



INDUSTRIAL PROPERTY FOR LEASE

# 100 AYLWORTH AVE

South Haven, MI 49090

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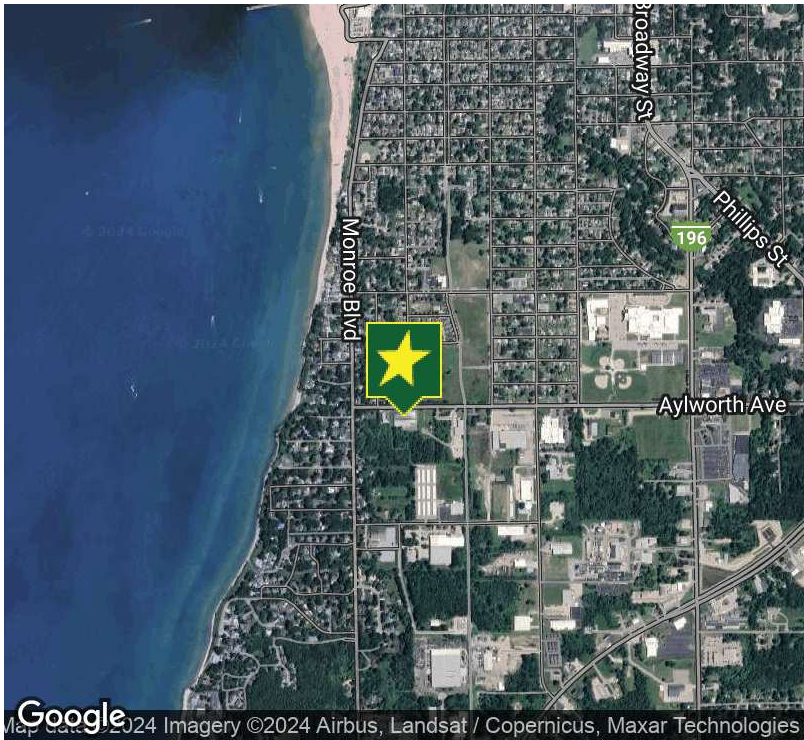
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# EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Rate:	\$5.75 SF/yr (NNN)
NNN:	\$.75 PSF
Building Size:	30,148 SF
Available SF:	6,000 - 30,148 SF
Lot Size:	2.9 Acres
Year Built:	1955
Renovated:	1999
Zoning:	I-1
County:	Van Buren
Tax ID:	80-53-061-009-03

## PROPERTY OVERVIEW

Northstar Commercial is pleased to present 100 Aylworth in South Haven, a versatile light industrial property ideal for manufacturing, storage, and distribution. Situated on nearly 3 acres, this 31,275 SF facility includes office space and warehouse area, providing ample room to accommodate a range of business needs. The building is equipped with heavy power (3-phase, 240-480V), updated HVAC systems, and ceiling heights of 13-16 feet, supporting various industrial applications. Key features include truck dock access with a leveler, two grade-level doors, and flexible suite options to suit your business requirements. Located just ¼ mile from Lake Michigan in the beach town of South Haven, this property is accessible from major hubs, being only 1 hour from Grand Rapids and 2 hours from Chicago.

Contact a listing agent to schedule a showing or for more information!

## PROPERTY HIGHLIGHTS

- Prime Light Industrial Zoning (L1) for versatile use
- Large 31,275 SF facility with warehouse and office space
- Great location near Lake Michigan
- Heavy power with 3-phase, 240-480V capacity
- Modern HVAC units replaced within the last 5 years
- Truck dock access and grade-level doors for logistics
- Located ~2 miles from I-196
- Ceiling heights of 13'-16' for storage and manufacturing

# PROPERTY DETAILS

Lease Rate	\$5.75 SF/YR
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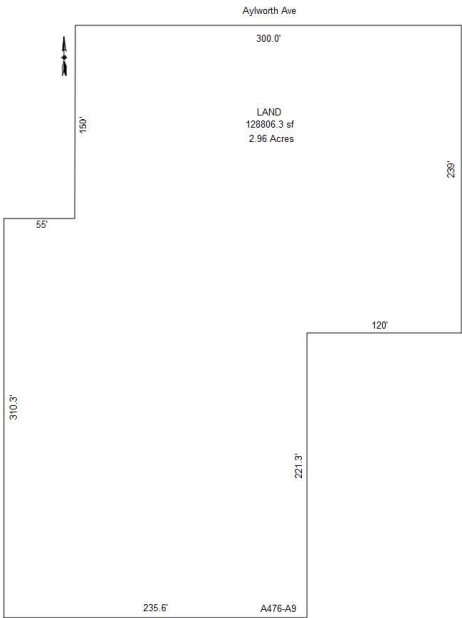
NNN Rate	\$.75 SF/YR
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LOCATION INFORMATION	
Street Address	100 Aylworth Ave
City, State, Zip	South Haven, MI 49090
County	Van Buren
Township	City of South Haven
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Nearest Airport	South Haven Area Regional Airport - KLWA

BUILDING INFORMATION	
Building Size	30,148 SF
Tenancy	Multiple
Minimum Ceiling Height	13 ft
Office Space	1,275 SF
Number of Floors	1
Year Built	1955
Year Last Renovated	1999
Condition	Average
Free Standing	Yes

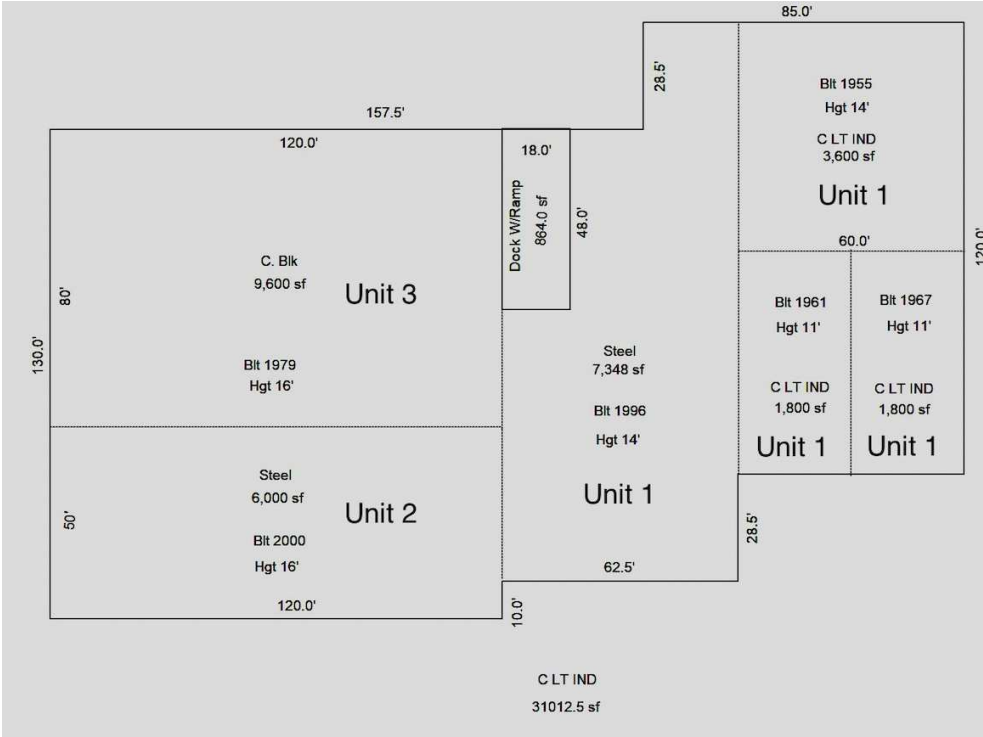
PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-1
Lot Size	2.9 Acres
APN #	80-53-061-009-03
Lot Depth	1,534 ft
Corner Property	No
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION	
Street Parking	No
Parking Type	Surface



100 AYLWORTH AVE

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 - 30,148 SF	Lease Rate:	\$5.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 3	Available	9,600 SF	NNN	\$5.75 SF/yr
Unit 2	Available	6,000 SF	NNN	\$5.75 SF/yr
Unit 1	Available	14,500 SF	NNN	\$5.75 SF/yr
Unit 1+2	Available	20,500 SF	NNN	\$5.75 SF/yr
Whole Building	Available	30,148 SF	NNN	\$5.75 SF/yr



100 AYLWORTH AVE

# ADDITIONAL PHOTOS





100 AYLWORTH AVE

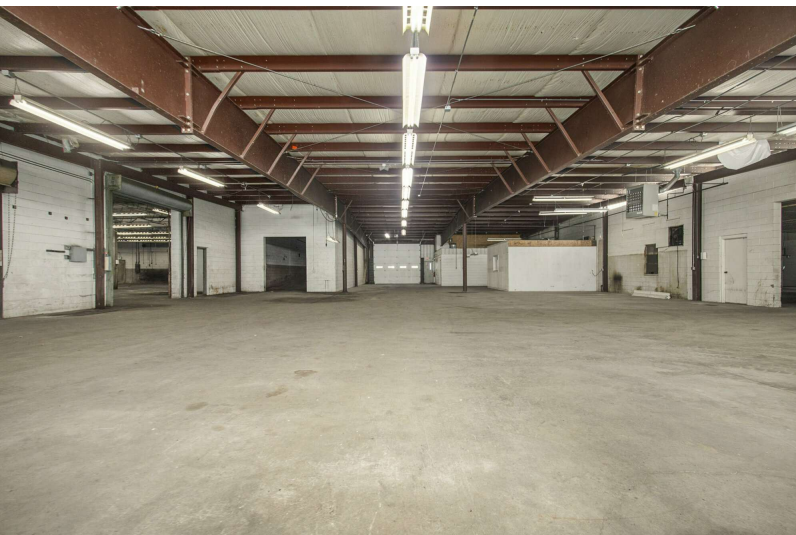
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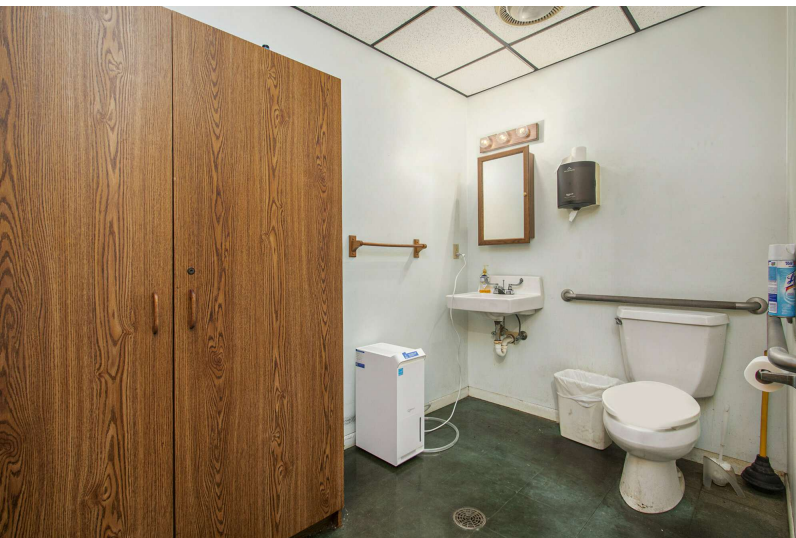
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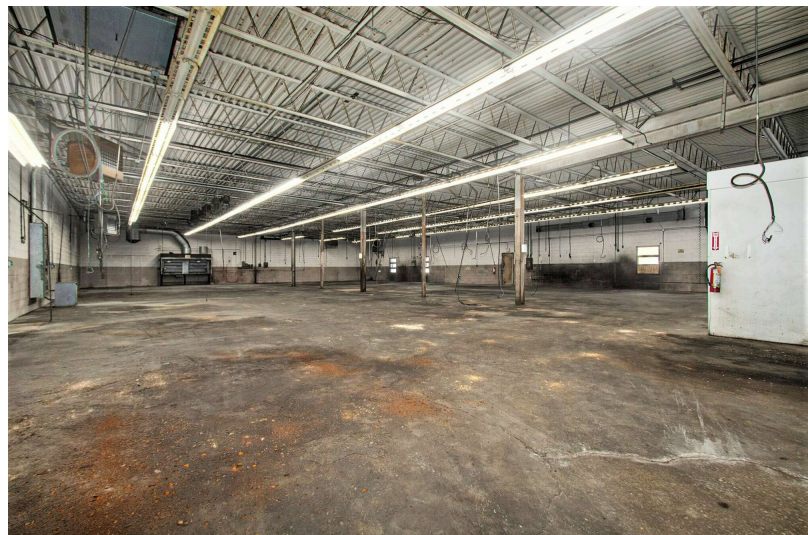
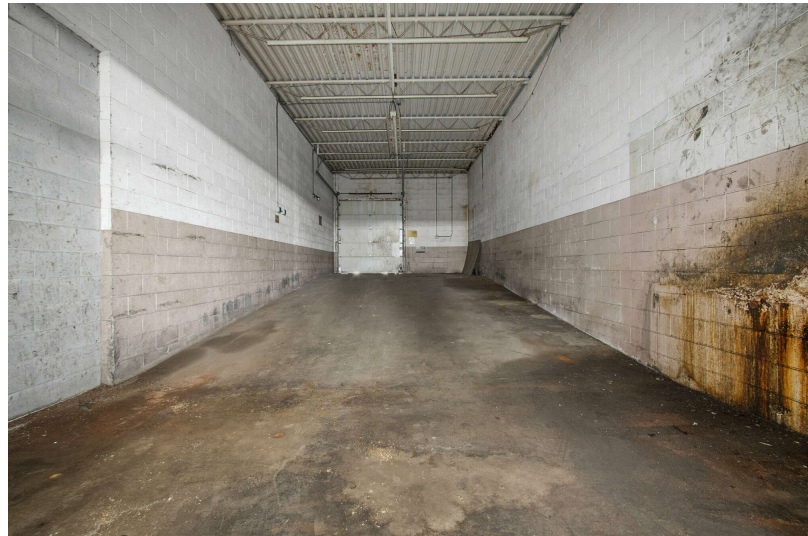
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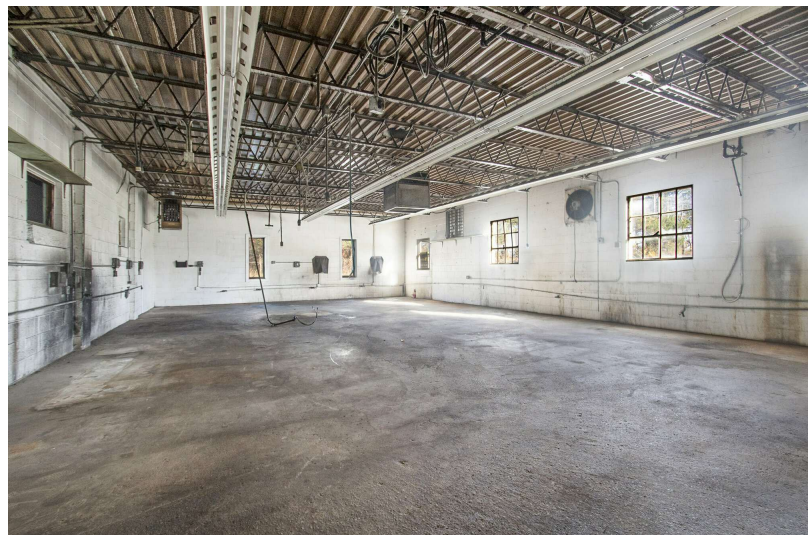
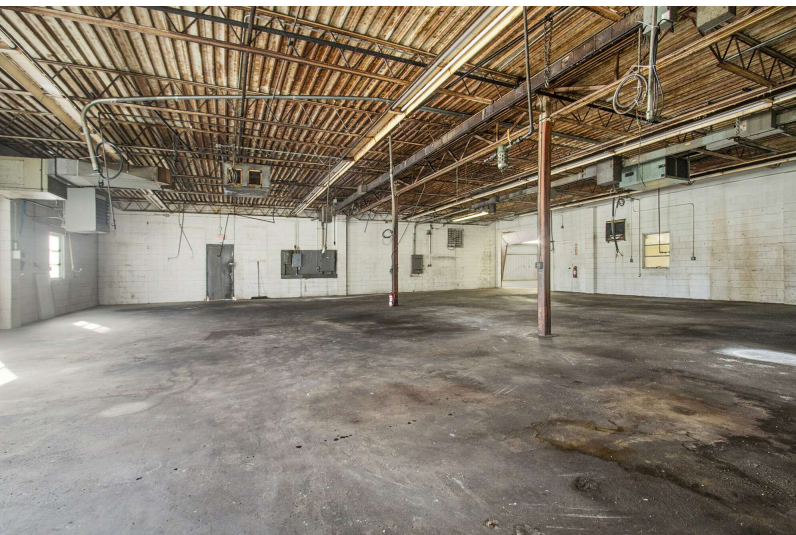
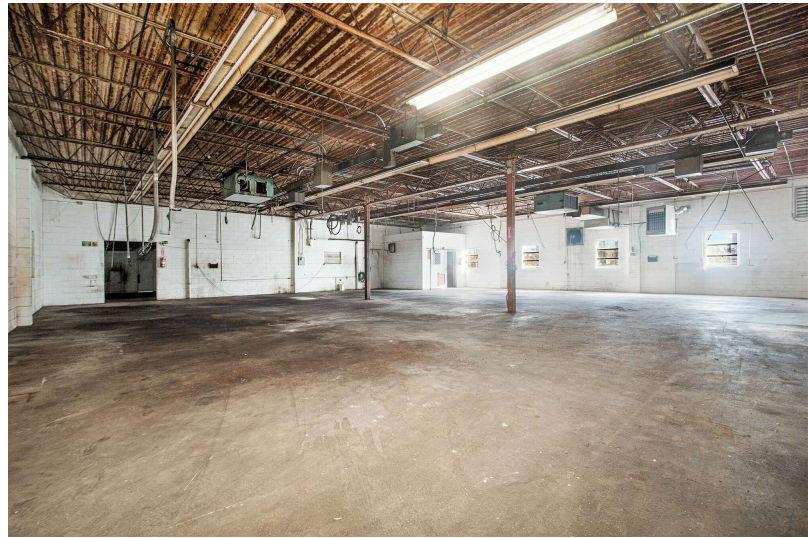
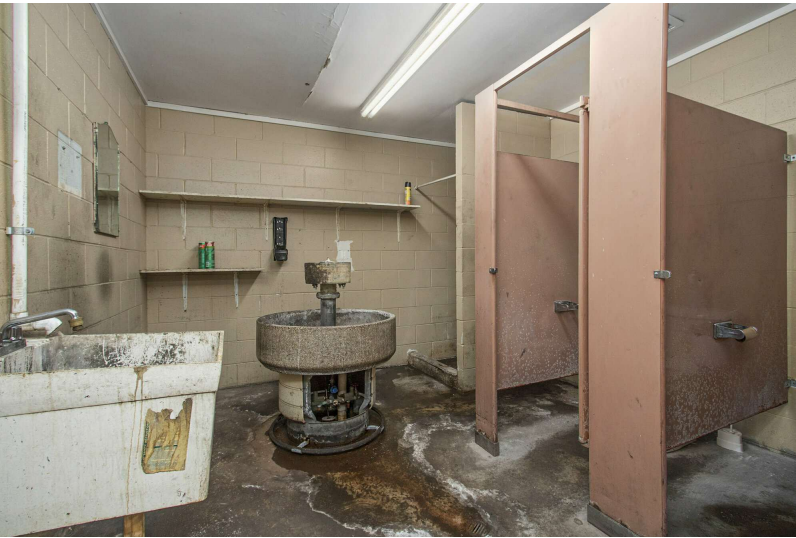
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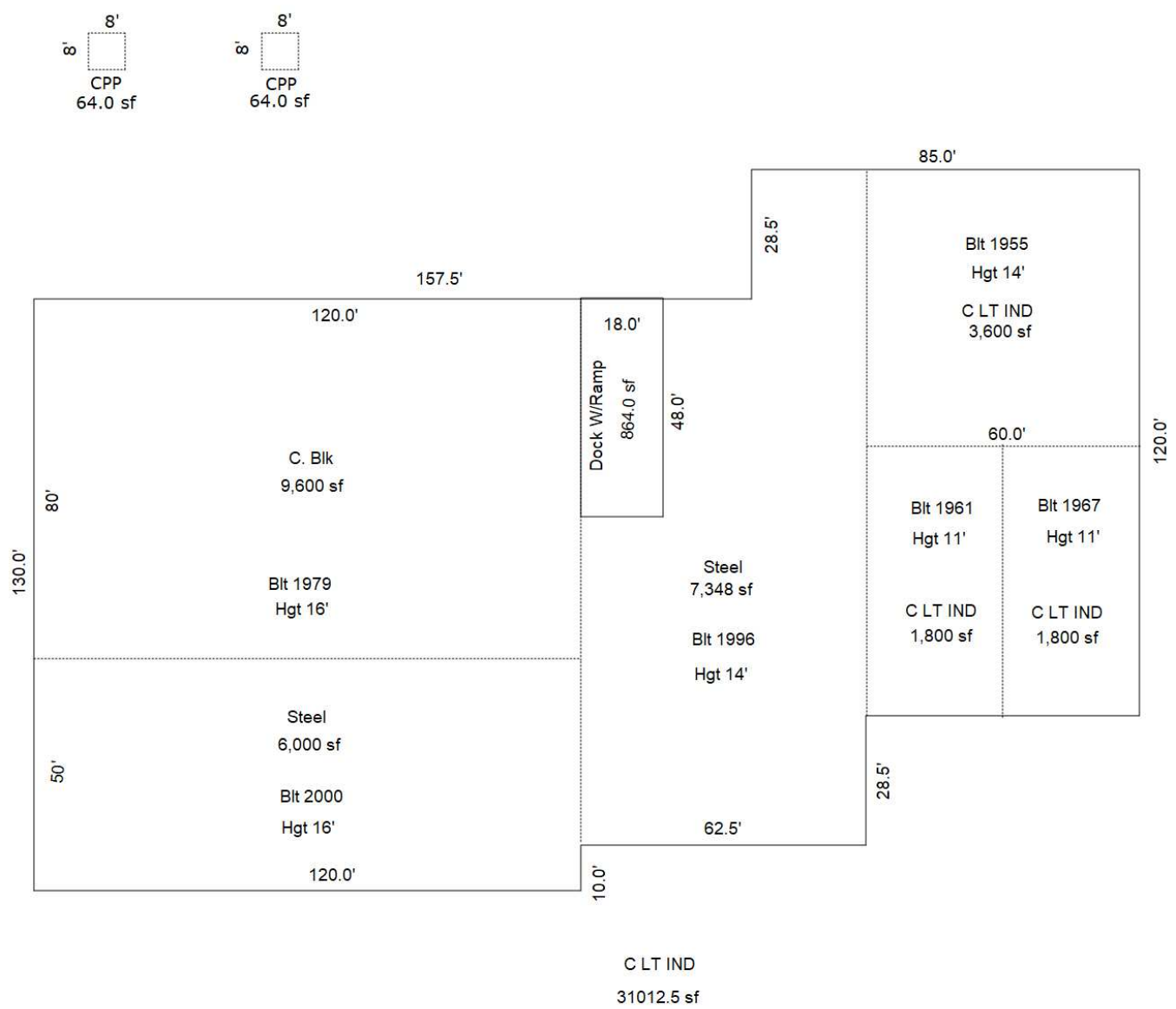
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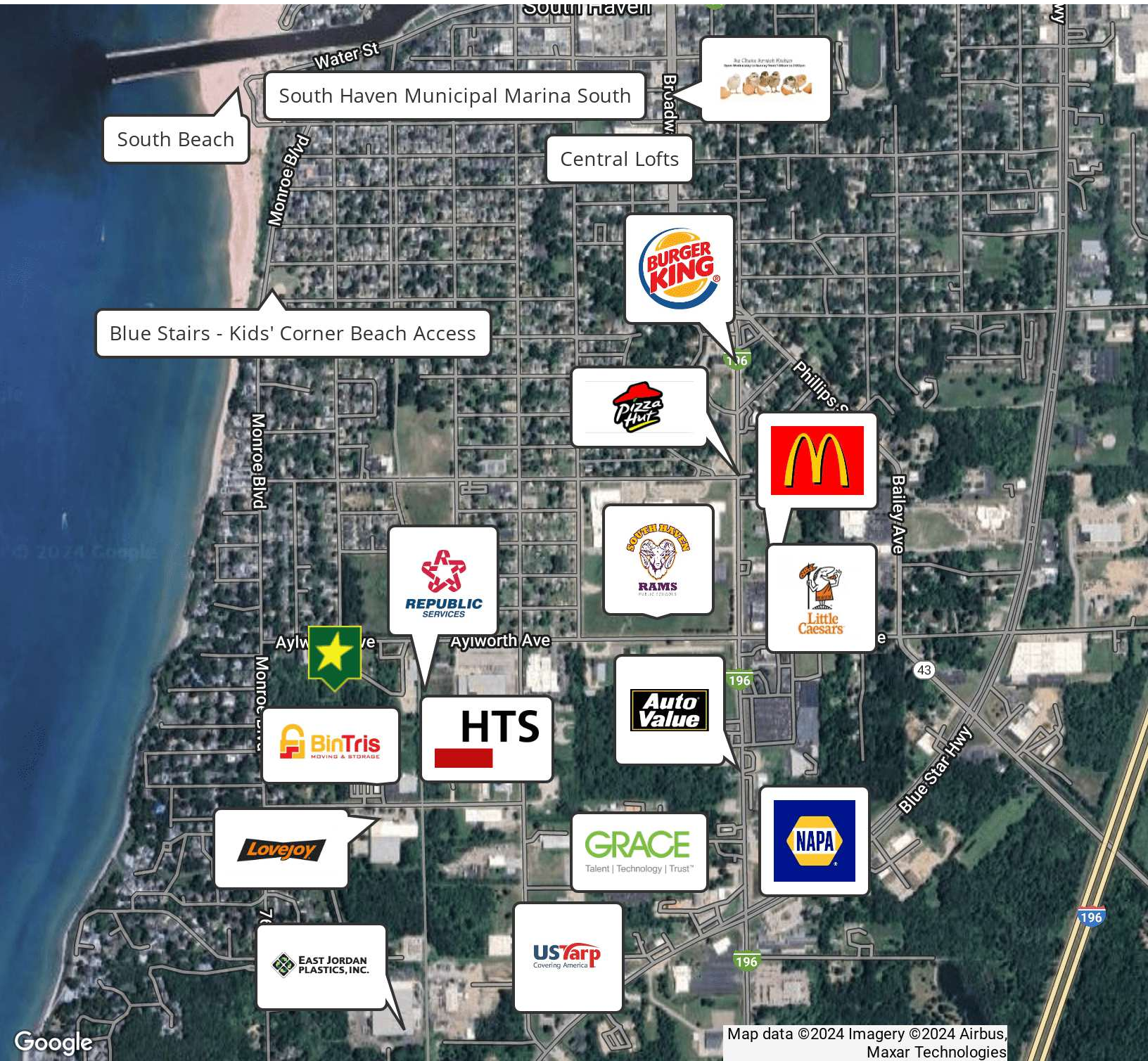




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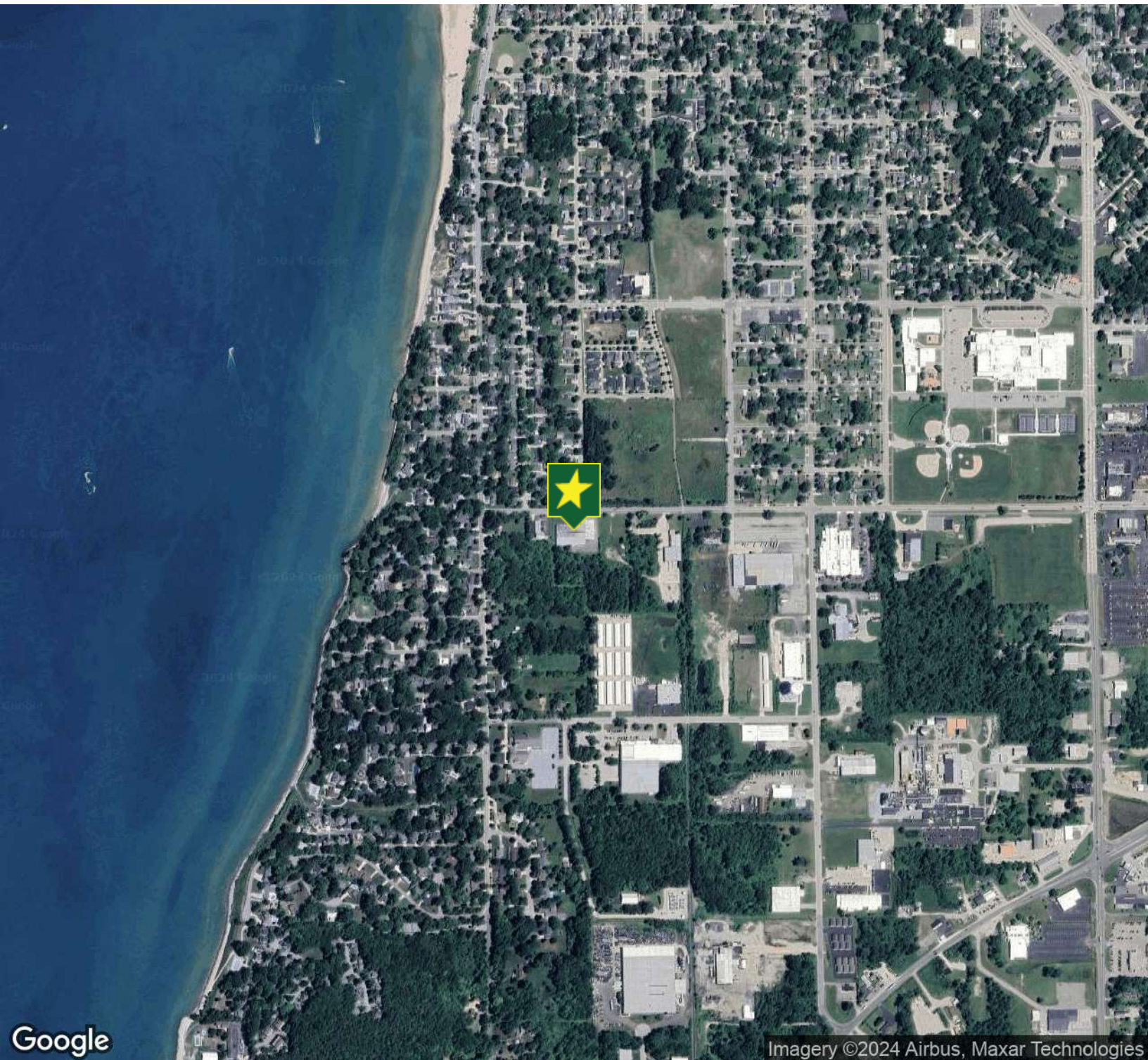
# RETAILER MAP





100 AYLWORTH AVE

# AERIAL MAP



Imagery ©2024 Airbus, Maxar Technologies



**ARTICLE XI**  
**I - 1 LIGHT INDUSTRIAL DISTRICT**  
**I-1B INDUSTRIAL DISTRICT**  
**AND**  
**I-2 GENERAL INDUSTRIAL DISTRICT**

**SECTION 1100. INTENT OF THE I-1 DISTRICT**

The I-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect, in a detrimental way, any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the municipality's expected future economy for many types of manufacturing and related uses.
2. To protect abutting residential districts by separating them from manufacturing activities and by prohibiting the use of such industrial areas for new residential development.
3. To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation and other hazards, and from offensive noise, vibration, smoke, odor and other nuisances.
4. To protect the most desirable use of land in accordance with a well considered plan.
5. To protect the character and established pattern of adjacent development and, in each area, to conserve the value of land and buildings and other structures.
6. To protect the municipality's tax revenue.

**SECTION 1101. USE REGULATIONS**

Land, buildings or structures in this zoning district may be used for the following purposes only, subject to the review and approval of a site plan by the Planning Commission:

1. Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building.
2. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be totally obscured by a wall on those sides abutting any residential or commercial zoning district, and on any front yard abutting a public thoroughfare, except as otherwise provided in Section 1712. In the I-1 District, the extent of such a wall may be determined by the Planning Commission on the basis of usage. Such a wall shall not be less than five feet in height and may, depending upon land usage, be required to be eight (8) feet in height, and shall be subject to the requirements of Article XVII. General Provisions, Section 1713. A chain link fence, with intense evergreen shrub planting, shall be considered an obscuring wall. The height shall be determined in the same manner as determined above (see subsection 20.e. for additional screening requirements):
  - a. Warehousing and wholesale establishments and trucking facilities.
  - b. The manufacture, compounding, processing, packaging or treatment of such products as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops.
  - c. The manufacture, compounding, assembling or treatment of articles or merchandise from



previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.

- d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity organs.
  - e. The manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
  - f. The manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
  - g. Laboratories - experimental, film or testing.
  - h. The manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
  - i. Central dry cleaning plants or laundries, provided that such plants shall not deal directly with consumer at retail.
  - j. All public utilities, including buildings, necessary structures, storage yards, and other related uses.
- 3. Warehouse, storage and transfer, and electric and gas service buildings and yards, public utility buildings, telephone exchange buildings, electrical transformer stations and substations, gas regulator stations, water supply and sewage disposal plants, water and gas tank holders, railroad transfer and storage tracks, railroad rights-of-way, and freight terminals.
  - 4. Storage facilities for building materials, sand, gravel, stone, lumber, and contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all residential or business districts, and on any yard abutting a public thoroughfare. In any I-1 District, the extent of such fence or wall may be determined by the Planning Commission on the basis of usage. Such fence or wall shall not be less than five (5) feet in height, and may, depending on land usage, be required to be eight (8) feet in height. A chain link type fence, with dense evergreen shrubbery inside of said fence, shall be considered to be an obscuring fence. See also Sections 1709, 1713 and 1714.
  - 5. Auto engine, paint and body repair, and undercoating shops when completely enclosed.
  - 6. Automatic teller machines when inside another building and accessory to another use.
  - 7. Commercial kennels.
  - 8. Electrical, plumbing and heating suppliers
  - 9. Factory and mill supplies.
  - 10. Farms.
  - 11. Greenhouses.
  - 12. Incubator: Mix of uses including any in the B-2 District and this District by special land use permit, provided there are at least six (6) individual tenants. No new review and approval is required for a change of land use within an approved incubator, if within the same building and/or on the same site.
  - 13. Municipal facility and municipal vehicle maintenance garage.
  - 14. Office buildings
  - 15. Parking lots
  - 16. Printing plants.
  - 17. Radio and television towers, public utility microwaves and public utility TV transmitting towers, and their attendant facilities by special use permit, provided said use shall be located centrally on a continuous parcel of not less than one and one-half (1-1/2) times the height of the tower measured from the base of said tower to all points on each property line.
  - 18. Stadium, sports arena.



19. Trade or industrial schools.
20. Other similar light industrial uses when authorized by the Planning Commission as a special land use. In considering any site plan to establish a use in this district, the Planning Commission shall ensure conformance with the following standards and for special land uses, those of Article XV:
  - a. Ingress and egress to the lot and the proposed buildings and structures thereon, with particular reference to automotive, truck, and pedestrian access shall be safe and convenient. Traffic flow and control, and access in case of fire or catastrophe shall also be safe and convenient.
  - b. Off-street parking and loading areas where required, shall be located with particular attention to the items in subparagraph (a) above, and the economic, noise, glare, odor or other nuisance effects of the use on adjoining properties and the surrounding neighborhood. The minimum setback of any parking area, including drives within said parking area, from the front or rear property line or right-of-way shall be at least twenty (20) feet. The minimum setback of any parking area, including drives within said parking area, from the side property line or right-of-way shall be at least five (5) feet. If the lot is a corner lot, then the minimum setback from a right-of-way shall be twenty (20) feet. All setback areas required by this paragraph must be landscaped.
  - c. Refuse and service areas shall be located with particular reference to the items in subparagraphs (a) and (b) above.
  - d. Utilities shall be located in safe and convenient locations and buried below ground wherever feasible.
  - e. Screening and buffering, with reference to type, dimensions, and character shall conform to the requirements of Sections 1709, 1713 and 1714 of this Ordinance. Side yards and rear yards adjoining any residential zoning district shall be screened by one of the following with the selection of the option by the Planning Commission: 1) by a compact hedge of deciduous or evergreen trees which reach a minimum of five (5) feet in height and five (5) feet in width after one growing season, or 2) a solid wall or tight board fence or a privacy fence (which allows air to flow through) six (6) feet in height, or 3) if the provisions in Section 1709, 1713 or 1714 are more restrictive in an individual case, then the provisions of whichever section the Planning Commission believes will best protect abutting properties.
  - f. Signs, if any, and proposed exterior lighting shall be located to reduce glare, ensure traffic safety, preserve economic viability, and achieve compatibility and harmony with adjoining and surrounding neighborhood properties.
  - g. Required yards and other open spaces shall conform with the requirements of Section 1102.
  - h. There shall be general compatibility with adjacent properties and the surrounding neighborhood.
21. Accessory buildings and structures customarily incidental to the above uses.
22. Mobile food vending units may operate as an accessory use on any lot in the district. Such mobile food vending units shall operate only on paved surfaces on said lots, shall be setback at least 15 feet from all property lines, and shall comply with the applicable regulations for mobile food vendors provided in the City Code. There shall be a limit of one mobile food vending unit per lot at any given time.

## SECTION 1102. AREA REGULATIONS

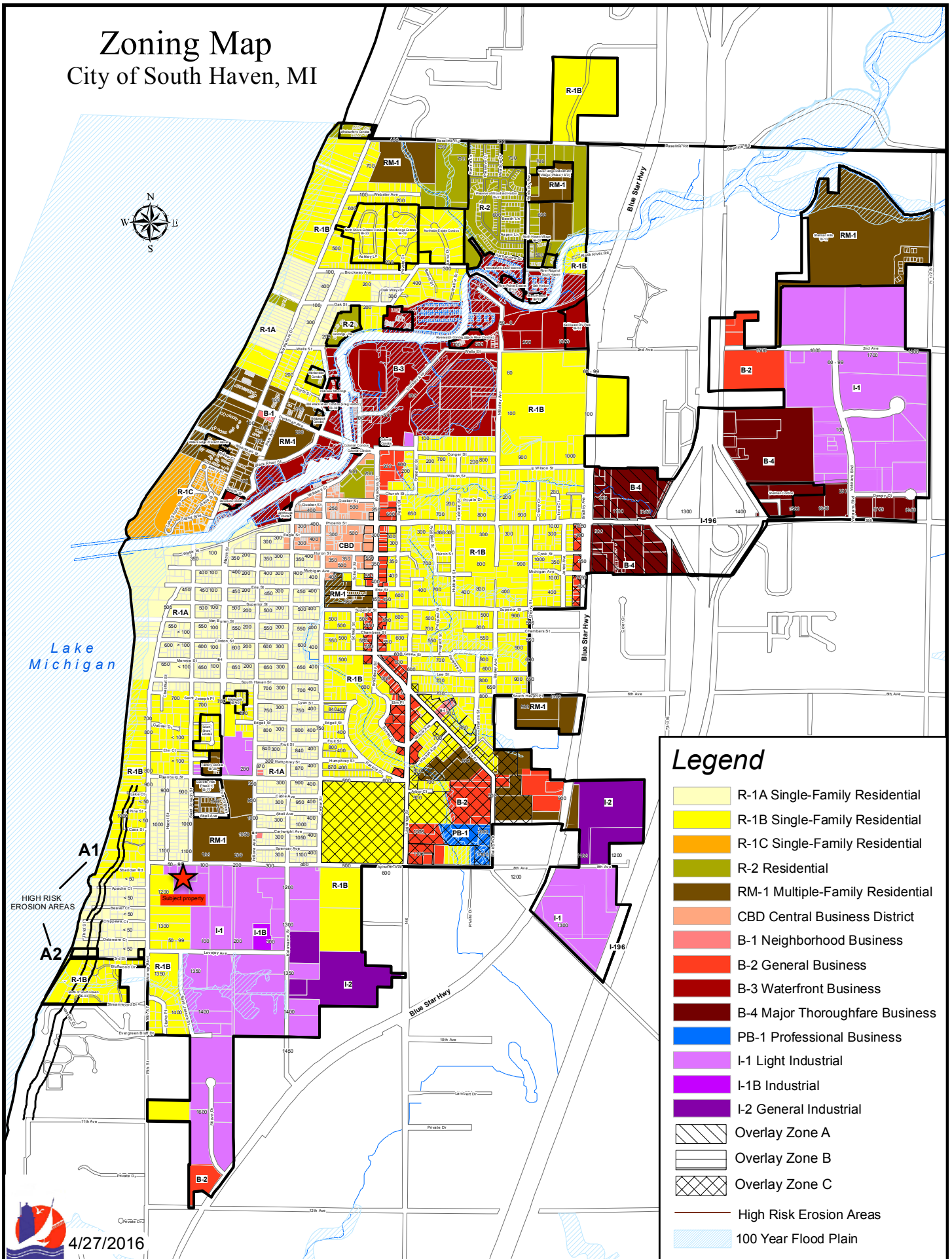
No building or structure, nor any enlargement thereof, shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements:

1. **Front Yard** - There shall be a front yard of no less than forty (40) feet. Off-street parking for visitors, over and above the number of spaces required under Article XVIII, may be permitted within the required front yard, provided that such off-street parking is not located within twenty (20) feet of the front lot line.



# Zoning Map

## City of South Haven, MI



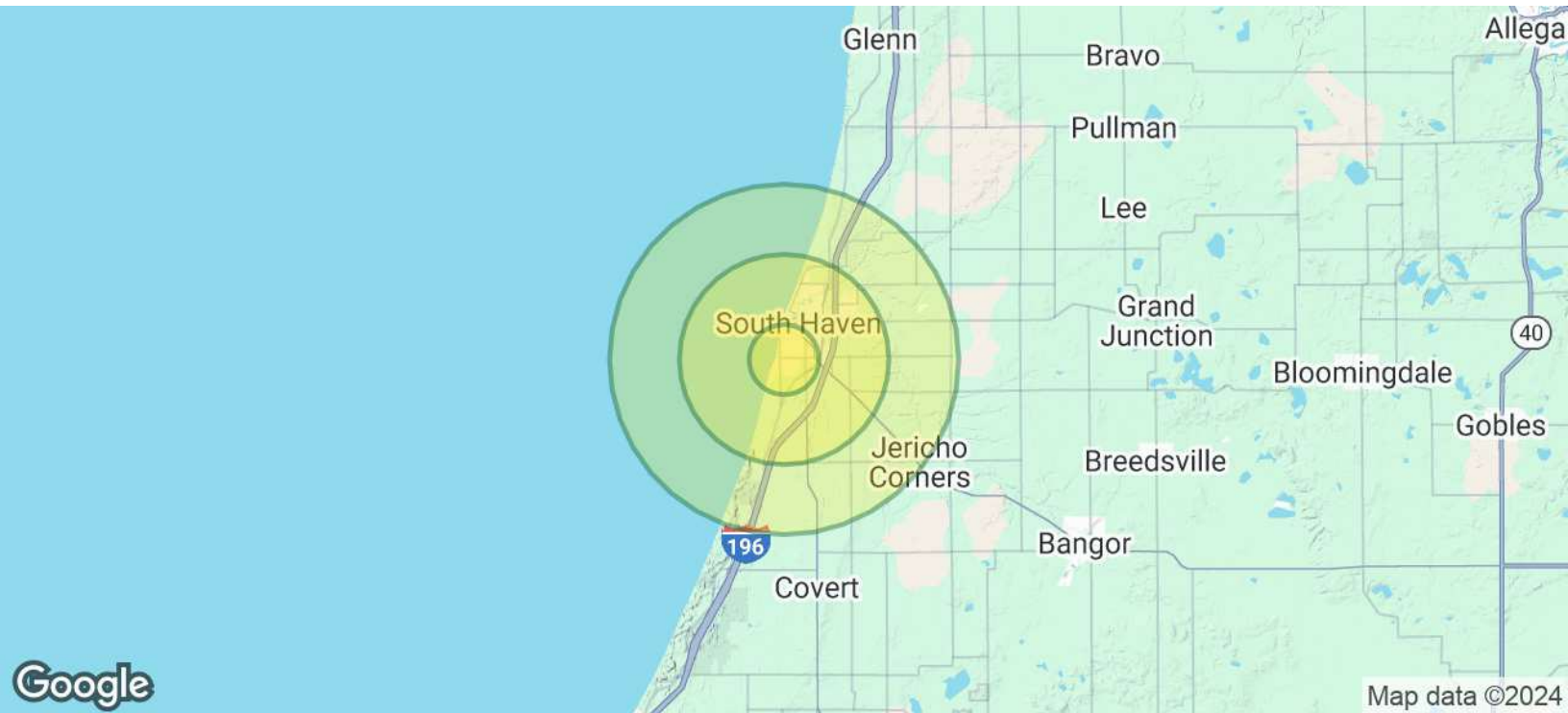
### Legend

- R-1A Single-Family Residential
- R-1B Single-Family Residential
- R-1C Single-Family Residential
- R-2 Residential
- RM-1 Multiple-Family Residential
- CBD Central Business District
- B-1 Neighborhood Business
- B-2 General Business
- B-3 Waterfront Business
- B-4 Major Thoroughfare Business
- PB-1 Professional Business
- I-1 Light Industrial
- I-1B Industrial
- I-2 General Industrial
- Overlay Zone A
- Overlay Zone B
- Overlay Zone C
- High Risk Erosion Areas
- 100 Year Flood Plain



4/27/2016

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,273	7,527	10,469
Average Age	47	47	46
Average Age (Male)	45	45	45
Average Age (Female)	49	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,063	3,443	4,655
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$71,190	\$71,976	\$76,474
Average House Value	\$373,079	\$367,293	\$352,271

Demographics data derived from AlphaMap



# MEET THE TEAM



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