



INDUSTRIAL BUILDING FOR SALE

25,864 SF - \$2,100,000

18570 TRIMBLE CT, SPRING LAKE, MI 49456



This is a rare opportunity to own a very well-maintained industrial building, formerly home to the Motiv Bowling distribution facility. Conveniently located in the Spring Lake Township/Norton Shores industrial corridor, this property offers excellent accessibility and functionality for a variety of industrial users.

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PROPERTY INFORMATION

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| | |
|-------------------------|-----------------------------|
| ACREAGE | 4.2 ACRES |
| PARKING | APPROX 15 SPACES |
| ZONING | INDUSTRIAL IMPROVED |
| TAXING AUTHORITY | SPRING LAKE TOWNSHIP |
| PP# | 70-03-04-300-054 |

BUILDING INFORMATION

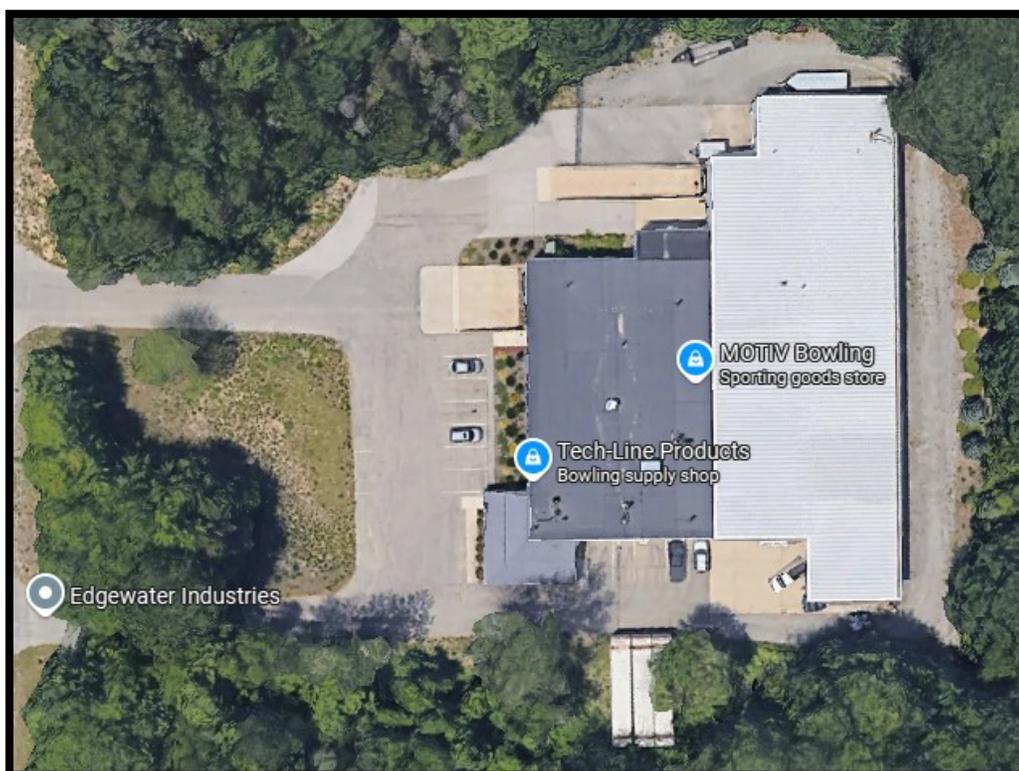
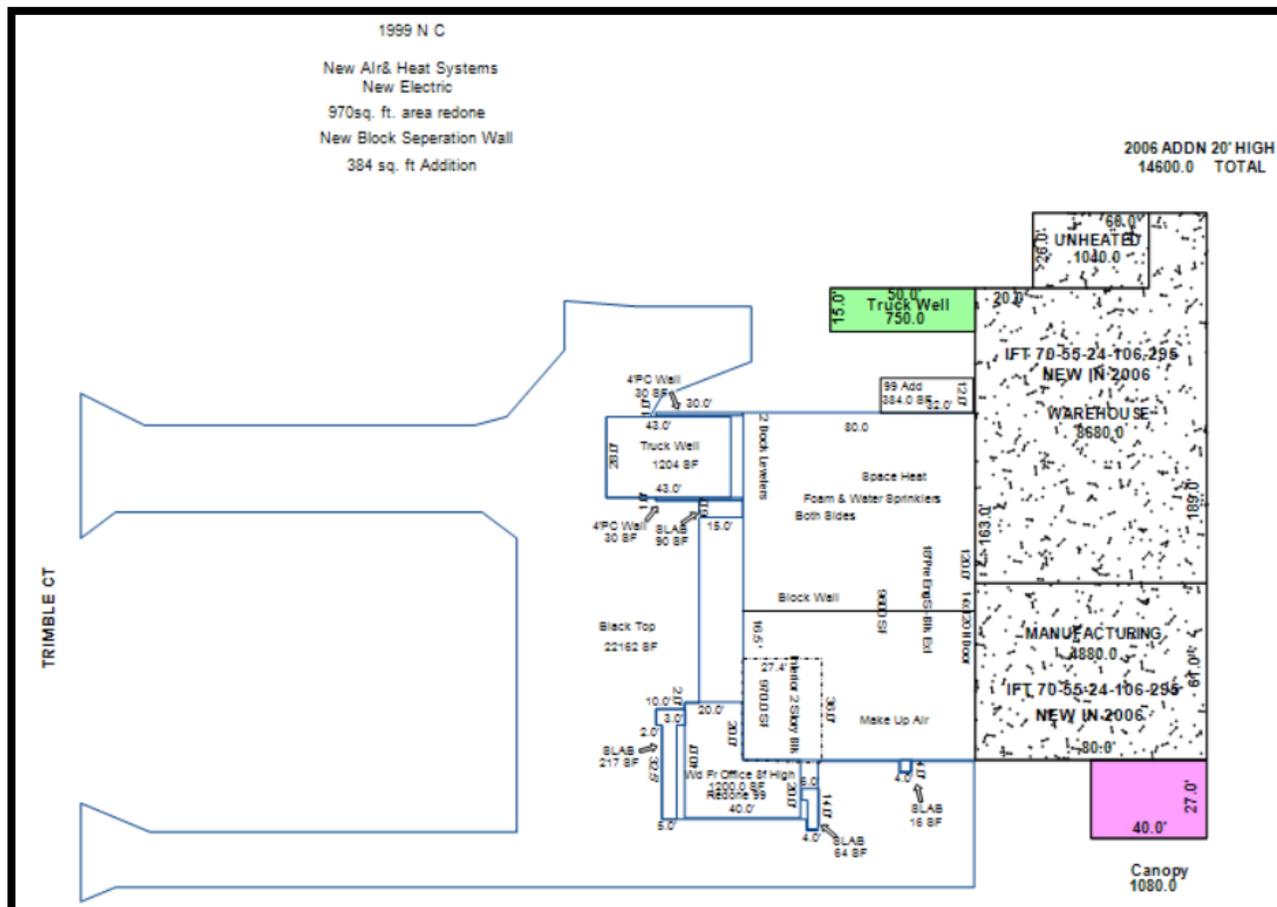
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|--------------------------|---|
| BUILDING SIZE | 25,864 SF |
| # BUILDINGS | 1 |
| YEAR BUILT | 1989 / 2006 REMODEL |
| DOCK DOORS | 3 |
| GRADE LEVEL DOORS | 2 |
| CEILING HEIGHT | 16' - 18'6" |
| SPRINKLER SYSTEM | Designed based on NFPA 30. Foam system that is a level above standard water system. Pre-charged with AFFF 3% foam concentrate. Can store class 1-4 commodities less than 12' high. |

SALE INFORMATION

| | |
|---------------------|-----------------------|
| SALE PRICE | \$2,100,000 |
| PRICE PER SF | \$81.19 PSF |
| SALE TERMS | CASH TO SELLER |
| POSSESSION | AT CLOSE |



BUILDING LAYOUT



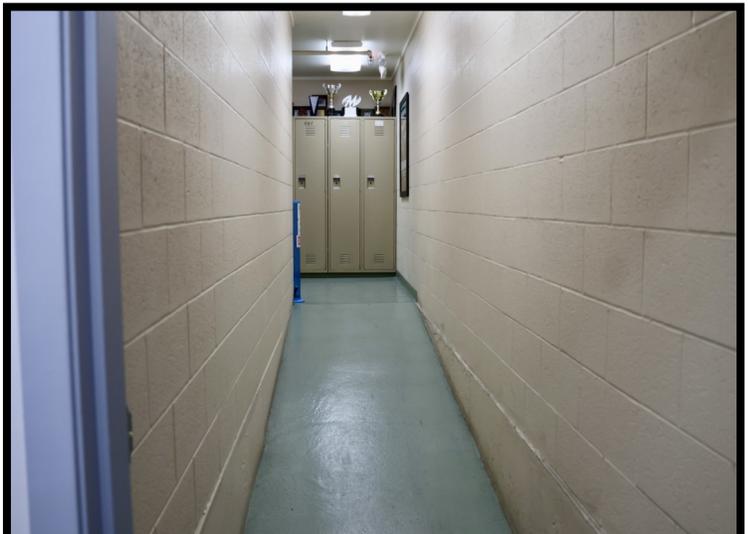
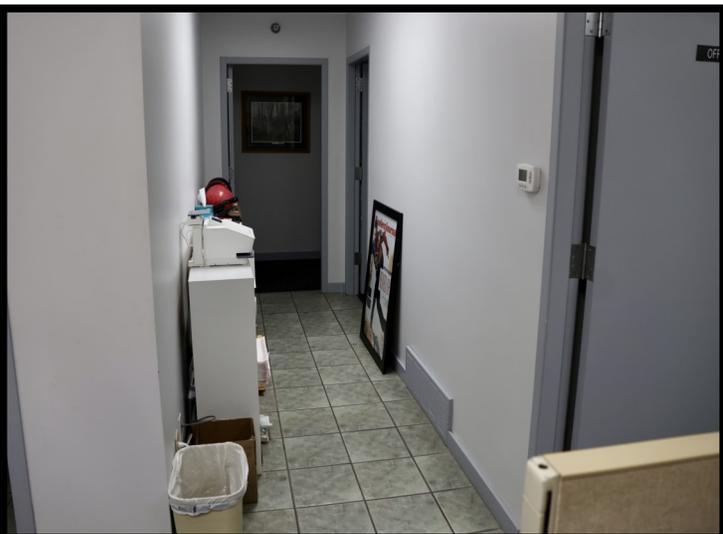
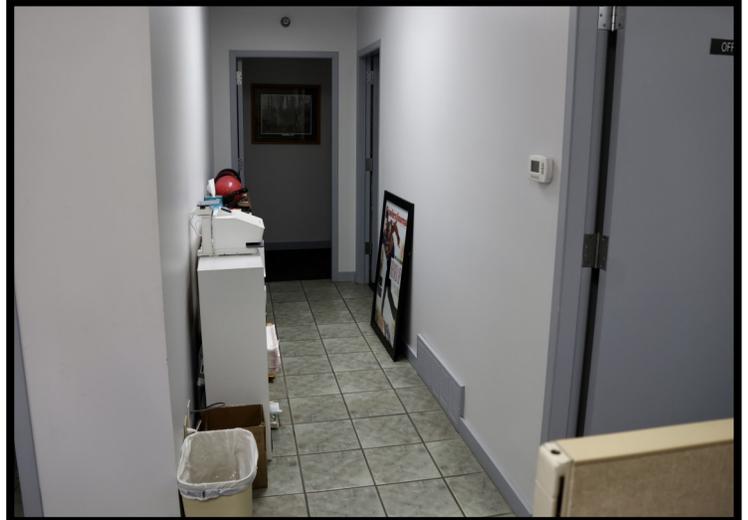
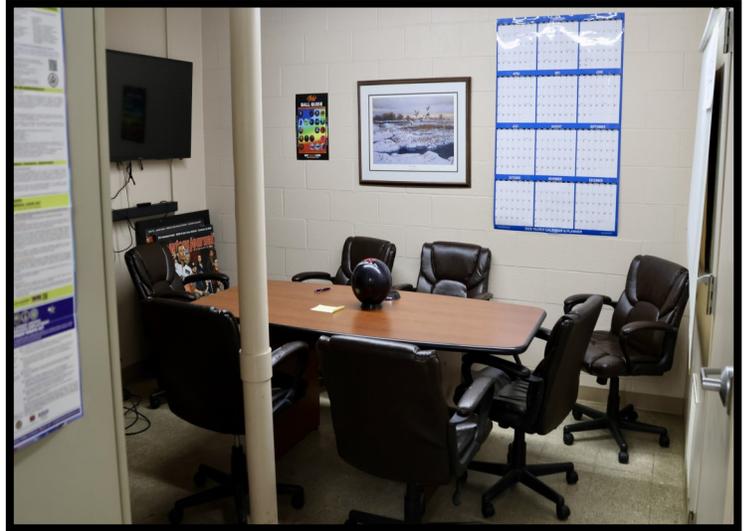


EXTERIOR PHOTOS



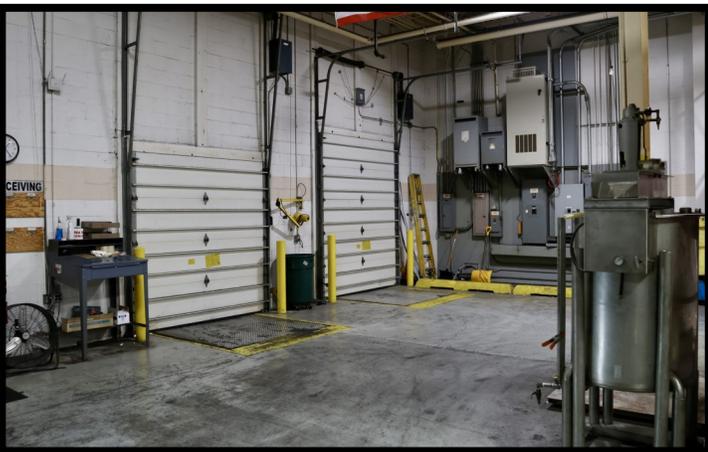


OFFICE PHOTOS





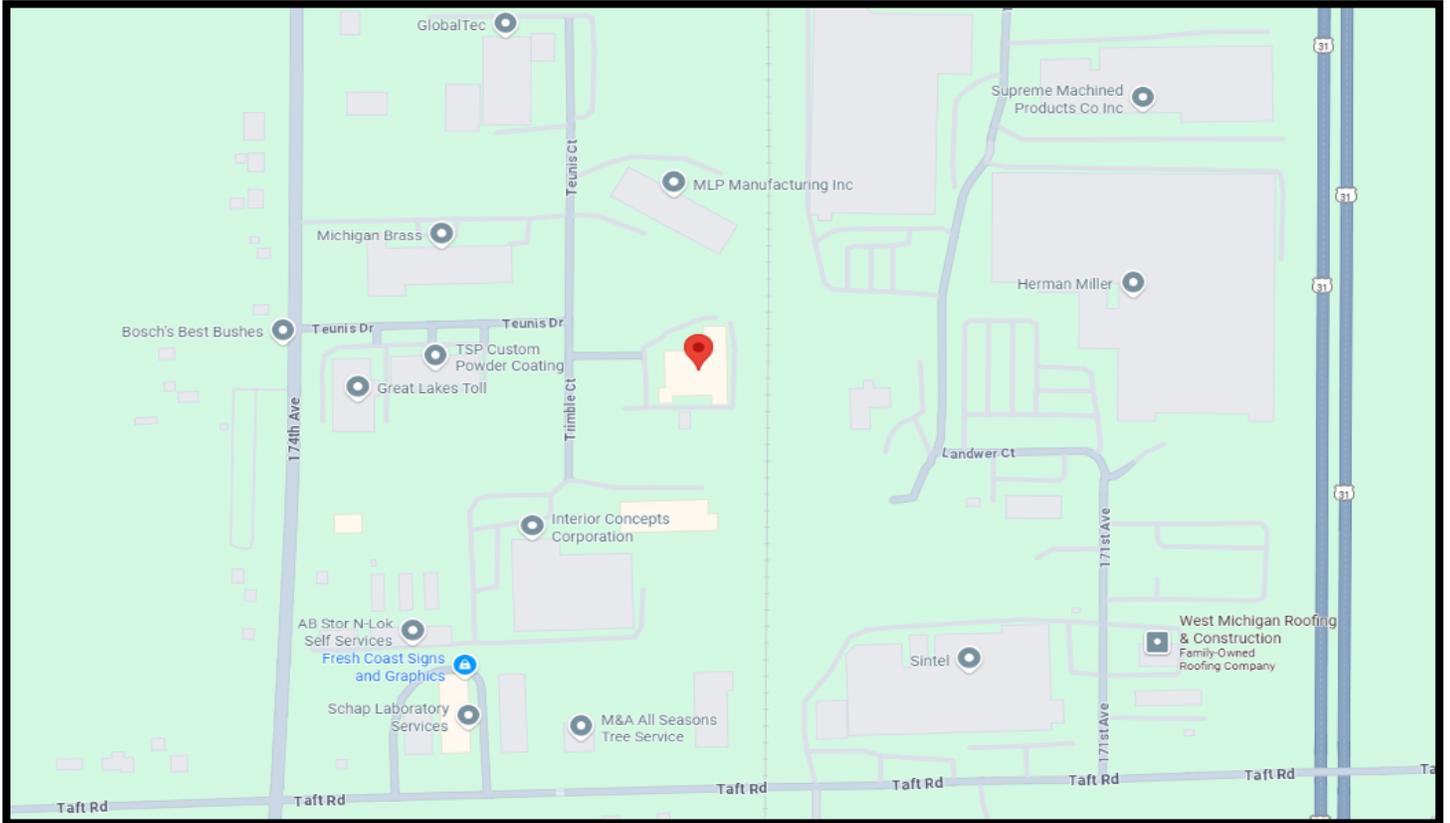
WAREHOUSE PHOTOS



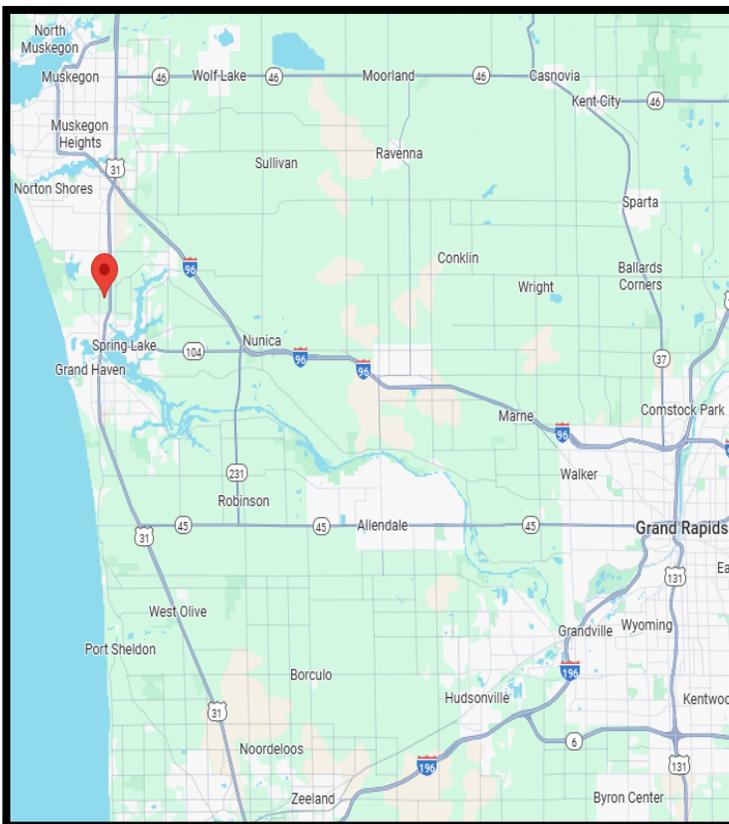


MAPS

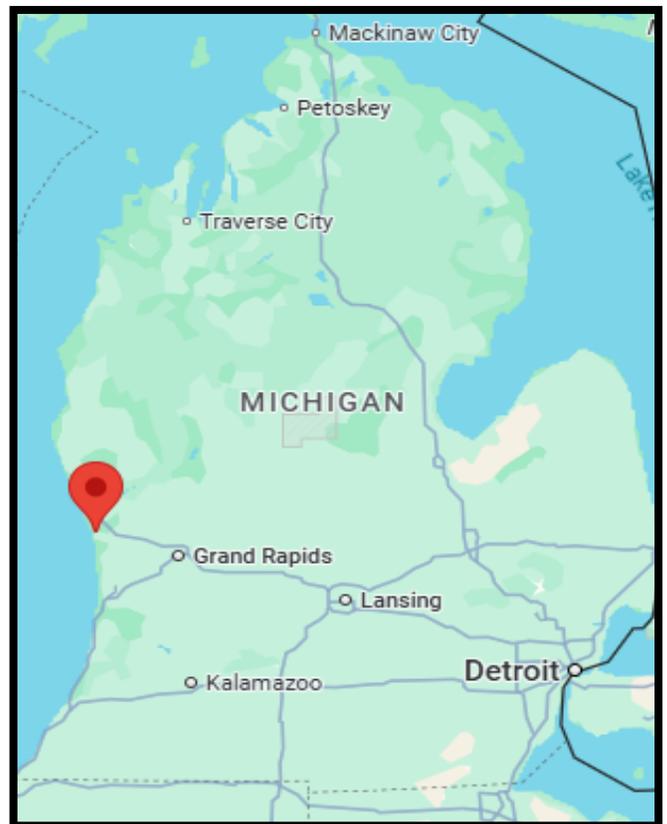
LOCAL



REGIONAL

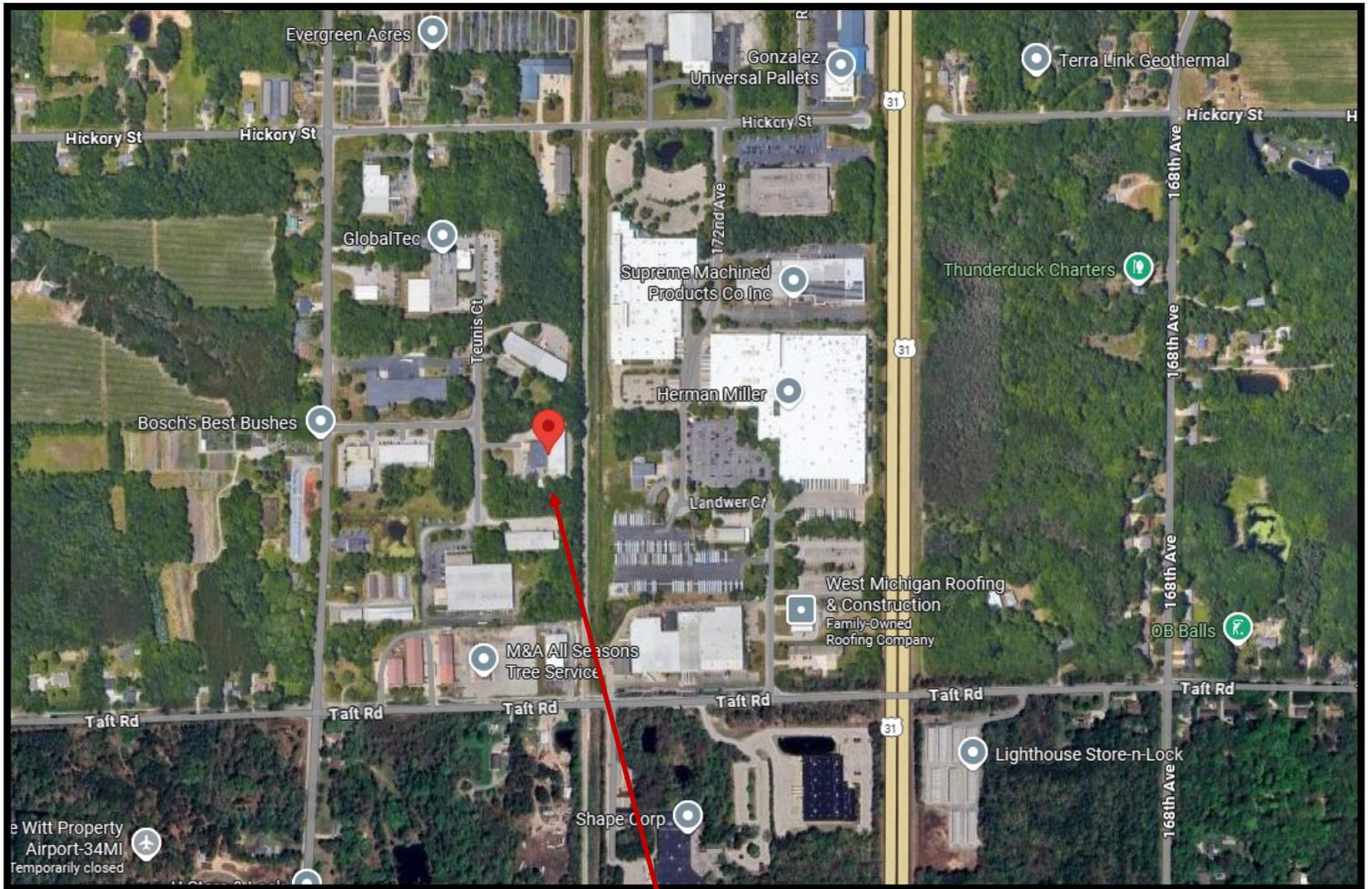


STATE

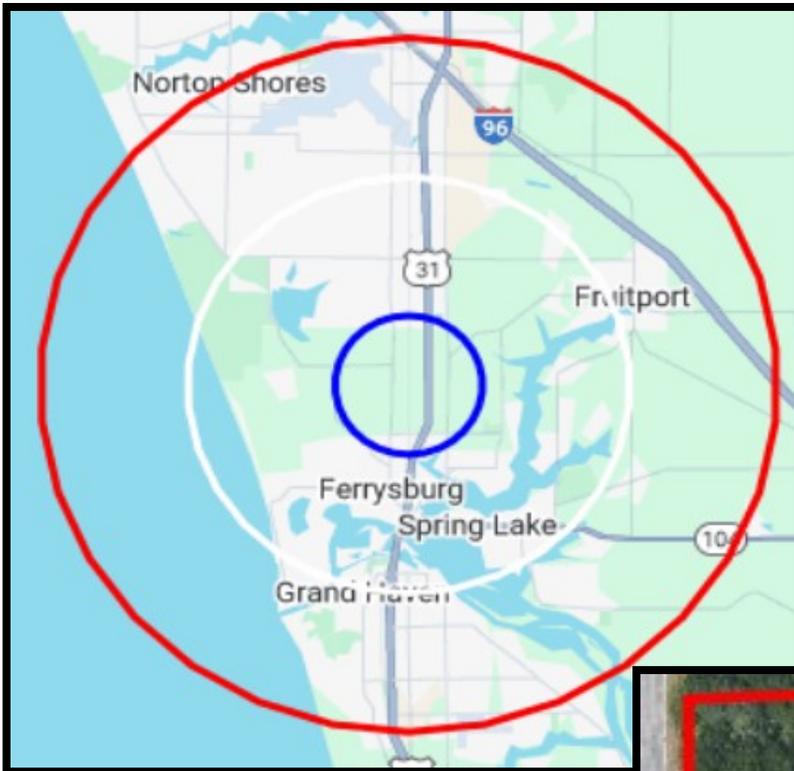




AERIALS



DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-------------|-------------|-------------|
| POPULATION | 1,025 | 11,526 | 31,692 |
| HOUSEHOLDS | 1,940 | 9,212 | 17,519 |
| AVERAGE HOUSEHOLD SIZE | 2.37 | 2.37 | 2.37 |
| AVG. HOUSEHOLD INCOME | \$79,560.50 | \$67,803.46 | \$65,398.96 |
| MEDIAN HOUSEHOLD INCOME | \$54,425.00 | \$48,865.92 | \$51,235.61 |