

FOR LEASE

6189 Blue Star Hwy
Saugatuck, MI 49453

Clean and functional industrial facility located on Blue Star Highway just one mile from I-196. The building consists of extremely well-kept warehouse and office space totaling 17,300 sf. The space consists of a second floor office space, (1) overhead door, (3) docks, (24) foot ceilings, 480v three phase electrical service, and access to a shared conference room. Zoned I-1, the building offers a great opportunity for assembly or manufacturing uses.

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OFFICE/WAREHOUSE
17,300 SF

www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

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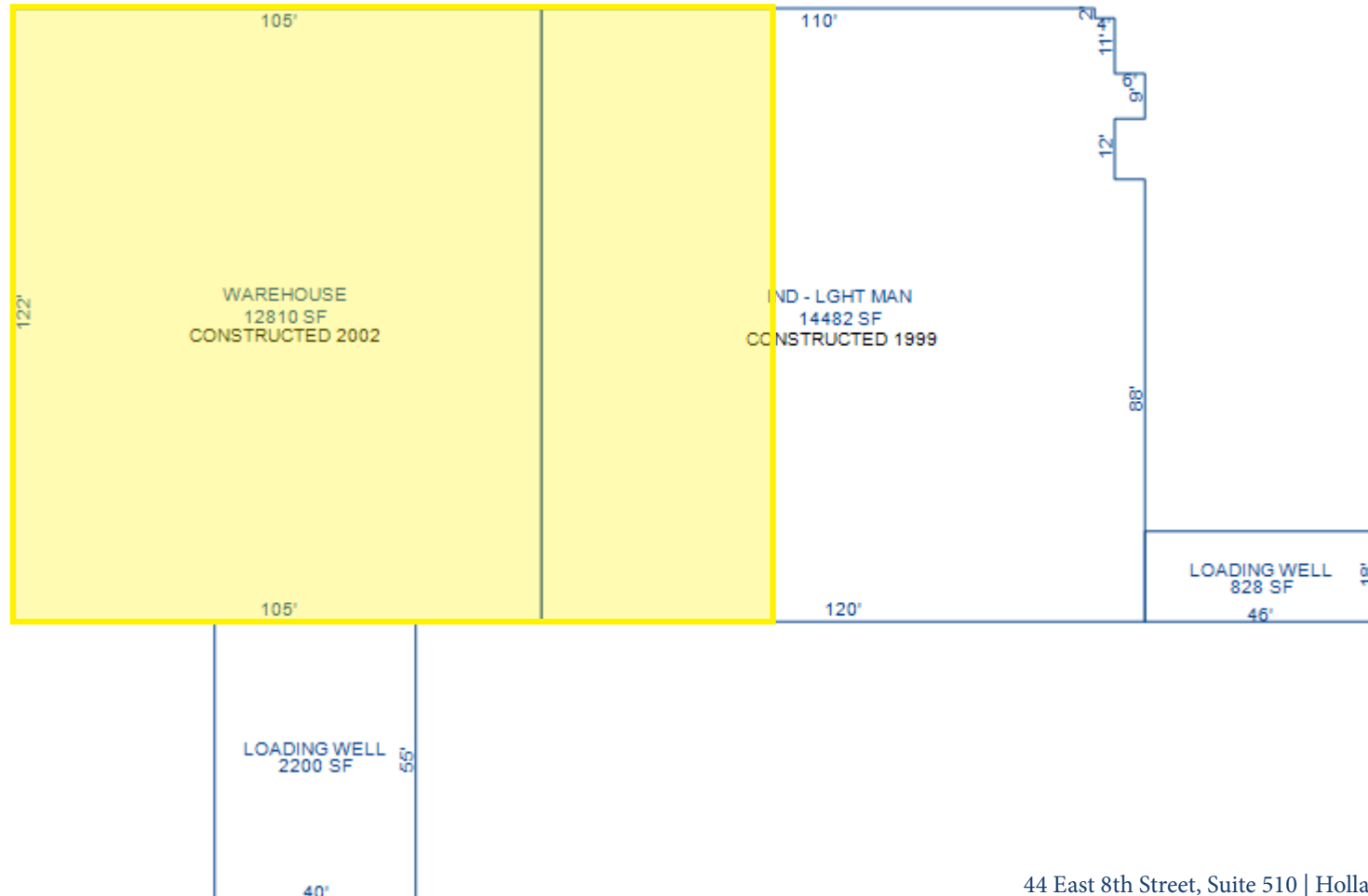


LEASE INFORMATION

Total SF	17,300 SF
Lease Rate/ Month	\$8,577.92/Month
Price per SF	\$5.95 + NNN
Term	36 - 60 Months
County	Allegan
Taxing Authority	Laketown Township
Zoning	I1

PROPERTY HIGHLIGHTS

- (1) Overhead door
- (3) Dock high doors
- 2nd floor office space
- Access to a shared conference room



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LAYOUT



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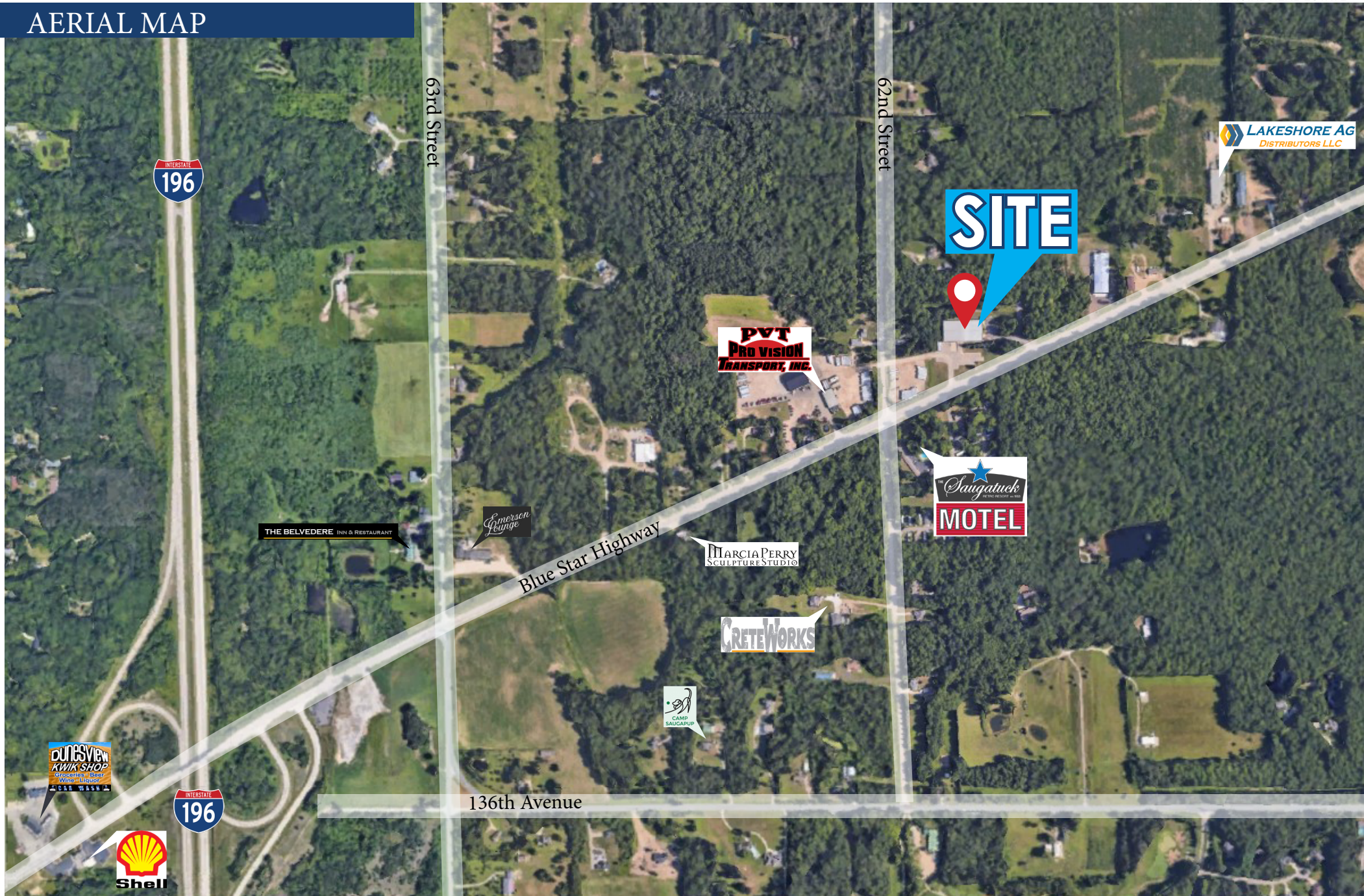


PHOTOS



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.