



PRICE REDUCED

**📍 39 STATE ST
MIDDLEVILLE, MI 49333**

Industrial Facility for Sale or Lease

- Well-maintained industrial facility in Middleville
- Heavy power
- Building shows well
- Stand-alone building for storage and/or other uses



LISTING AGENT:

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PROPERTY OVERVIEW



The property located at 39 State St in Middleville was formerly used by Andronico Industries. The facility features heavy electrical power capacity as well as ample parking nearby. The property is ready for new office space to be constructed, and it can also be split for multiple users for an owner operator not requiring the entire space. The property is uniquely situated between the labor markets of both Kent County and Battle Creek.

PROPERTY INFORMATION

Location:	Take M-37/S Broadway to State St, E on State St to the property located on the south side of the road.
Total Building Size:	130,917 SF
Year Built:	Various Additions
Acreage:	3.78 acres
Construction:	Pre-engineered Steel/Block
Roof:	Membrane/Standing Seam Metal
Eave Height:	Up to 20'
Signage:	Yes
Parking:	Ample
Zoning:	Transitional Industrial District



UTILITIES

Electric:	Consumers Energy
Natural Gas:	Consumers Energy
Sanitary Sewer:	Village of Middleville
Storm Sewer:	Village of Middleville
Water:	Village of Middleville

SALE OVERVIEW

NAI Wisinski of
West Michigan

SALE INFORMATION

Price:	\$3,495,000.00
Per SF:	\$26.70
Municipality:	Village of Middleville
PPN:	41-110-001-00
SEV (2024):	\$922,700.00
Est. Taxes (2025):	\$46,700.00
Village of Middleville Tax (2024):	\$11,544.52
Terms:	Cash, New Mortgage
Possession:	At close of the sale



LEGAL DESCRIPTION

MIDDLEVILLE LOTS 1 TO 16 INC. HOLES ADD; ALSO W 33' VACATED S RIVER ST ADJ TO SAID LOTS; MORE PARTICULARLY DESC AS: BEG NW COR LOT 3 SD PLAT; TH S 88°43'33" W 428.85' ALG S LI STATE ST; TH S01°14'35" W 379.22' ALG C/L VACATED S RIVER ST; TH N 88°45'00" W 428.77' ALG N LI MARKET ST; TH N01°13'51" W 379.40' ALG E LI BECTAL ST TO POB. (05WT)

LEASE OVERVIEW



LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Taxes, Insurance, Utilities, R&M, Snow Removal, Landscaping, Trash Removal, Janitorial, Phone/Internet
Landlord Provides:	Insurance, Structural Repair/Replacements, Mechanical System Replacement
Possession:	At Lease Execution

AVAILABILITY

SUITE	RENTABLE SF	WAREHOUSE SF	OFFICE SF	DOCK/DOORS	RATE/SF/YR	MONTHLY BASE RENT
N/A	130,917 SF	122,917 SF	+/- 8,000 SF	2/4	\$3.45	\$37,638.62

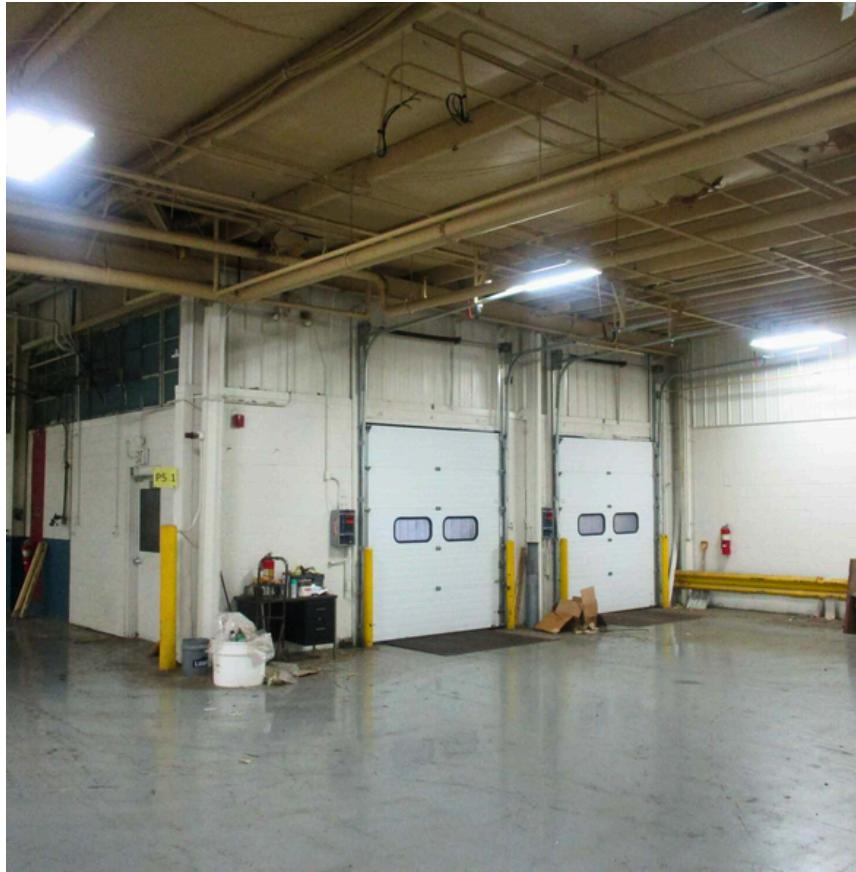


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BUILDING OVERVIEW

WAREHOUSE INFORMATION

Warehouse SF:	122,917 SF
Floors:	1
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	Up to 20'
Spinklered:	Yes
Lighting:	Fluorescent/LED
Electric Service:	480v 3-phase; 15,000 amps
Column Spacing:	Varies
Grade Level Doors:	4
Loading Docks:	2
Rail Siding:	No
Floor Drains:	No
Compressed Air:	Yes
Cranes:	No
Elevators:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes



OFFICE INFORMATION

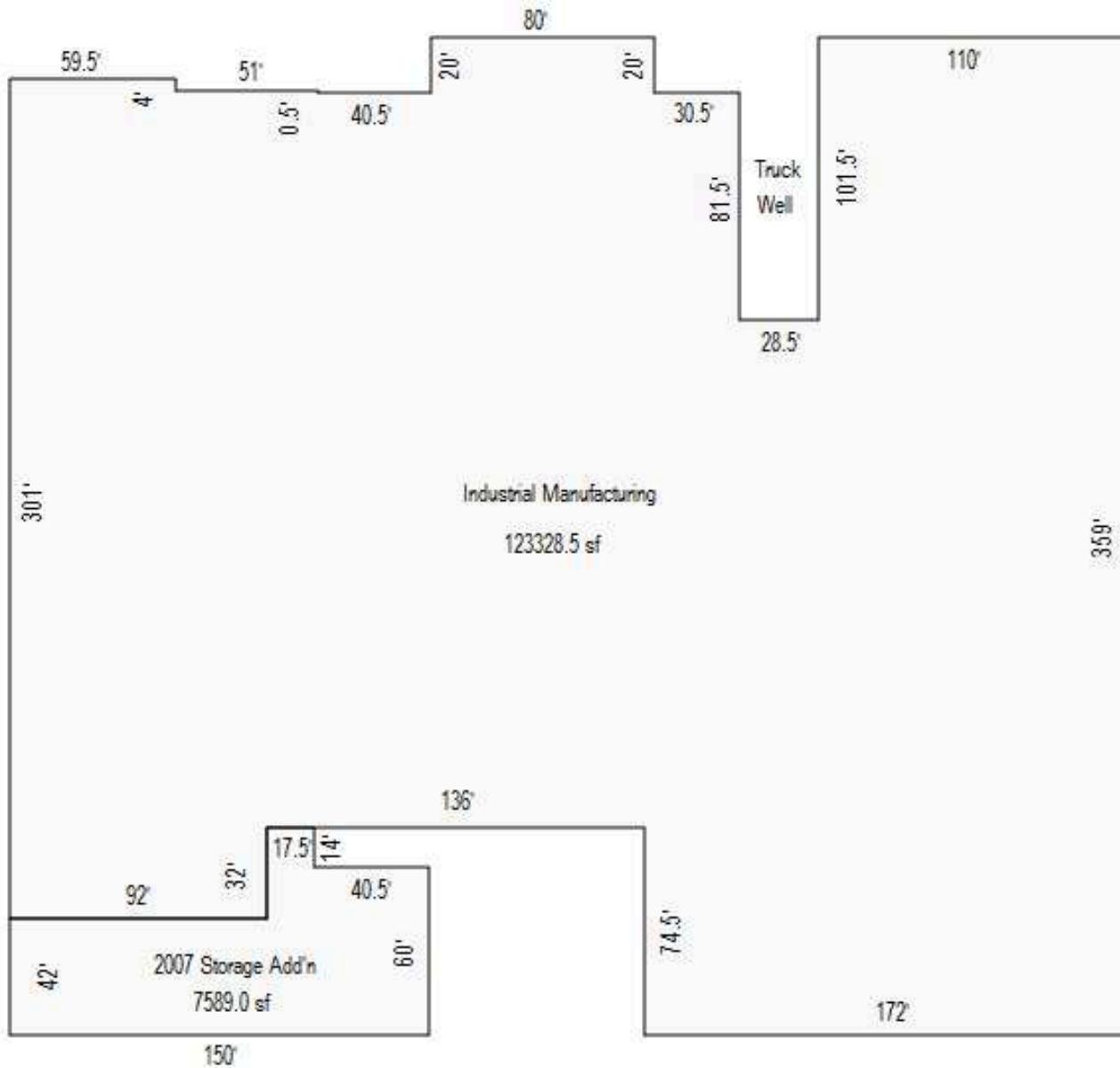
Office SF:	+- 8,000 SF
Floors:	1
Air Conditioning:	Can be
HVAC:	Gas/Forced Air
Ceiling Height:	8'
Spinklered:	Yes
Lighting:	LED
Communication Equipment:	No
Private Offices:	TBD
Conference Room:	TBD
Lunch Room:	TBD
Restrooms:	TBD
Kitchen/Break Room:	No



PHOTOS



BUILDING LAYOUT



PARCEL MAP



Barry County GIS

39 State Street



Map Publication:
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40m 200ft

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Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Barry County expresses no warranty for the information displayed on this map document.



- CODE OF ORDINANCES

Chapter 78 - ZONING

ARTICLE II. - DISTRICTS

DIVISION 10. I-1 LIGHT INDUSTRIAL

DIVISION 10. I-1 LIGHT INDUSTRIAL¹

Sec. 78-351. Description and purpose.

- (a) The I-1 light industrial district is provided in recognition of the location and space needs of industrial activities which create only a minimum of off-site effects. This district does not include industrial uses which cause excessive noise, vibration, odors, visual blight, environmental pollution or which are involved in potentially hazardous processes. These industrial uses should be encouraged to group in industrial areas where greater economies can be achieved by sharing necessary services and facilities and where individual plant efficiency can be improved by a larger, more appropriately developed, and stable industrial environment.
- (b) The I-1 light industrial district sets forth development standards for the mutual protection of these industrial areas and areas for other land use activity in the vicinity so industrial uses are protected from the intrusion of other land uses which may be incompatible with industrial uses.
- (c) Important in determining the location and size of an industrial area in the I-1 light industrial district is the accessibility of the location to transportation facilities, the availability of public utilities, and the adequacy of fire and police protection. The topography of the area should be relatively level with no flood hazard. Industrial areas may be in close proximity to other land use areas, but wherever possible appropriate physical features should be used as boundaries.

Sec. 78-352. Uses permitted by right.

The following uses shall be permitted by right in the I-1 light industrial district:

- (1) Contractor's yard.
- (2) Distribution/packaging center.
- (3) Landscaping company.
- (4) Manufacturing facility.
- (5) Office.
- (6) Research/training facility.
- (7) Self-storage facility.
- (8) Warehouse.
- (9) Wholesale establishment, minor.

Sec. 78-353. Uses permitted by special use.

The following uses may be allowed as special uses in the I-1 light industrial district:

- (1) Motor vehicle repair, major.
- (2) Private wind energy facility.
- (3) Recreation establishment, indoor.
- (4) Recreational marihuana grower (Class A-C).
- (5) Recreational marihuana processor.
- (6) Recreational marihuana safety compliance facility.
- (7) Recreational marihuana secure transporter.

(Ord. No. 2119, § 4, 8-24-2021)

Sec. 78-354. Other uses.

Other uses in the I-1 light industrial district shall be:

- (1) Signs as provided for in article VII of this chapter.
- (2) Accessory uses as provided for in sections 78-20 and 78-21.
- (3) Essential services as provided for in section 78-15.
- (4) Temporary uses or structures as provided for in section 78-18.
- (5) Parking and loading as provided for in article VIII of this chapter.

Sec. 78-355. Required conditions.

- (a) All uses in the I-1 light industrial district shall be subject to the site plan review provisions of article V of this chapter.
- (b) All outdoor storage areas in the I-1 light industrial district shall be completely screened from adjacent lands pursuant to sections 78-30 and 78-36.
- (c) Outdoor lighting in the I-1 light industrial district shall be designed, located and operated so as to avoid casting light or glare on adjacent or nearby lands.
- (d) Access roads in the I-1 light industrial district shall be built to all weather specifications, and shall be at least 35 feet in width. Turning areas shall have a radius of at least 50 feet or shall provide for another type of turning area arrangement that is acceptable to the planning commission or its site plan review committee.
- (e) In commercial and industrial districts, outdoor storage of materials and equipment must be conducted in side or rear yards and screened by a fence of adequate opacity and height to obscure view of the storage area, subject to applicable fencing requirements.

Sec. 78-356. Industrial performance standards.

All uses in the I-1 light industrial zoning district shall comply with the following standards to ensure the health, safety and welfare of the residents of the village. Any violation of these standards will be corrected, the costs of inspection by experts for compliance to be borne by the violator.

- (1) Sound. Every use shall be so operated that the sound emanating from the operation will be no more audible beyond the boundaries of the immediate site than the volume of traffic sound on the nearest street.

- (2) *Vibration.* Every use shall be so operated that no vibration will be discernible to the human sense of feeling beyond the immediate site on which such use is conducted.
- (3) *Emission of glare and heat.* Any operation producing intense glare and/or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any adjoining parcel or lot.
- (4) *Smoke, fumes, gases, dust, odors.* Every use shall be operated in such a manner that there shall be no emission of any smoke, atomic radiation, fumes, gas, dust, odors or any other atmospheric pollutant which will disseminate beyond the boundaries of the lot or parcel occupied by such use in such a manner as to create a public or private nuisance.
- (5) *Liquid or solid waste.* The discharge of untreated industrial waste into any surface water body and/or the groundwater is prohibited. All methods of sewage and industrial waste treatment and disposal shall be approved by the village and the state health departments. No effluent shall contain any acids, oils, dust, toxic metals, corrosives or other toxic substance in solution or suspension which would create odors, or discolor, poison or otherwise have a tendency to pollute any surface water body and/or the groundwater in any way.

Sec. 78-357. Height regulations.

No building or structure in the I-1 light industrial district shall exceed 45 feet in height, except that a greater height may be permitted if authorized by the planning commission as a special land use under article IV of this chapter.

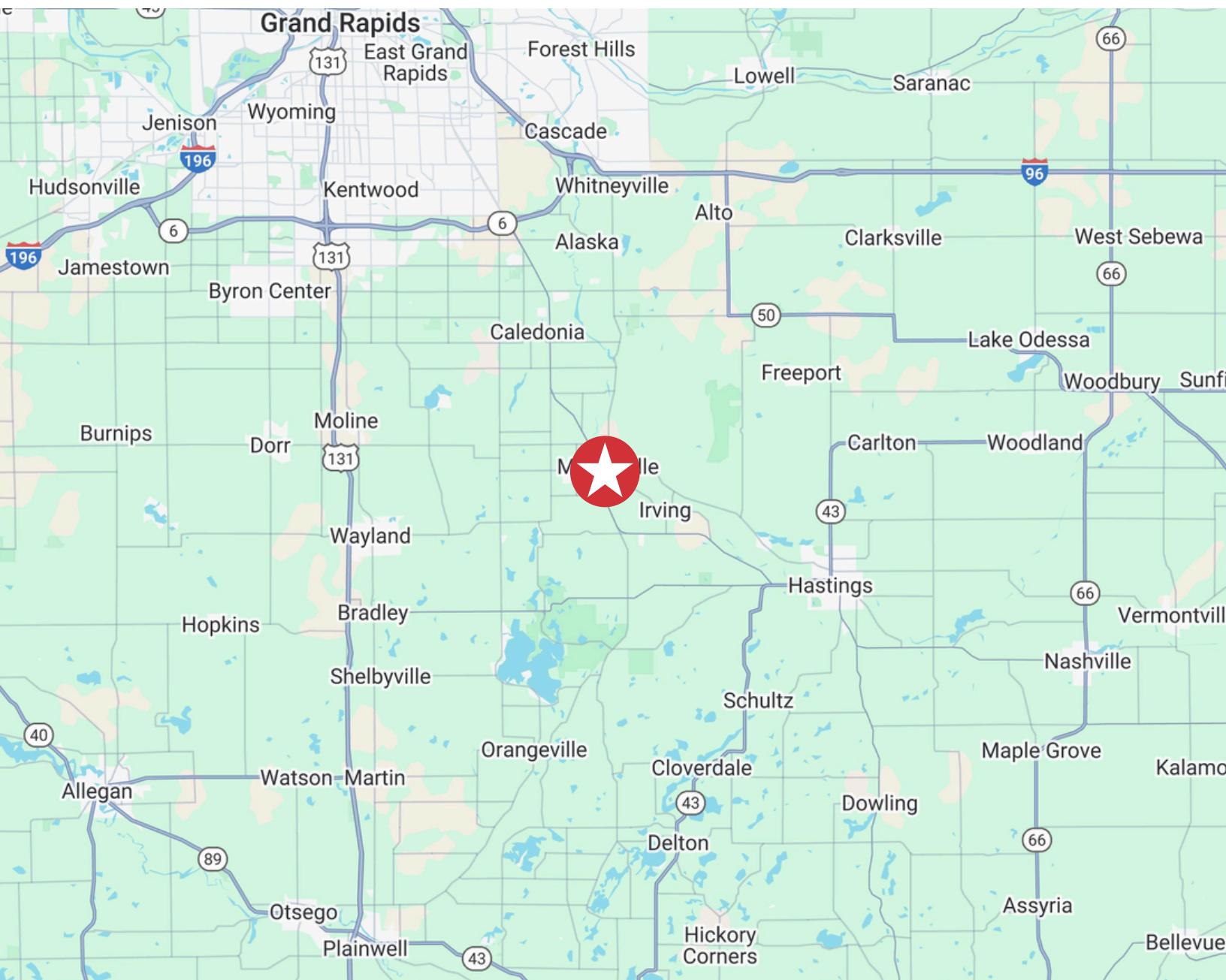
Sec. 78-358. Area regulations.

No building or structure in the I-1 light industrial district nor any enlargement thereof shall be erected except in conformance with the following yard, lot area, and building coverage requirements:

- (1) *Front yard.* There shall be a front yard of not less than 50 feet.
- (2) *Side yards.* There shall be a side yard of not less than 20 feet where such side yard abuts another lot or parcel in the I-1 or I-2 district or a lot or parcel being used for industrial purposes. In all other cases there shall be a side yard of not less than 50 feet.
- (3) *Rear yard.* There shall be a rear yard of not less than 40 feet where the rear yard abuts another lot or parcel in the I-1 or I-2 district or a lot or parcel being used for industrial purposes. In all other cases, there shall be a rear yard of not less than 75 feet.
- (4) *Lot area.* The minimum lot area shall be one acre.
- (5) *Lot width.* There shall be a minimum lot width of 175 feet.
- (6) *Lot coverage.* Not more than 50 percent of the area of a lot or parcel shall be occupied by buildings or other structures.

Secs. 78-359—78-380. Reserved.

LOCATION MAP



PROXIMITY

M-37	0.38 miles
M-6 @ M-37	11.20 miles
I-96 @ M-6	15.18 miles
US-131 @ M-6	18.17 miles
I-196 @ M-6	26.49 miles
Gerald R Ford International Airport	14.47 miles

DEMOCRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,902	7,950	15,706
Median Age	34.4	36.0	37.5
HOUSEHOLDS			
Total Households	1,447	2,804	5,484
# of Persons per Household	2.68	2.82	2.85
HOUSEHOLD INCOME			
Median Household Income	\$87,275	\$93,897	\$101,210
Median House Valuation	\$250,114	\$277,051	\$314,798

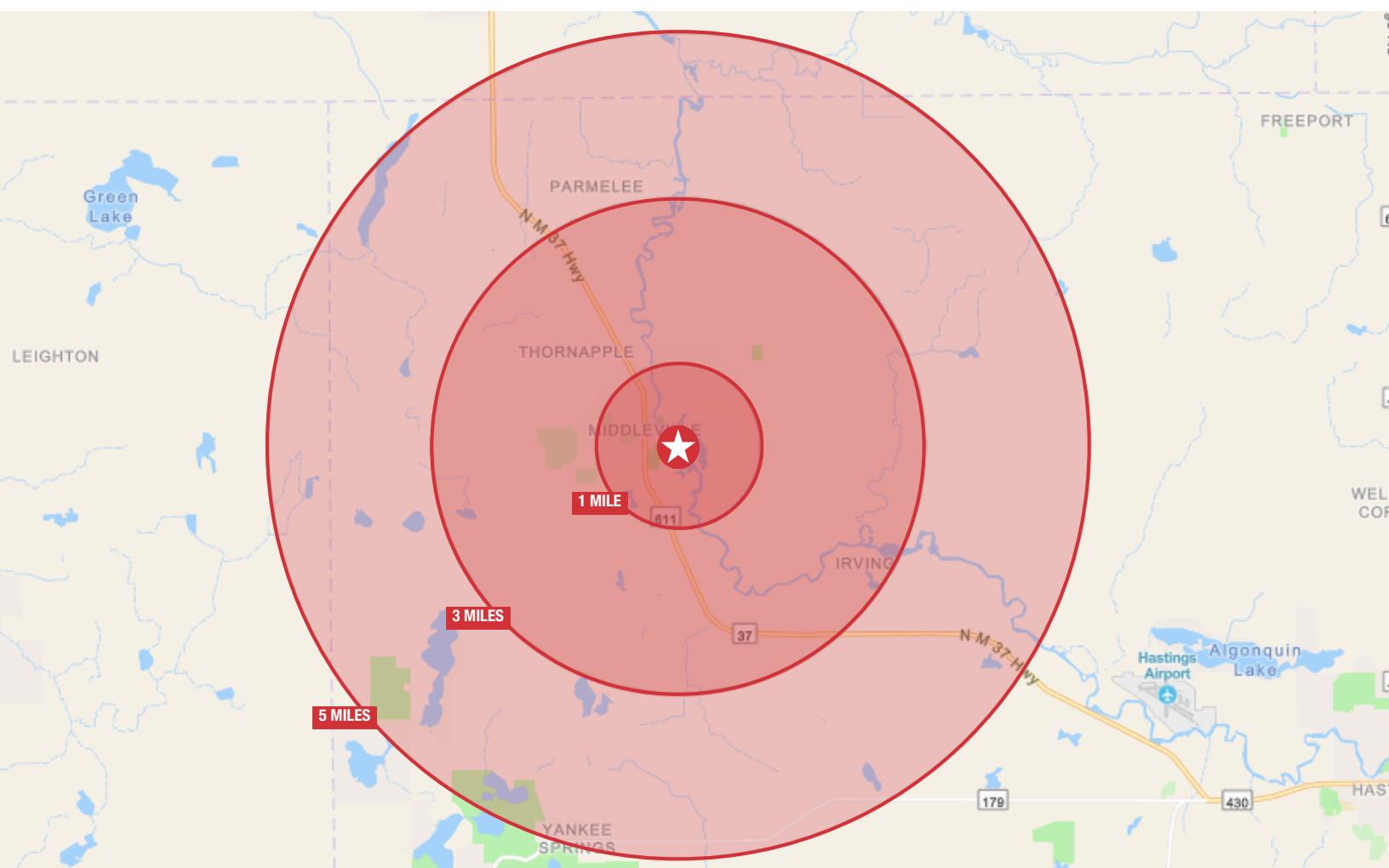
Source: Esri forecasts for 2025. U.S. Census Bureau 2020 decennial Census data

15K

POPULATION
(5 MILES)

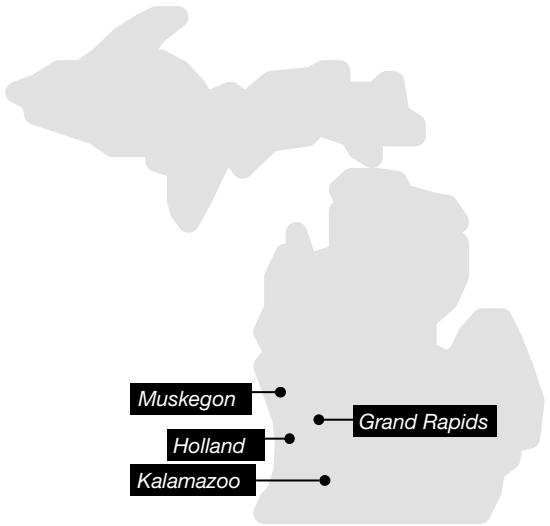
\$93K

MEDIAN HH INCOME
(3 MILES)



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