

2225 Temple Street  
Muskegon, Michigan



## Industrial Building | For Sale

- 9,635 SF | 0.611 Acres
- 2 Overhead Doors: 10' x 14' | 9' x 10'
- 480 V | 3-Phase Power
- Compressed Air Lines
- **Sale Price: \$375,000**

Hard to find 9,635 SF industrial building for sale. The subject building is comprised of 1,250 SF +/- of office space with the balance being shop area. The office section includes a small kitchenette, 2-3 private offices, a conference room, and reception area. The shop area consists of two connected building sections of roughly 4,000 SF. The shop area is serviced by two overhead drive-in doors (10' and 14' height), compressed airlines throughout, 480 3-phase power, and LED lighting. The property is fully fenced and secured with an electronic (and manual) gate. The property is currently leased/occupied by a woodworking operation until the end of 2024. The property is centrally located with quick access to Business 31 (Seaway Drive).

For more information, please contact:

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221 W. Webster Avenue  
Muskegon, MI 49440  
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### Building Features

Industrial Area	
Warehouse SF	8,000
Floors	Concrete / Epoxy
Air Conditioning	No
HVAC	Unit Heaters
Ceiling Height	16'
Lighting	LED
Electric Service	480 3-phase
Grade Level Doors	2
Compressed Air	Air lines
Shop Lunch Room	
Shop Restroom	1

Office Area	
Office SF	1,250
HVAC	Yes
Air Conditioning	Yes
Sprinklered	No
Ceiling Height	8'
Lighting	LED
Private Offices	Yes
Conference Room	Yes
Restrooms	1
Kitchen/Break Room	Yes



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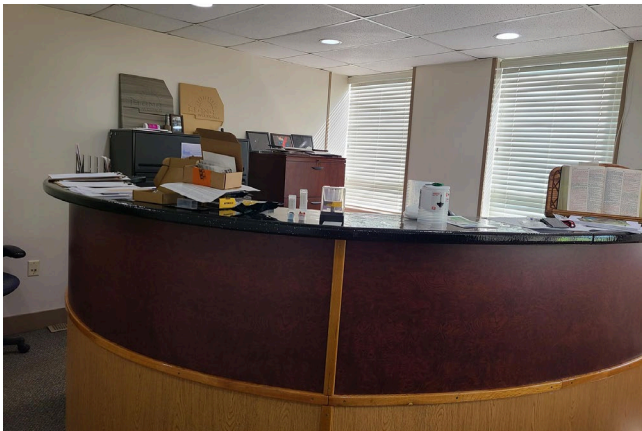


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\*Not drawn to scale.

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