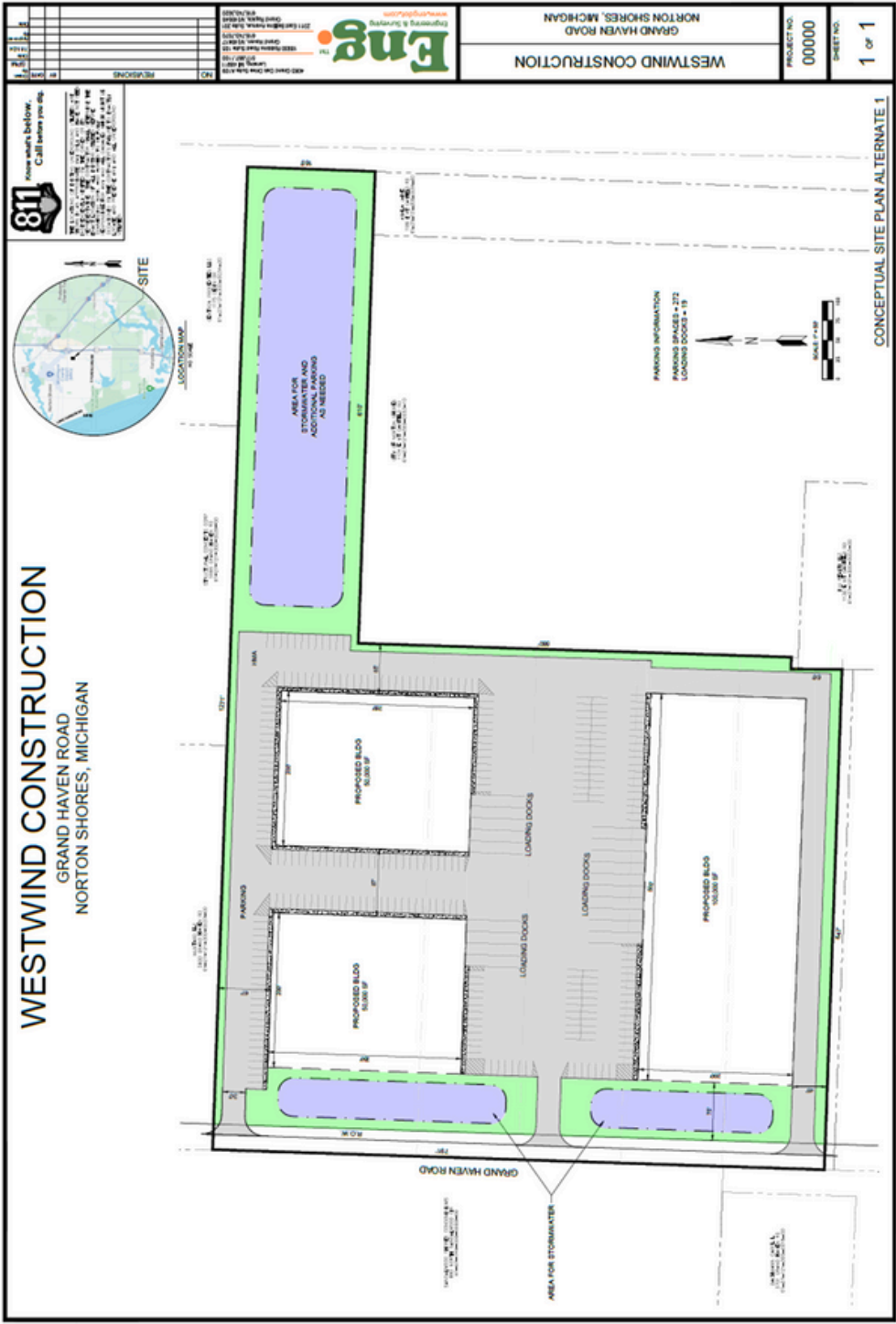
SF:	50,000	100,000	150,000	200,000	250,000	300,000
Lease Rate:	\$7.95 PSF	\$7.95 PSF	\$7.95 PSF	\$7.75 PSF	\$7.50 PSF	\$7.50 PSF
Monthly Rent:	\$33,125.00	\$66,250.00	\$99,375.00	\$129,166.67	\$156,250.00	\$187,500.00

UTILITY PROVIDERS

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

POSSIBLE SITE PLANS ALTERNATIVE 1

DEVELOPMENT PARCELS INDUSTRIAL ZONED VACANT LAND

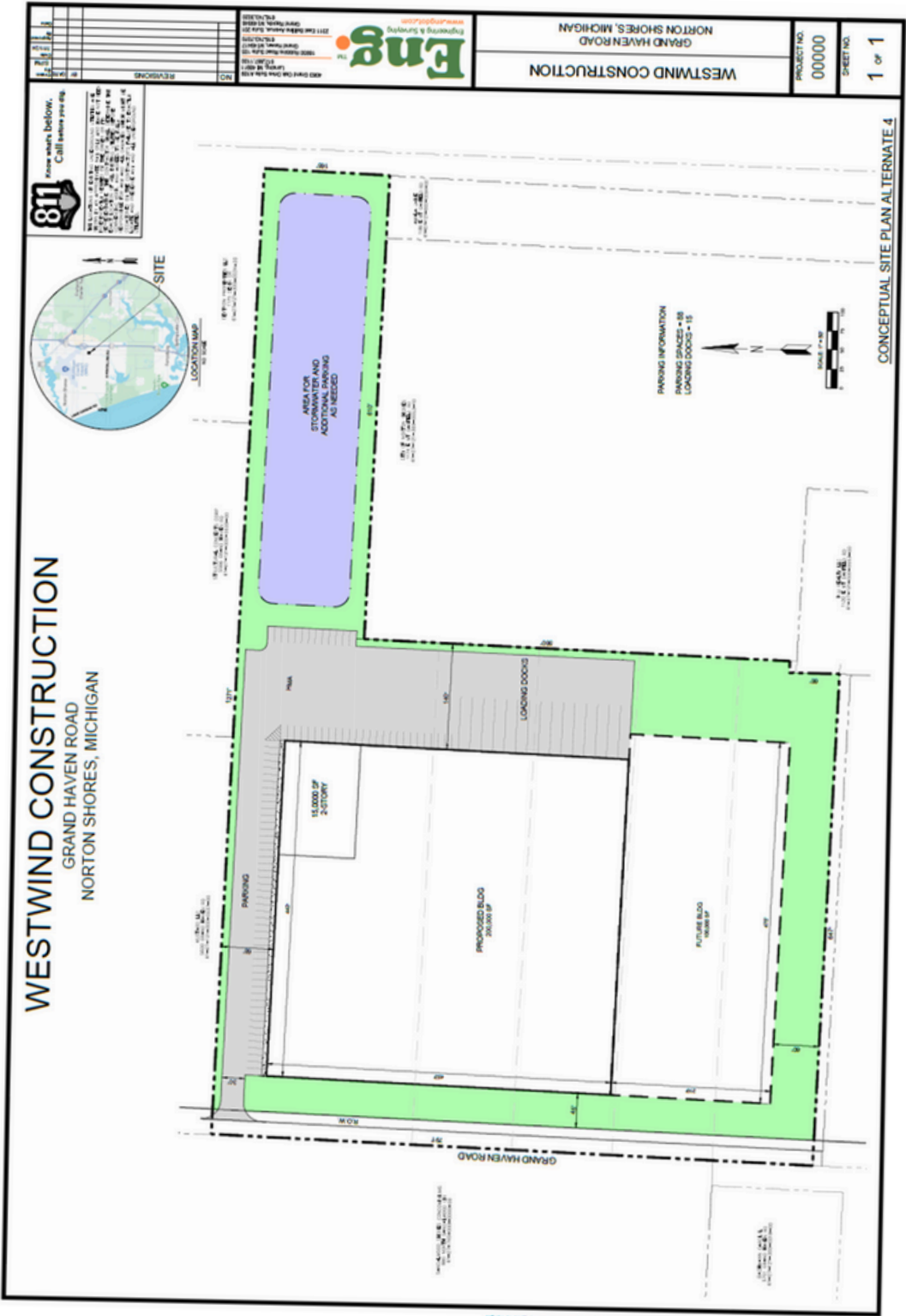


 **5612-5708 GRAND HAVEN RD**
NORTON SHORES, MI 49441

NAI Wisinski of
West Michigan

POSSIBLE SITE PLANS
ALTERNATIVE 4

DEVELOPMENT PARCELS
INDUSTRIAL ZONED VACANT LAND

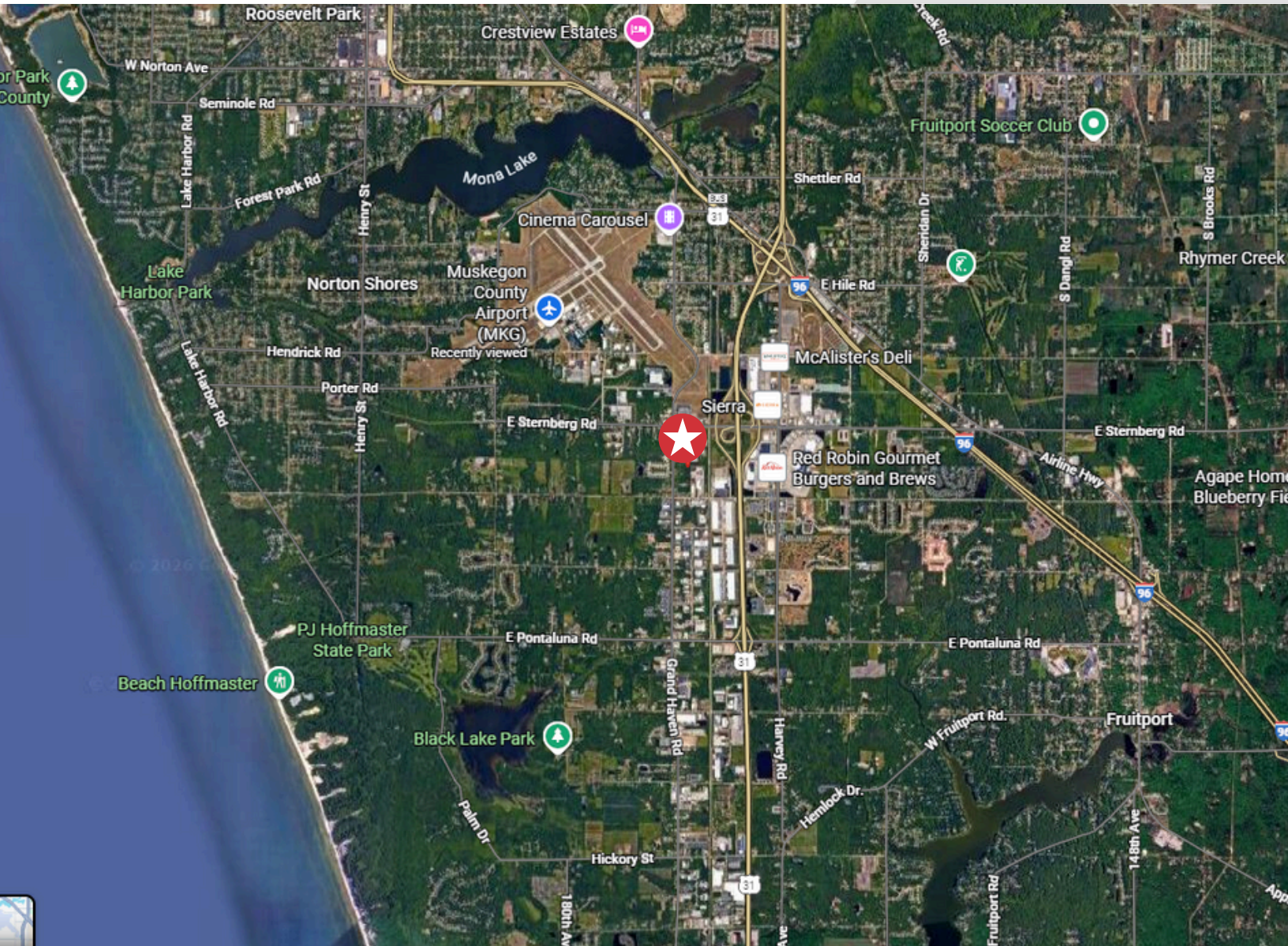


5612-5708 GRAND HAVEN RD
NORTON SHORES, MI 49441

NAI Wisinski of
West Michigan

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
NORTON SHORES, MI 49441

NAI Wisinski of
West Michigan

DEVELOPMENT PARCELS



January 2018
Prein&Newhof

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

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.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

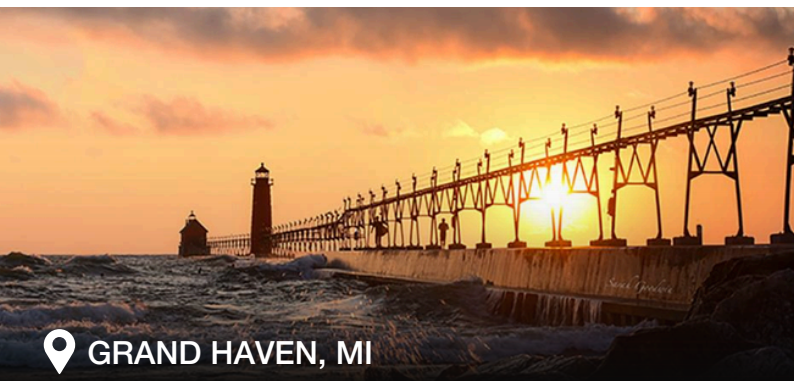
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



naiwwm.com | 616.776.0100

NAI Wisinski of
West Michigan