



335 N Griffin St  
Grand Haven, Michigan 49417

### Property Highlights

- Lakeshore warehouse or manufacturing suites for lease
- Clean warehousing or manufacturing space located near US-31 in Grand Haven
- High ceilings, multiple loading docks, new energy efficient fluorescent lighting systems, and heavy electrical power
- Cranes
- Nicely appointed offices
- Well maintained facility



For More Information

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# Property Overview

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## Property Overview

The property located at 335 N Griffin Street in Grand Haven has been used for a variety of manufacturing and warehousing uses over the years. The property features heavy electrical capacity, multiple loading docks and drive-in doors as well as significant crane and heavy lift capacity. The totally remodeled offices are in excellent condition and will provide for a great corporate environment for a new user. The facility sets up well for multiple users for those desiring a built-in expansion capability down the road.

The facility has been very well maintained and is in excellent condition and is a rare find in today's tight real estate market.



## Property Information

<b>Location:</b>	M-104 to US-31, South to Jackson St, East to Griffin St, South to property on the West side of the street
<b>Acreage:</b>	10.54 Acres
<b>Total Building Size:</b>	148,030 SF
<b>Lot Dimensions:</b>	Irregular
<b>Construction:</b>	Concrete and Steel
<b>Roof:</b>	Various Types
<b>Year Built:</b>	1979
<b>Security Systems:</b>	No
<b>Year Renovated:</b>	1988
<b>Signage:</b>	On Building
<b>Parking:</b>	Ample On-site parking
<b>Zoning:</b>	TI - Transitional Industrial

## Utilities

<b>Electric:</b>	Grand Haven Board of Light & Power
<b>Telephone:</b>	Choice
<b>Natural Gas:</b>	Michigan Gas Utilities
<b>Storm Sewer:</b>	City of Grand Haven
<b>Water:</b>	City of Grand Haven

# Lease Overview

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## Lease Information

Lease Type:	NNN
Terms:	60 Months
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/ Heat, Snow Removal, Janitorial, Refuse Removal, Phone
Landlord Provides:	Roof & Structural
Renewal Option:	Yes
Municipality:	City of Grand Haven
PPN:	70-03-21-415-029
SEV (2024):	\$2,554,800.00
Taxable Value (2024):	\$1,891,559.00
Summer Taxes (2023):	\$94,260.96
Winter Taxes (2023):	\$2,935.55
Total Taxes (2023):	\$97,196.51
Present Use:	Manufacturing & Warehousing
Possession:	At Lease signing but not prior to 9/1/2024

## Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (APPROX. \$1.00 PSF)	TOTAL MONTHLY RENT
A	100,000 SF	100,000 SF	0 SF	8 / 2	\$3.85	\$32,083.33	\$8,333.33	\$40,416.67
Entire Building	148,030 SF	144,290 SF	4,290 SF	10 / 3	\$3.85	\$47,492.96	\$12,335.83	\$59,828.79

## Legal Description

LOTS 206, 207 AND S 785 FT OF LOT 201, EXC S 132 FT OF W 47 FT OF LOT 206, ALSO EXC THAT PART OF LOTS 206 & 207 COM ON S LI LOT 20733 FT W OF SE COR SD LOT, TH W 396.59 FT TO W LI LOT 206, TH N 01D 43M 36S E ALG SD W LI 103 FT, TH E 397.05 FT, TH S 01D 59M W103 FT TO BEG. ALSO N 275 FT OF S 593.4 FT OF LOT 197, ALSO LOTS 198 & 199 EXC N 660.67 FT. ALSO LOT 200 EXC N 600.67 FT & EXC S179 FT, RYCENGA'S ASSRS PLAT NO. 3.EASEMENT L1037 P346

# Building Overview

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## Mfg/Warehouse Information

<b>Mfg/Whse SF:</b>	144,290
<b>Floors:</b>	Concrete, Estimated 6"
<b>Air Conditioning:</b>	No
<b>HVAC:</b>	Gas / Forced Air
<b>Ceiling Height:</b>	29'
<b>Sprinklered:</b>	Yes
<b>Lighting:</b>	Fluorescent
<b>Electric Service:</b>	480 Volt, 3 Phase
<b>Column Spacing:</b>	Various
<b>Grade Level Doors:</b>	3
<b>Loading Docks:</b>	10
<b>Rail Siding:</b>	No
<b>Floor Drains:</b>	No
<b>Compressed Air:</b>	No
<b>Cranes:</b>	Yes
<b>Shop Office:</b>	Yes
<b>Shop Lunch Room:</b>	Yes
<b>Shop Restroom:</b>	Yes

## Office Information

<b>Office Size:</b>	4,290 SF
<b>HVAC:</b>	Gas / Forced Air
<b>Air Conditioning:</b>	Yes
<b>Sprinklered:</b>	No
<b>Ceiling Height:</b>	8'
<b>Lighting:</b>	Fluorescent
<b>Communication Equipment:</b>	Available
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	Yes
<b>Lunch Room:</b>	Yes
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	Yes





# Additional Photos

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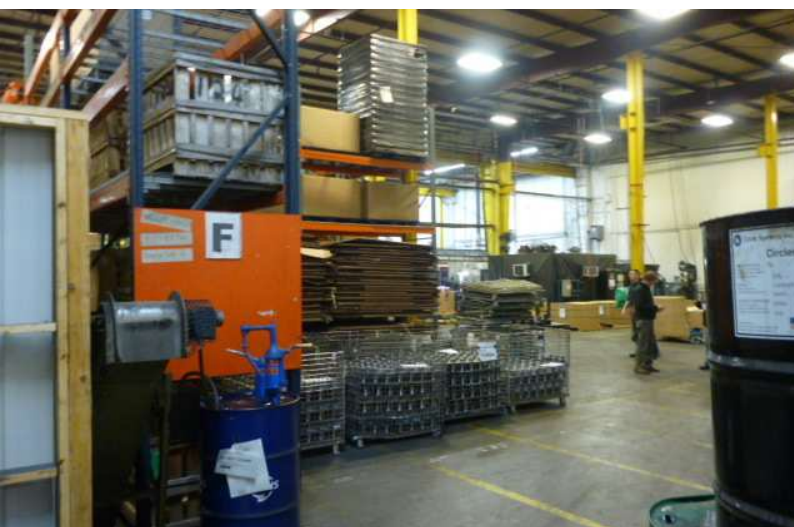
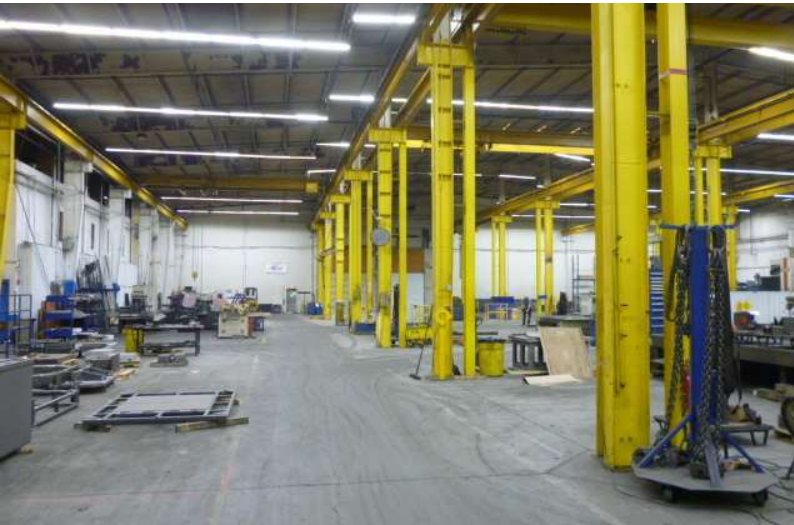
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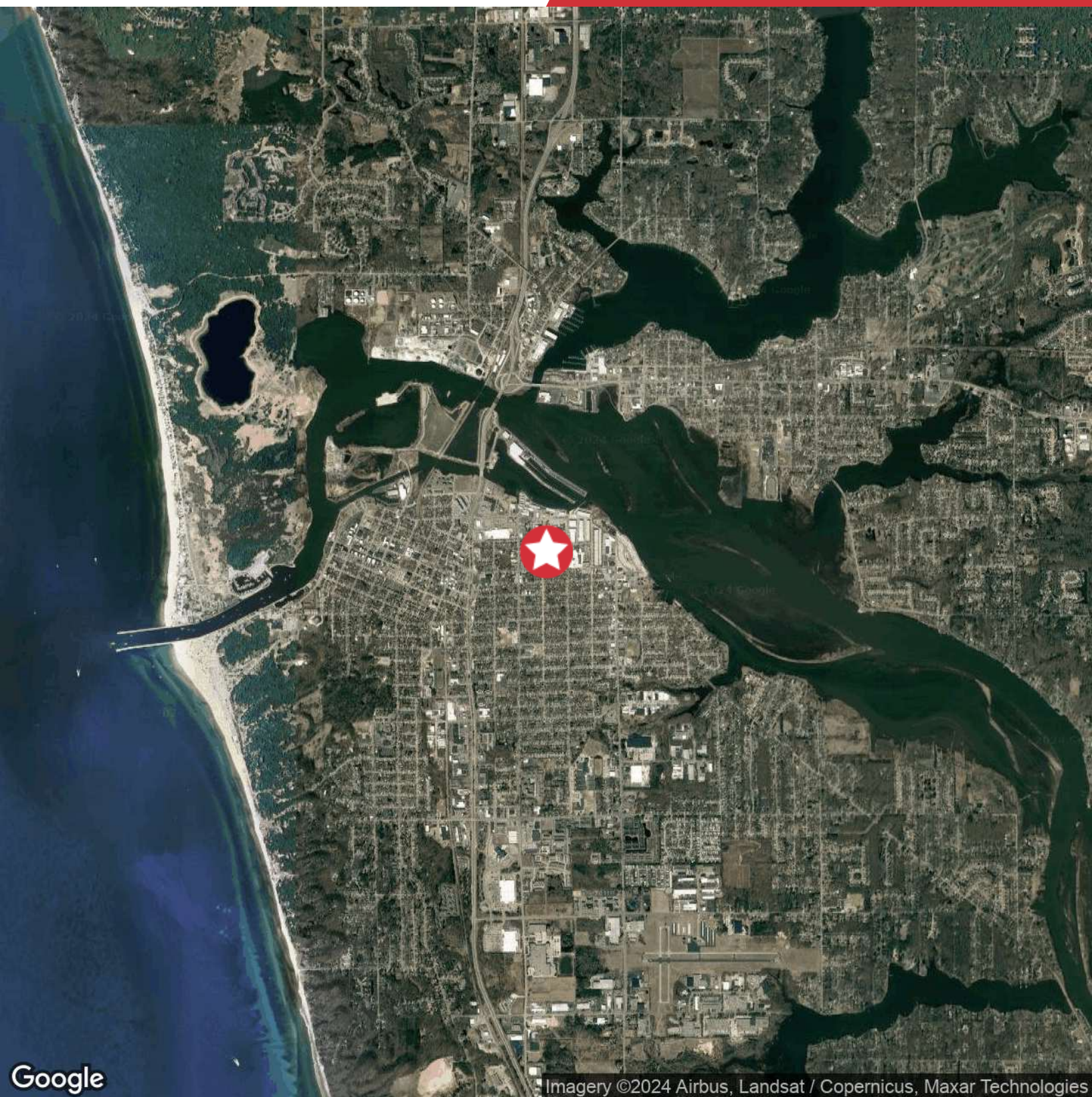
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# Aerial Map

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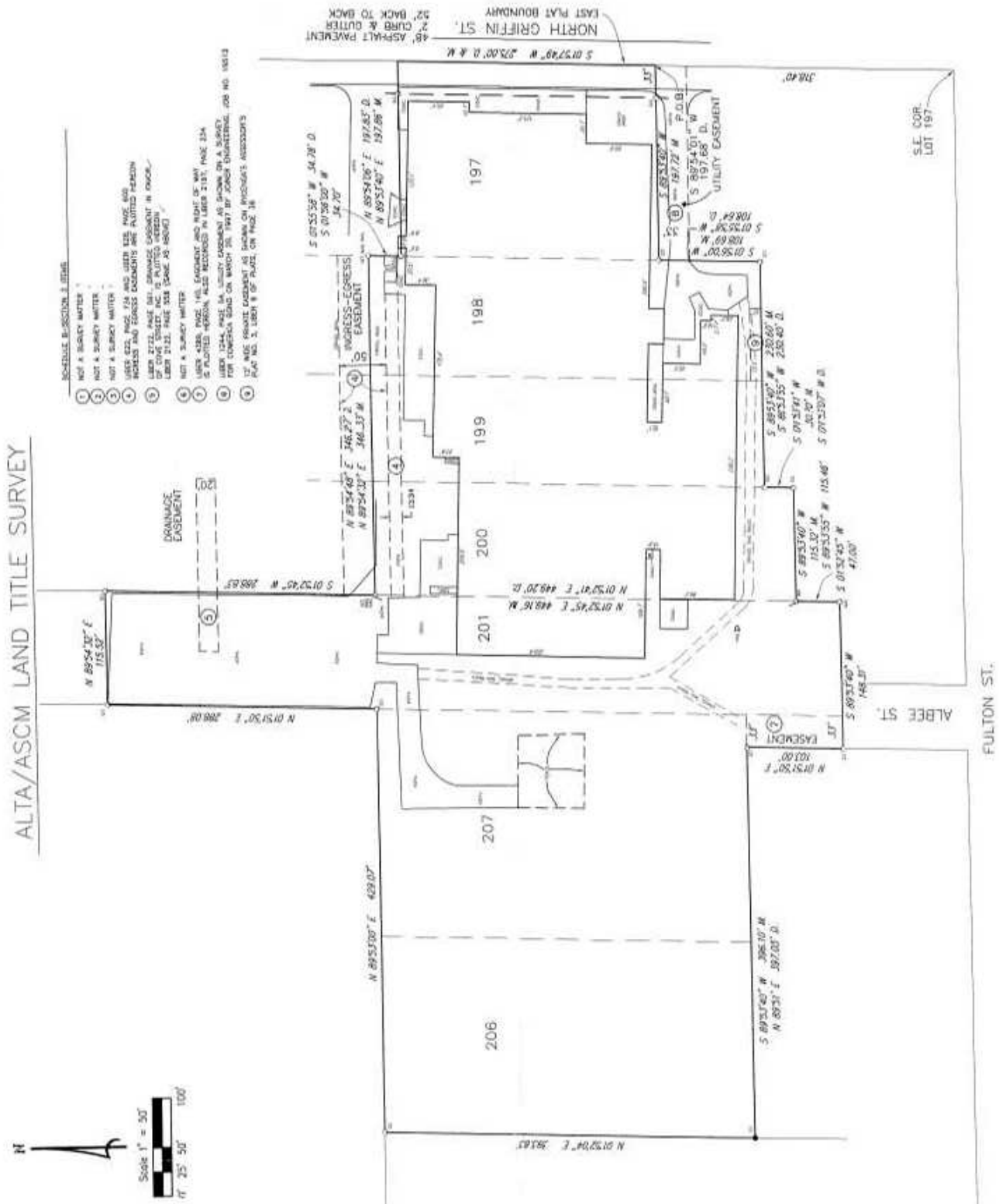
Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



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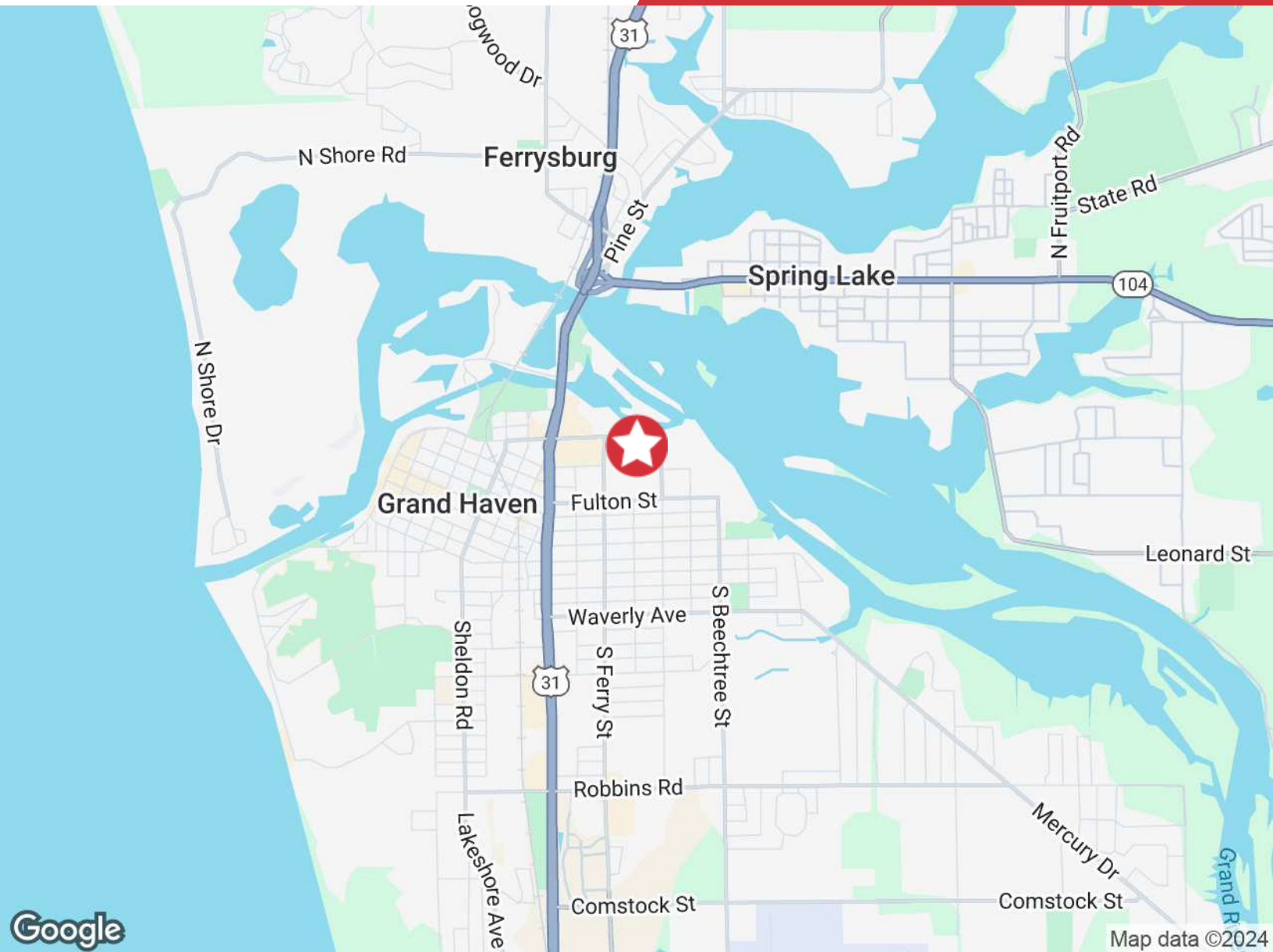
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# Location Map

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## Proximity

US-31	0.65 Miles
M-104	1.44 Miles
Enter Text Here	7.28 Miles
I-96	8.22 Miles

## Proximity

US-131	29.75 Miles
I-196	32.47 Miles
Airport - Muskegon County	8.83 Miles
Airport - Gerald R Ford Int'l	45.17 Miles



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.