

16910 148th Avenue
Spring Lake, Michigan



Industrial Building – For SALE or LEASE

- 34,573 SF Total | 28,320 SF Warehouse/Shop | 6,253 SF Office/Mezzanine
- 1.667 Acres
- Zoned – Industrial
- Year Built: 1973 | Renovated in 1990
- 20' Ceiling Height
- 4 Overhead Doors | 2 Loading Docks

Located in the desirable Spring Lake area, situated just off M-104 at 148th Avenue. Quick access to I-96 or US 31. Currently occupied by a metal fabricator and is well-equipped for most manufacturing operations. The building features include heavy power, compressed air lines throughout, fire suppression, truck docks and drive-in overhead doors, and 20' clear height. The office area was recently upgraded, and the roof was replaced in 2025. There is a second-level area that could be finished to provide additional office space, if required. The current tenant will be vacating the property in the spring of 2026.

Sale Price: \$2,249,000

Lease Price: \$4.75/SF/Yr NNN (\$13,685.15/Month NNN)

For more information, please contact:

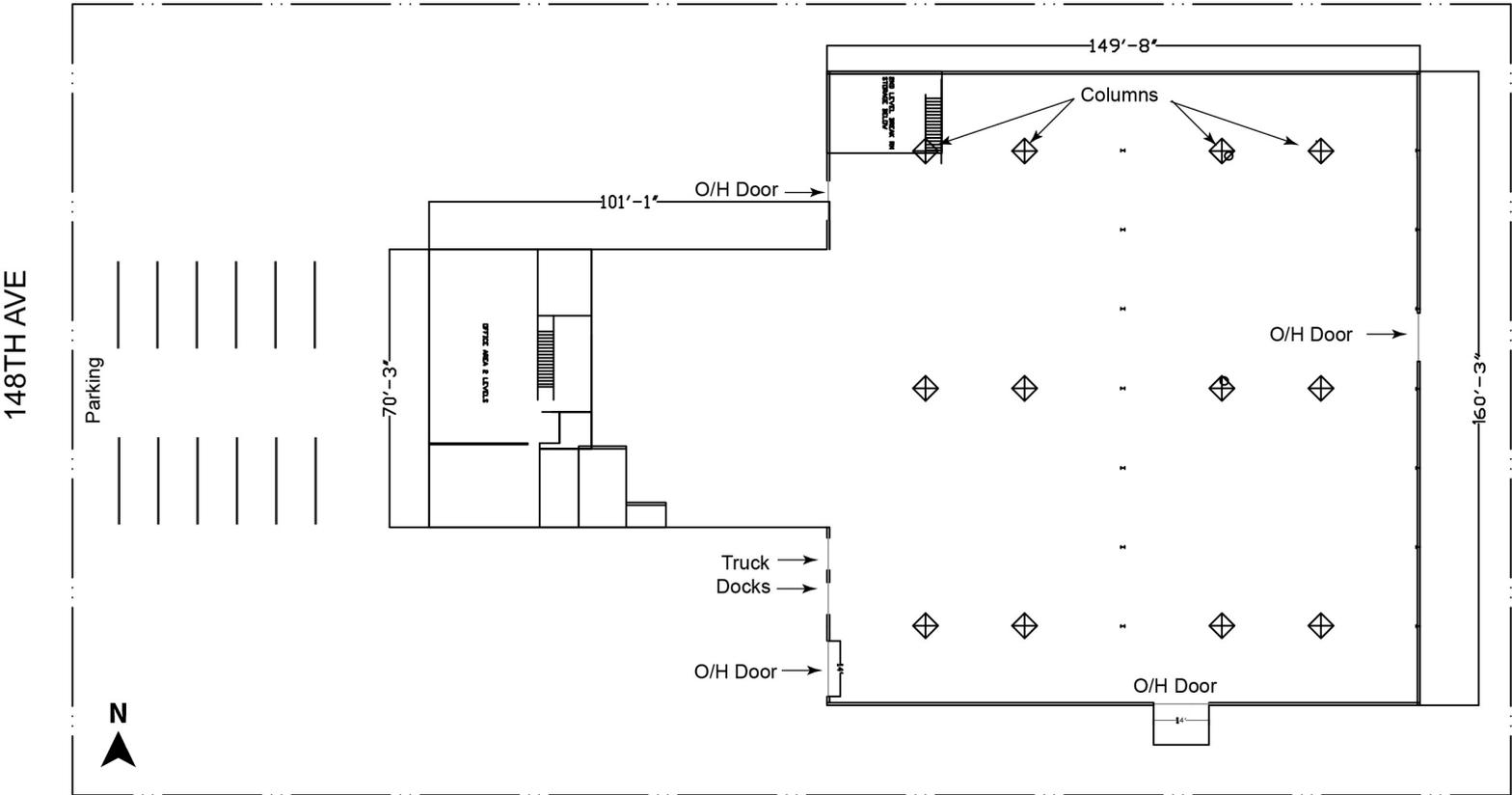
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CORE REALTY PARTNERS
700 Terrace Point Drive, Suite 200
Muskegon, MI 49440
www.corecommercialrealty.com

Site / Floor Plan



*For illustrative purposes. Not drawn to scale.

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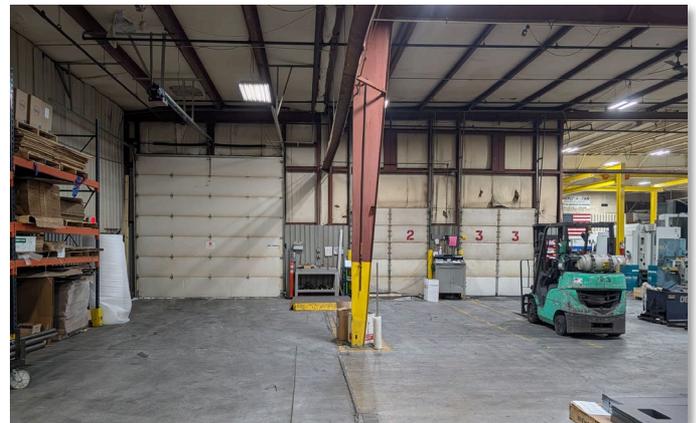
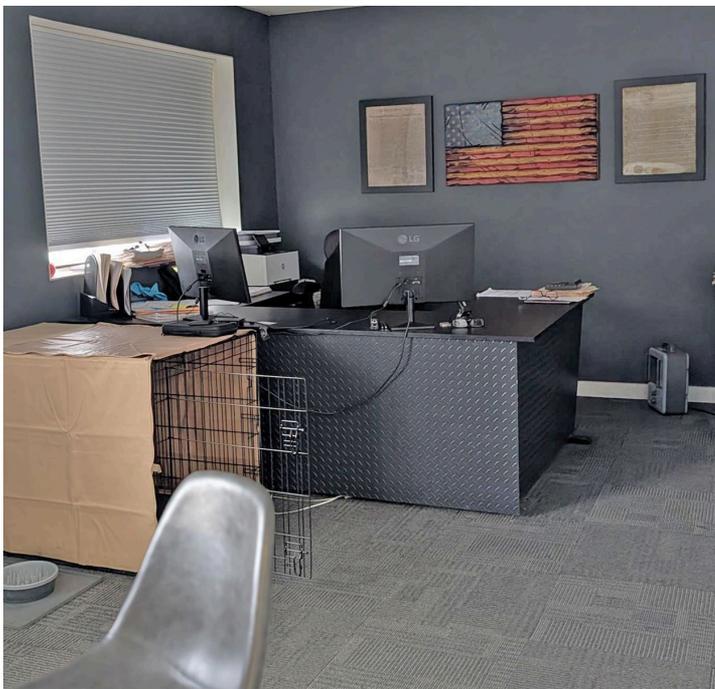
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Building Features

Office Area	
Office/Mezzanine SF	6,000 +/- (2 levels)
Air Conditioning	Yes
Sprinklered	Yes
Ceiling Height	8'
Lighting	LED/Fluorescent
Private Offices	5
Conference Room	Yes
Restrooms	2
Kitchen/Break Room	Yes

Industrial Area	
Manufacturing SF	28,320 +/-
Floors	1
Air Conditioning	Office Only
HVAC	Gas Forced Air/Unit Heat
Ceiling Height	20' +/-
Sprinklered	Yes
Lighting	LED/Fluorescent
Electric Service	480 V – 3 Phase
Column Spacing	50' (Varies)
Grade Level Doors	4
Loading Docks	2
Floor Drains	No
Compressed Air	Yes (Air Lines)
Cranes	No
Shop Office	Yes
Shop Lunch Room	Yes
Shop Restroom	2



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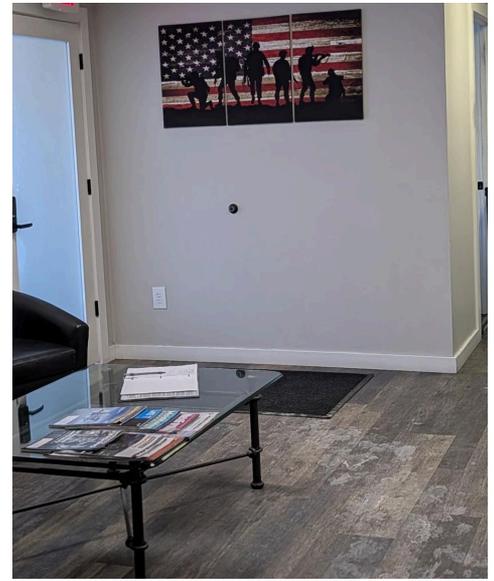
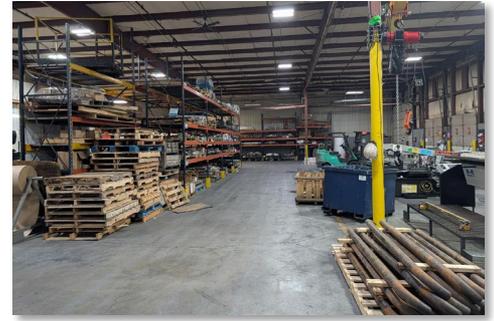
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Photos



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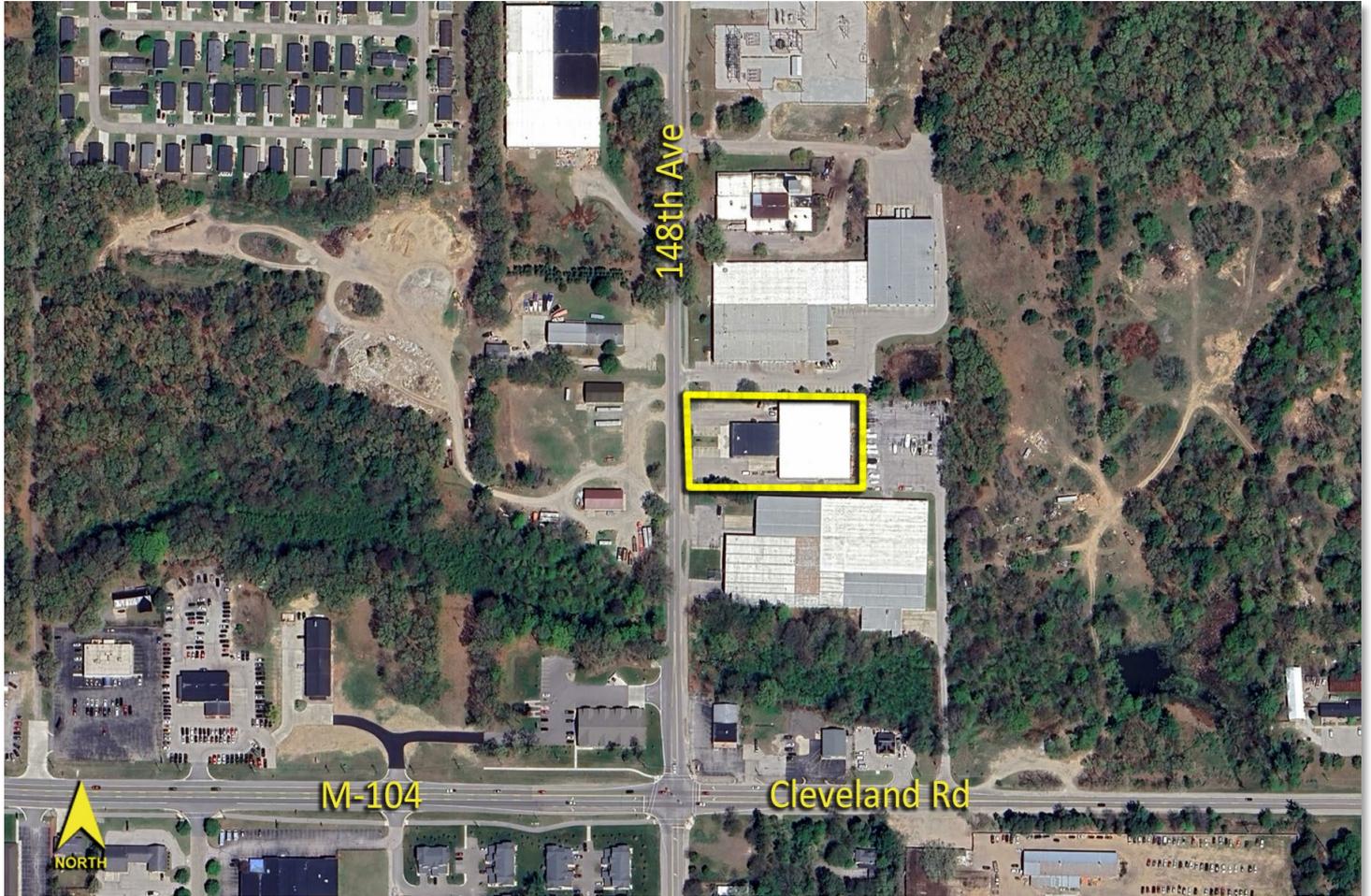
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Aerial



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