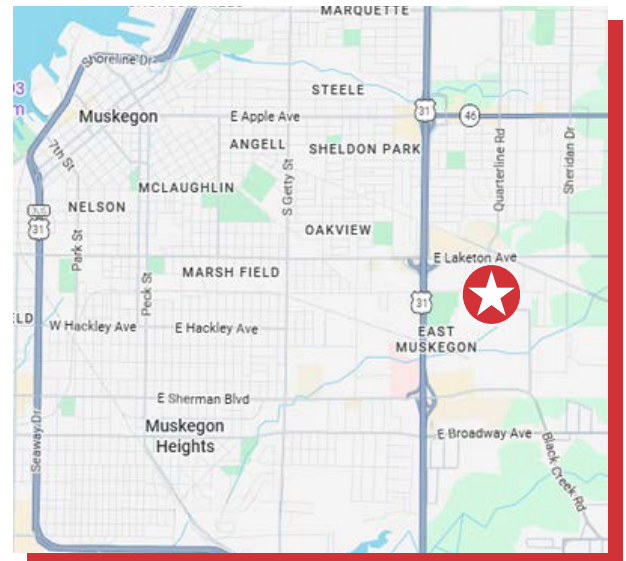




1985 E LAKETON AVE MUSKEGON, MI 49442

- A 64,578 SF industrial footprint offering a combination of manufacturing, warehouse, and office space suitable for a variety of industrial users
- Located within Muskegon's established Port City Industrial Park with immediate access to US-31 and regional transportation corridors
- Located on two parcels totaling 3.79 acres with I-2 Industrial zoning allowing for a broad range of uses
- Heavy industrial infrastructure including 3-phase power, functional clear heights, dock-high loading, and drive-in door access



FOR MORE INFORMATION, CONTACT:

STU KINGMA, SIOR
616.581.5000
skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SALE OR LEASE
INDUSTRIAL FACILITY

The property at 1985 E Laketon Avenue is located within the Port City Industrial Park in Muskegon. The building is comprised of 64,578 SF and sits on 3.79 acres of land. Originally constructed in 1940, the facility has been expanded over time and historically supported heavy manufacturing uses, including die casting and plastic injection molding.

The building includes a significant finished office component (+/- 10,000 SF), integrated into the facility, allowing for a combination of administrative and operational functions under one roof. The property includes multiple drive-in doors, dock-high loading capabilities, ample circulation for trucks and equipment, and heavy power (480v, 3-phase) making it highly adaptable for industrial users requiring shipping, receiving, fabrication, or storage capacity.

In summary, the property offers a combination of heavy industrial capability, functional loading infrastructure, strong transportation access, and location within one of West Michigan's most established industrial corridors.



 **1985 E LAKETON AVE**
MUSKEGON, MI 49442

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	64,578 SF
Warehouse SF:	54,578 SF
Office SF:	~10,000 SF
Floors / Mezzanine:	1 with mezzanine
Column Spacing:	Varies
Constructed / Renovated:	1940 with expansion over time
Acreage:	3.79 acres
Construction:	Metal/Steel & Block
Roof:	BUR, EPDM, R-Panel Metal
Ceiling Height:	18' - 22'
Electric Service:	480v, 3-phase
Security System:	Yes
Sprinklered:	Yes
Compressed Air:	Yes
Floor Drains:	Yes
Loading Docks:	2
Grade Level Doors:	4; 12'w x 14'h
Cranes:	No
Signage:	Monument
Parking:	63 surface parking spaces
Fenced Yard:	No
Outside Storage:	No
Rail Siding:	No
Zoning:	I-2

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

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MUSKEGON, MI 49442

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LEASE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

LEASE INFORMATION

Available:	Summer 2026
Lease Type:	NNN
Terms:	60 - 120 months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Structural and Roof Repairs/Replacement
Renewal Option:	Negotiable

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE	DOCKS / DOORS	BASE RENT RATE PSF/Y	CAM RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM	TOTAL MONTHLY RENT
Entire Bldg.	64,578	54,578	10,000	2 / 4	\$4.50	\$1.00	\$24,216.75	\$5,381.00	\$29,598.25



 **1985 E LAKETON AVE**
MUSKEGON, MI 49442

NAI Wisinski of
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SALE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

SALE INFORMATION

Price:	\$2,250,000.00
Per SF:	\$34.84 /SF
Parcel Number:	24-691-000-0001-00; 24-691-000-0003-00
Taxable Value:	\$654,031.00
Summer Taxes:	\$7,401.27
Winter Taxes:	\$32,952.92
Total Taxes:	\$40,354.19
Possession:	At Close



LEGAL DESCRIPTIONS

24-691-000-0001-00 CITY OF MUSKEGON PORT CITY INDUSTRIAL CENTER LOTS 1 & 2

24-691-000-0003-00 CITY OF MUSKEGON PORT CITY INDUSTRIAL CENTER LOT 3 ALSO THAT PART OF LOT 4 SD PORT CITY INDUSTRIAL CENTER DESC AS FOL COM AT NW COR SD LOT FOR POB TH S 1D 12M 30S W ALG W LN SD LOT 66.33 FT TH S 89D 42M 48S E 300 FT TO E LN SD LOT TH N 1D 12M 30S E ALG SD E LN 66.29 FT TO NE COR SD LOT TH N 89D 42M 20S W ALG SD N LN 300 FT TO POB

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MUSKEGON, MI 49442

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PROPERTY PHOTOS

FOR SALE OR LEASE
INDUSTRIAL FACILITY



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PROPERTY PHOTOS

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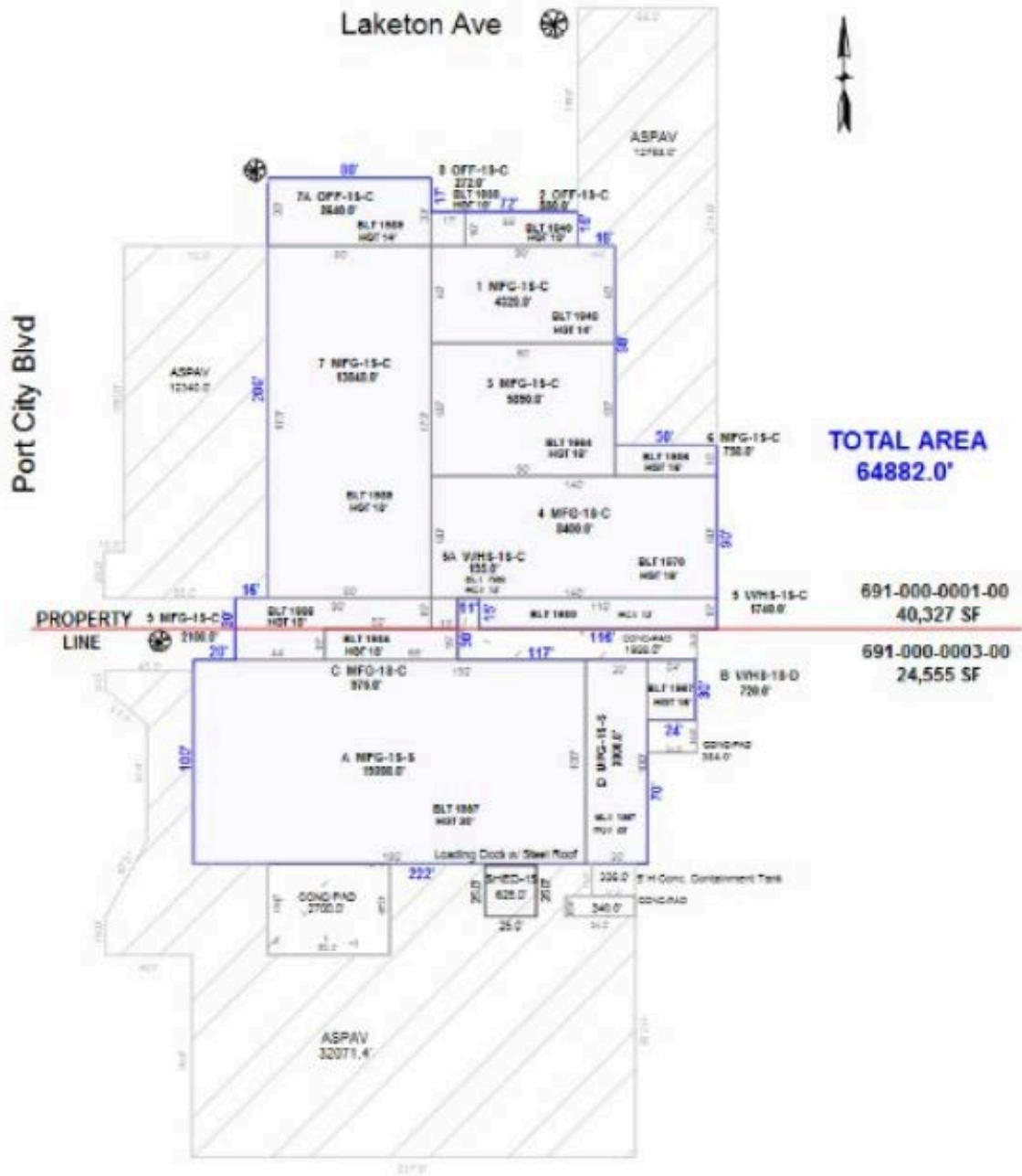


 **1985 E LAKETON AVE**
MUSKEGON, MI 49442

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FLOOR PLAN

FOR SALE OR LEASE
INDUSTRIAL FACILITY

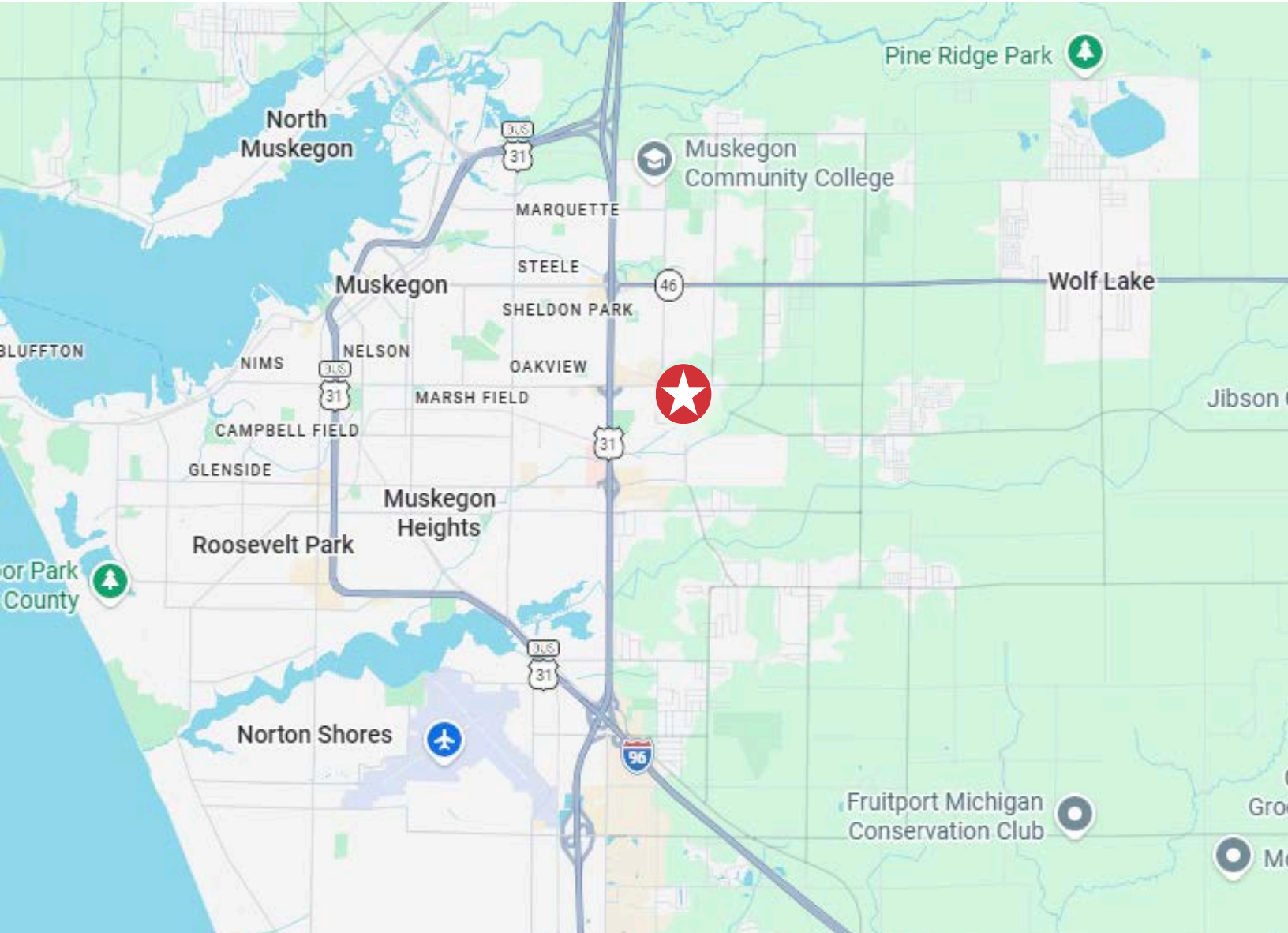


1985 E LAKETON AVE
MUSKEGON, MI 49442

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LOCATION MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



PROXIMITY

Business US-31	1.3 miles
I-96	3.9 miles
US-131	40.6 miles
Muskegon Municipal Airport	7.6 miles
Port of Muskegon	6.3 miles
Gerald R Ford International Airport	49.7 miles

 **1985 E LAKETON AVE**
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AERIAL PHOTO

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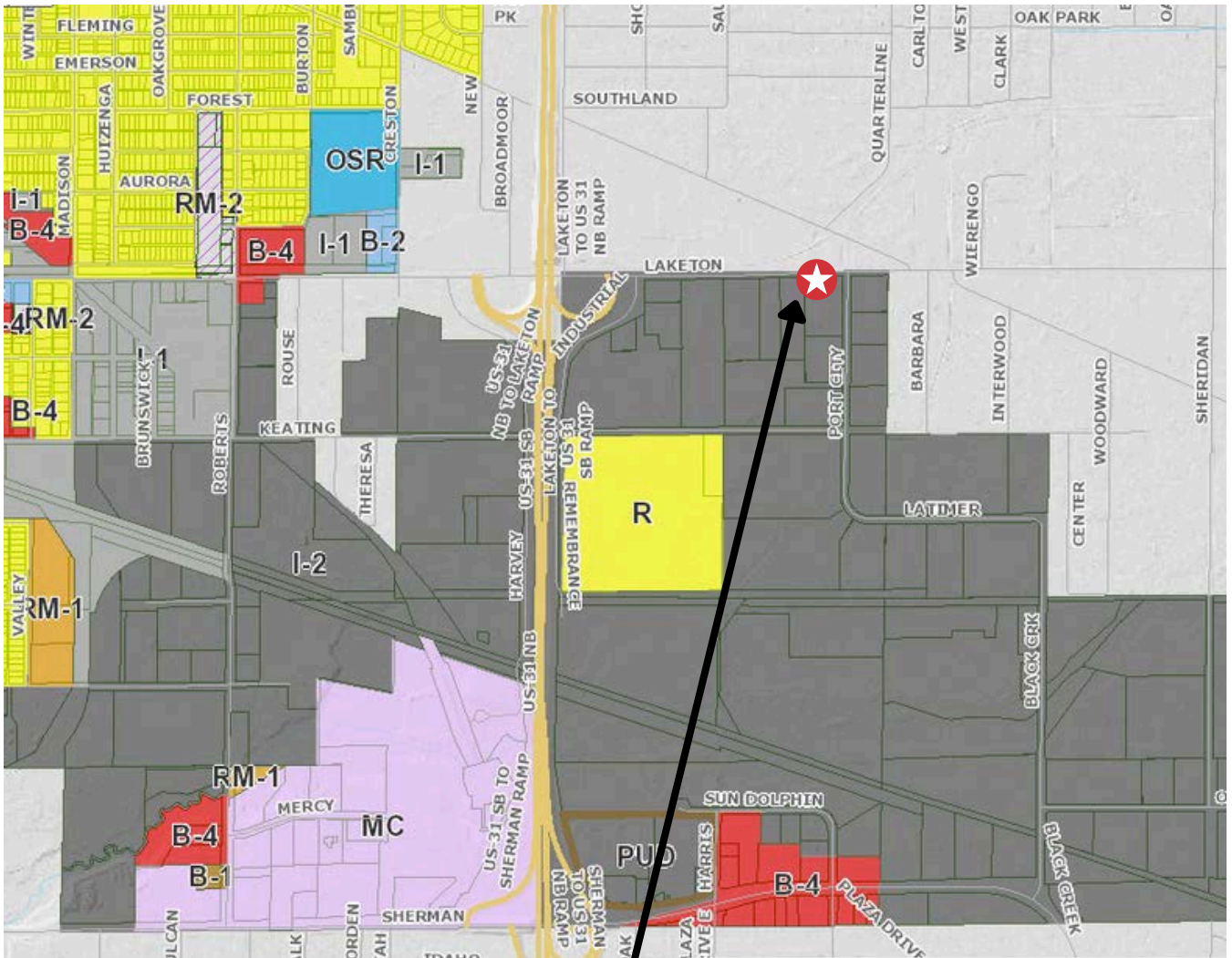


 **1985 E LAKETON AVE**
MUSKEGON, MI 49442

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ZONING MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



Partial Zoning Map

- City of Muskegon Zoning
- R: NEIGHBORHOOD RESIDENTIAL
 - RT: TWO-FAMILY RESIDENTIAL
 - RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - B-1: LIMITED BUSINESS
 - B-2: CONVENIENCE COMPARISON BUSINESS
 - B-3: CENTRAL BUSINESS
 - B-4: GENERAL BUSINESS
 - B-5: GOVERNMENTAL SERVICES
 - I-1: LIGHT INDUSTRIAL
 - I-2: GENERAL INDUSTRIAL
 - LR: LAKEFRONT RECREATION
 - MC: MEDICAL CARE
 - OSC: OPEN SPACE CONSERVATION
 - OSR: OPEN SPACE RECREATION
 - WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
 - WM: WATERFRONT MARINE

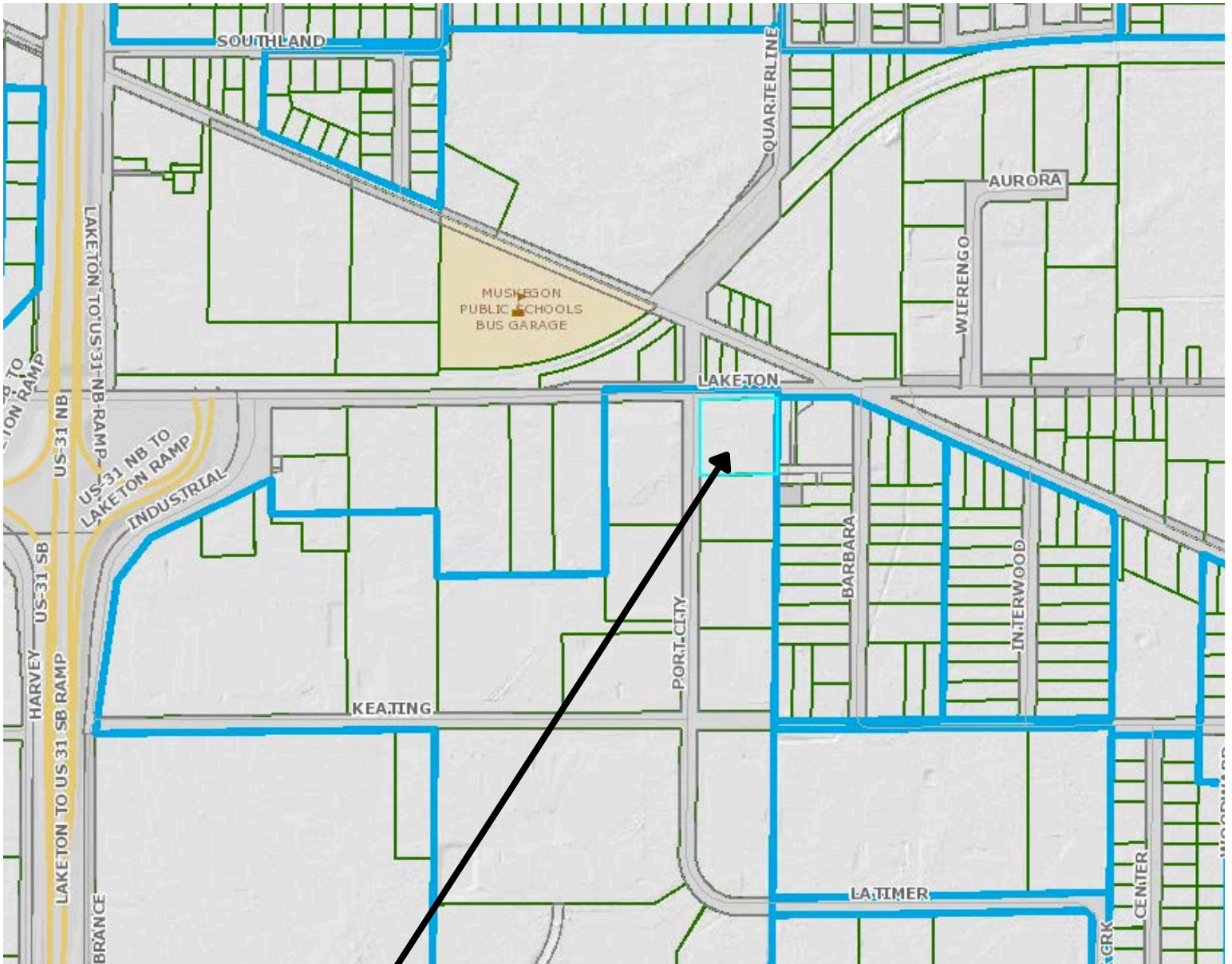
SUBJECT PROPERTY
I-2 GENERAL INDUSTRIAL

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PARCEL MAP

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INDUSTRIAL FACILITY



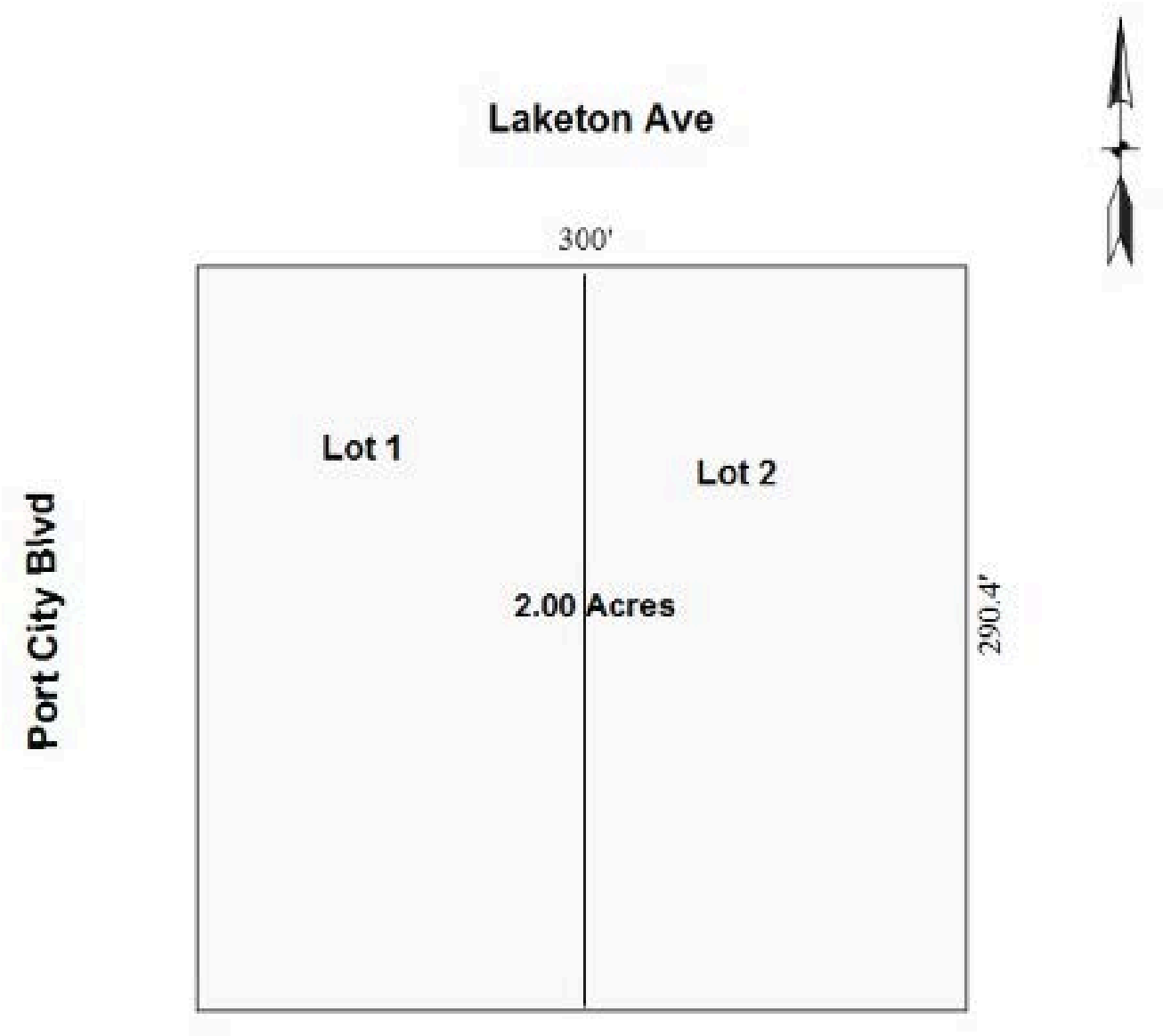
SUBJECT PROPERTY

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PARCEL DIMENSIONS

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1985 E LAKETON AVE
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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

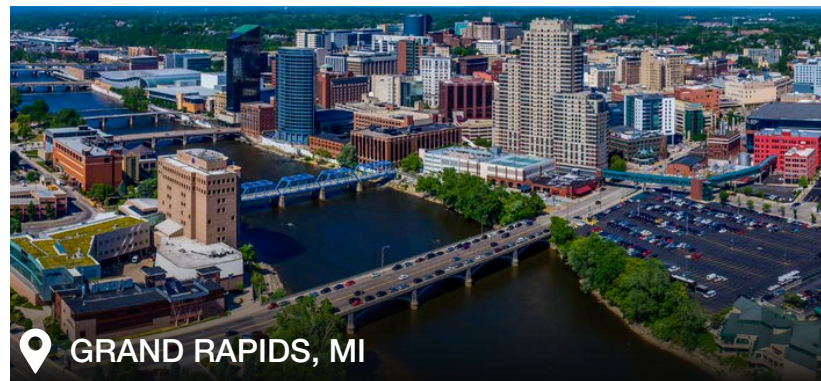


THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven



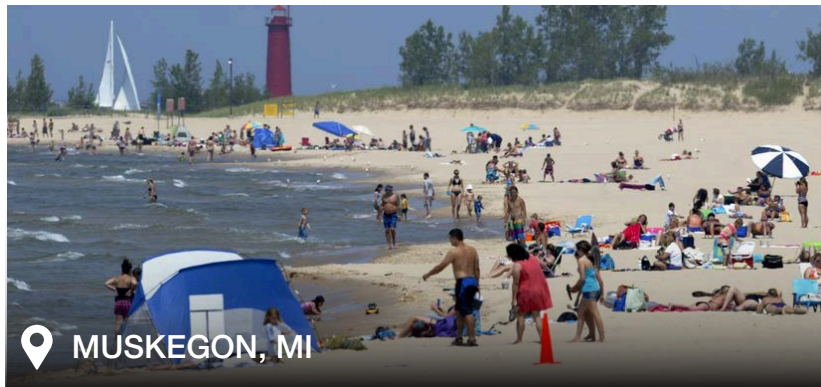
GRAND HAVEN, MI



GRAND RAPIDS, MI



HOLLAND, MI



MUSKEGON, MI



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