



# 195K SF INDUSTRIAL FACILITY FOR SALE/LEASE

2675 OLTHOFF DR, MUSKEGON, MI 49444



This state-of-the-art, energy-efficient industrial facility spans 195,000 square feet and is designed to support high performance operations. Heavy power is available with potential for future expansion to meet high-demand applications. This facility is ideally suited for advanced manufacturing, logistics, or warehousing operations requiring scalability, efficiency, and modern infrastructure.

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## OFFERING SUMMARY

LEASE RATE:	\$7.25 PSF
SALE PRICE:	\$21,000,000
BUILDING SIZE:	195,000 SF
AVAILABLE SF::	195,000 SF
ZONING:	INDUSTRIAL (I-2)

## KEY FEATURES:

- High-end energy-efficient construction, including insulated liner panels
- Primary power infrastructure with utility connections in place
- ESFR (Early Suppression Fast Response) fire suppression system
- LED lighting throughout the interior and exterior grounds
- 50' x 50' bay size for optimal layout and storage efficiency
- 24-foot eave height, providing ample vertical clearance with 30-foot in center
- 14 dock-high doors and two 16' x 16' grade-level doors for flexible loading and access
- Over 180 employee parking spaces, plus a dedicated front customer parking area adjacent to the office
- Underground in place for heavy manufacturing
  - 5.4 MW of power available at the right of way.





## PROPERTY INFORMATION

PROPERTY TYPE:	INDUSTRIAL
ADDRESS:	MUSKEGON, MI 49444
COUNTY:	MUSKEGON
ZONING:	I-2
TAXING AUTHORITY:	CITY OF MUSKEGON
PARKING:	180+ SPACES

## BUILDING INFORMATION

BUILDING SIZE:	195,000 SF
CEILING HEIGHT:	24' EAVE HEIGHT 30' IN CENTER
YEAR BUILT	2025 - NEW BUILD
OFFICE SF:	APPROX. 15,500 SF
LOADING DOCKS:	14
GRADE LEVEL	2
DOORS:	
POWER:	LIGHT/HEAVY

## UTILITIES & AMENITIES

GAS/PROPANE:	YES
ELECTRIC:	YES
CENTRAL HVAC:	YES
TRANSFORMER SIZE:	1x 3,750 KVA 1x 150 KVA





## LEASE INFORMATION

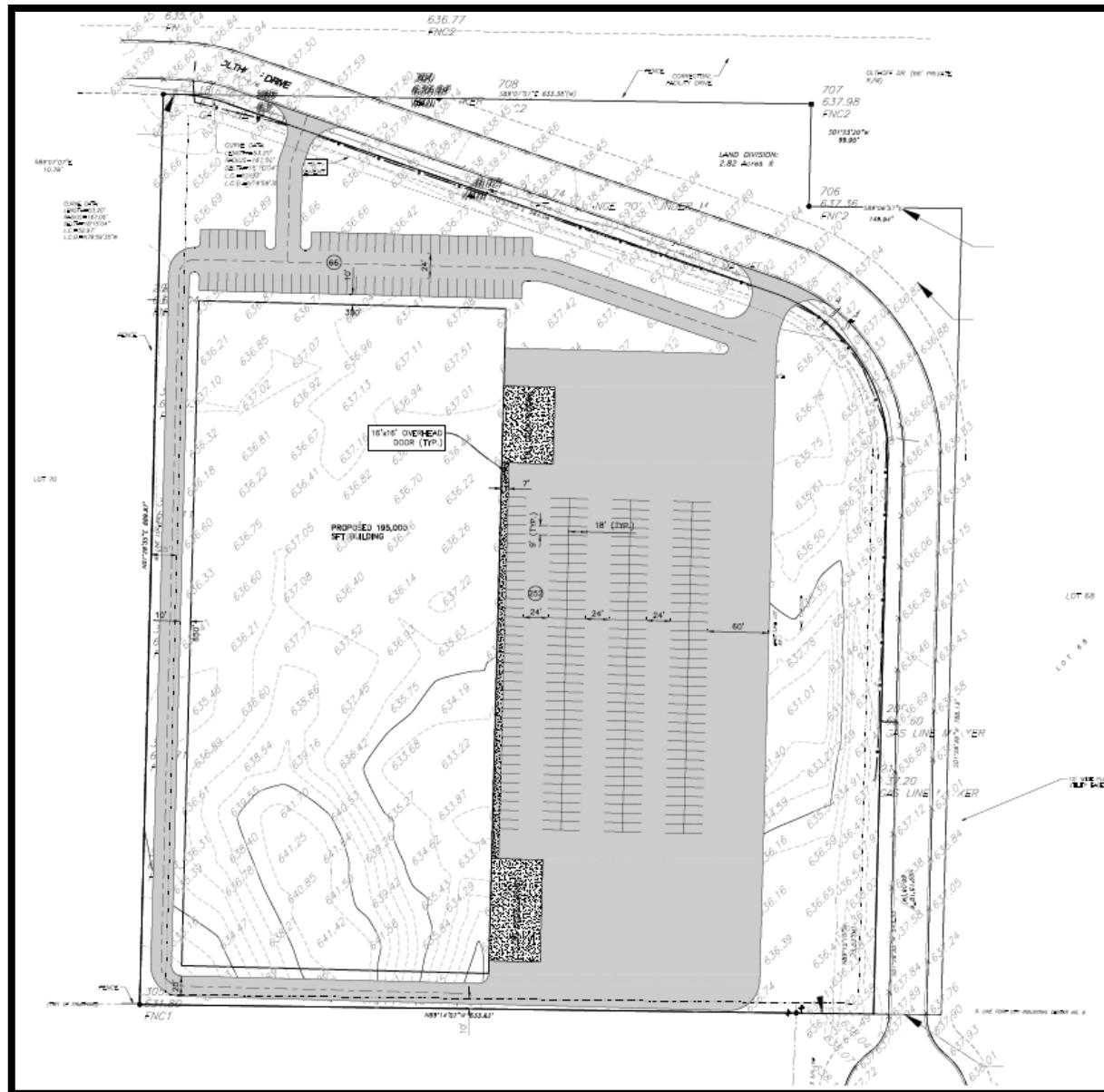
LEASE TYPE:	NNN
TOTAL AVAILABLE SF:	195,000 SF
LEASE TERM:	NEGOTIABLE
LEASE RATE:	\$7.25 PSF

## SALE INFORMATION

SALE PRICE:	\$21,000,000
PRICE PSF:	\$107.69 PSF
SALE TERMS:	CASH TO SELLER



## SITE PLAN



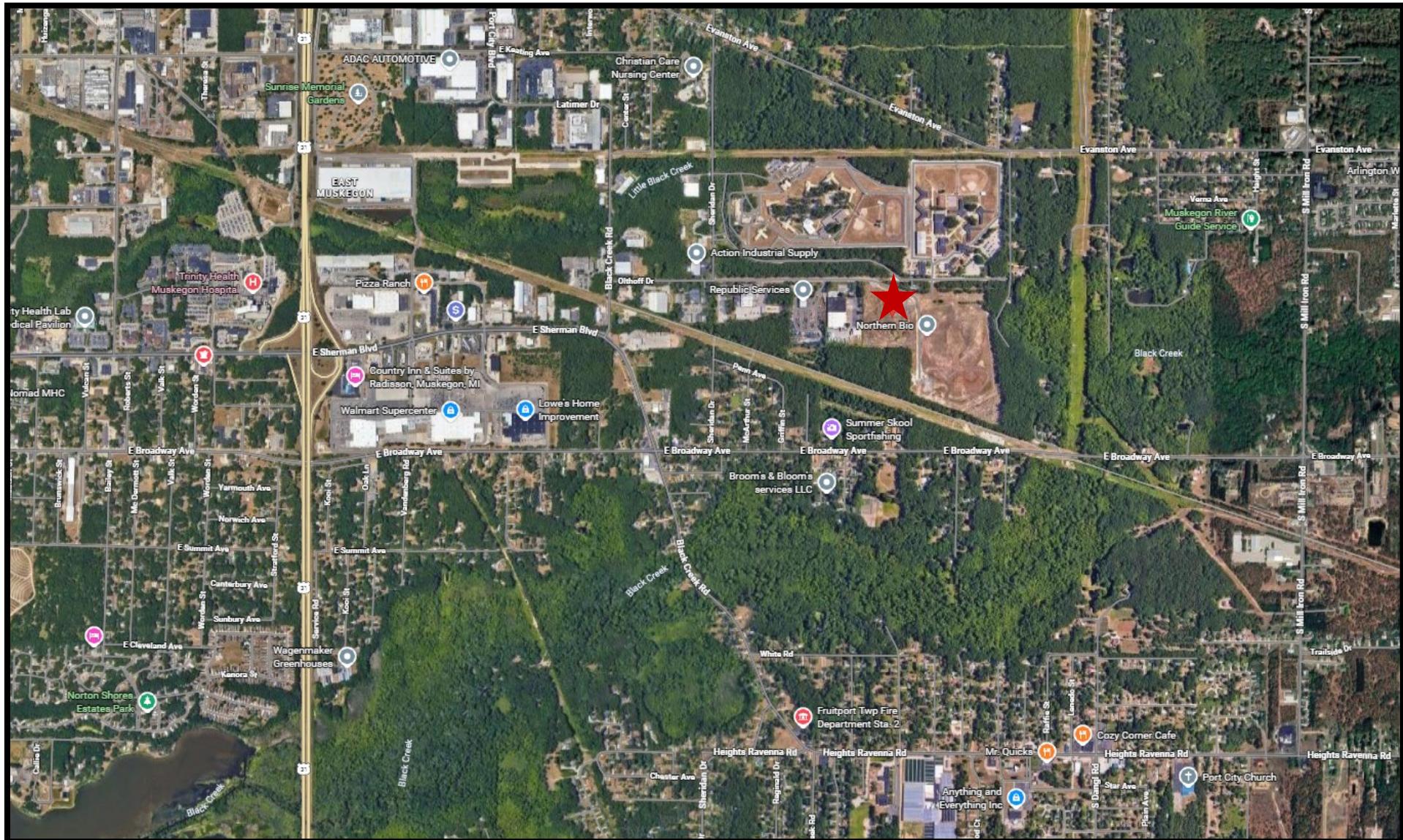


## PHOTOS

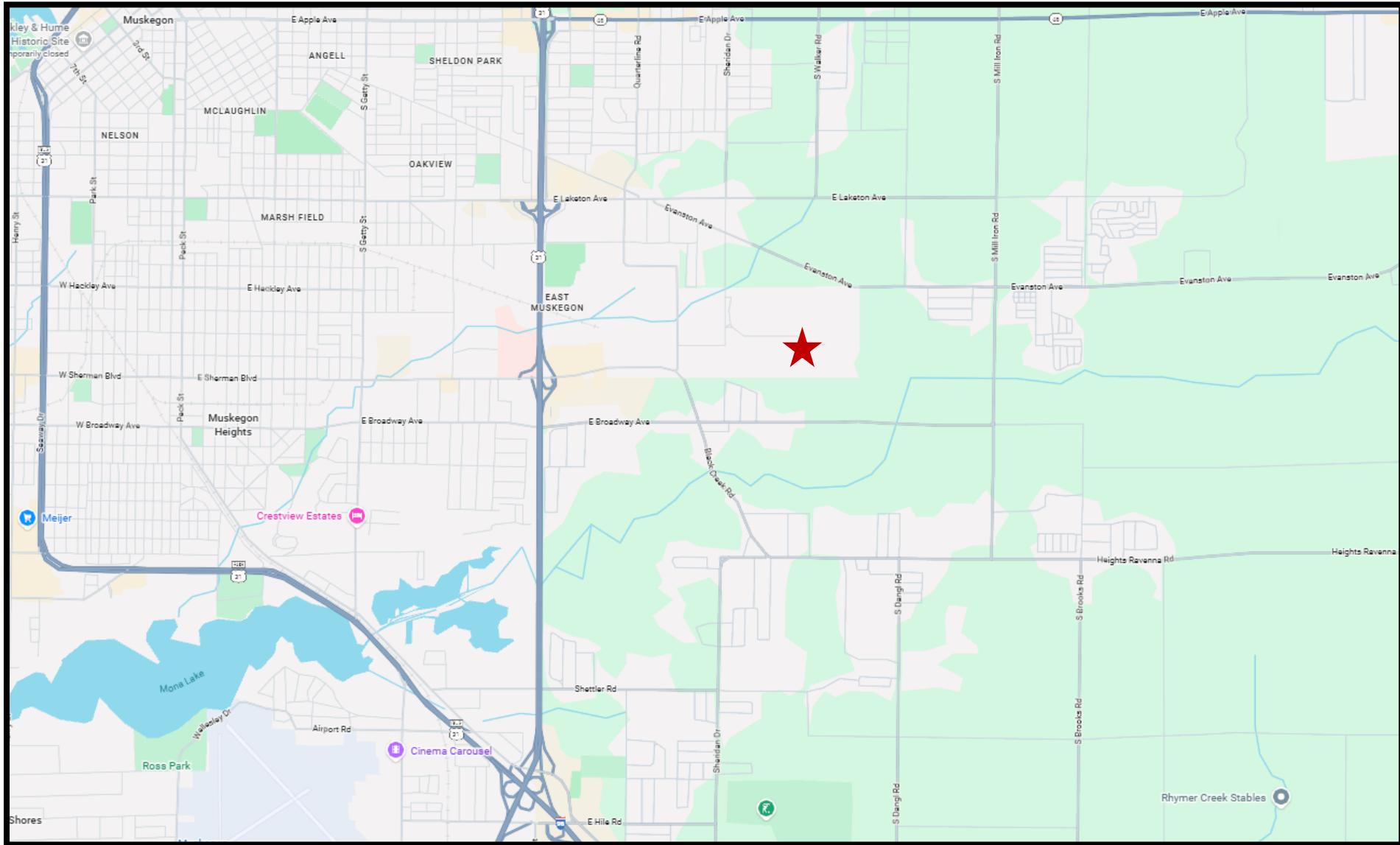




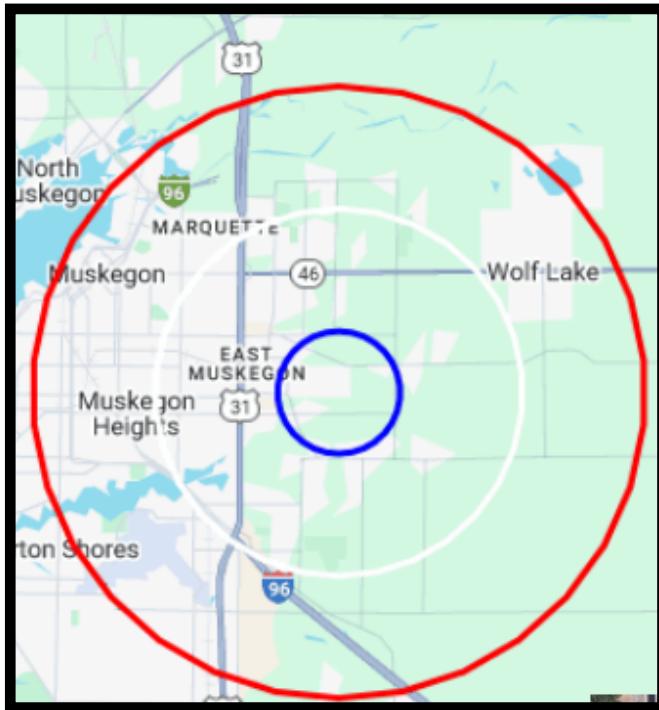
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## MAPS



## DEMOGRAPHICS



### MUSKEGON DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,485	20,472	57,528
HOUSEHOLDS	1,957	11,818	28,587
AVERAGE HOUSEHOLD SIZE	2.52	2.52	2.52
AVG. HOUSEHOLD INCOME	\$25,999.33	\$39,100.57	\$38,062.15
MEDIAN HOUSEHOLD INCOME	\$22,439.50	\$35,118.43	\$32,155.39