



17155 VAN WAGONER RD SPRING LAKE, MI 49456

- 44,246 SF of Industrial office/warehouse space for sublease
- Excellent industrial building in Spring Lake
- Easy access for regional transportation & distribution
- Ceiling heights up to 32', providing high-bay storage and manufacturing potential
- 9 Loading docks and 1 overhead door
- Excellent highway access
- 20-ton crane
- Trailer storage can be made available



FOR MORE INFORMATION, CONTACT:

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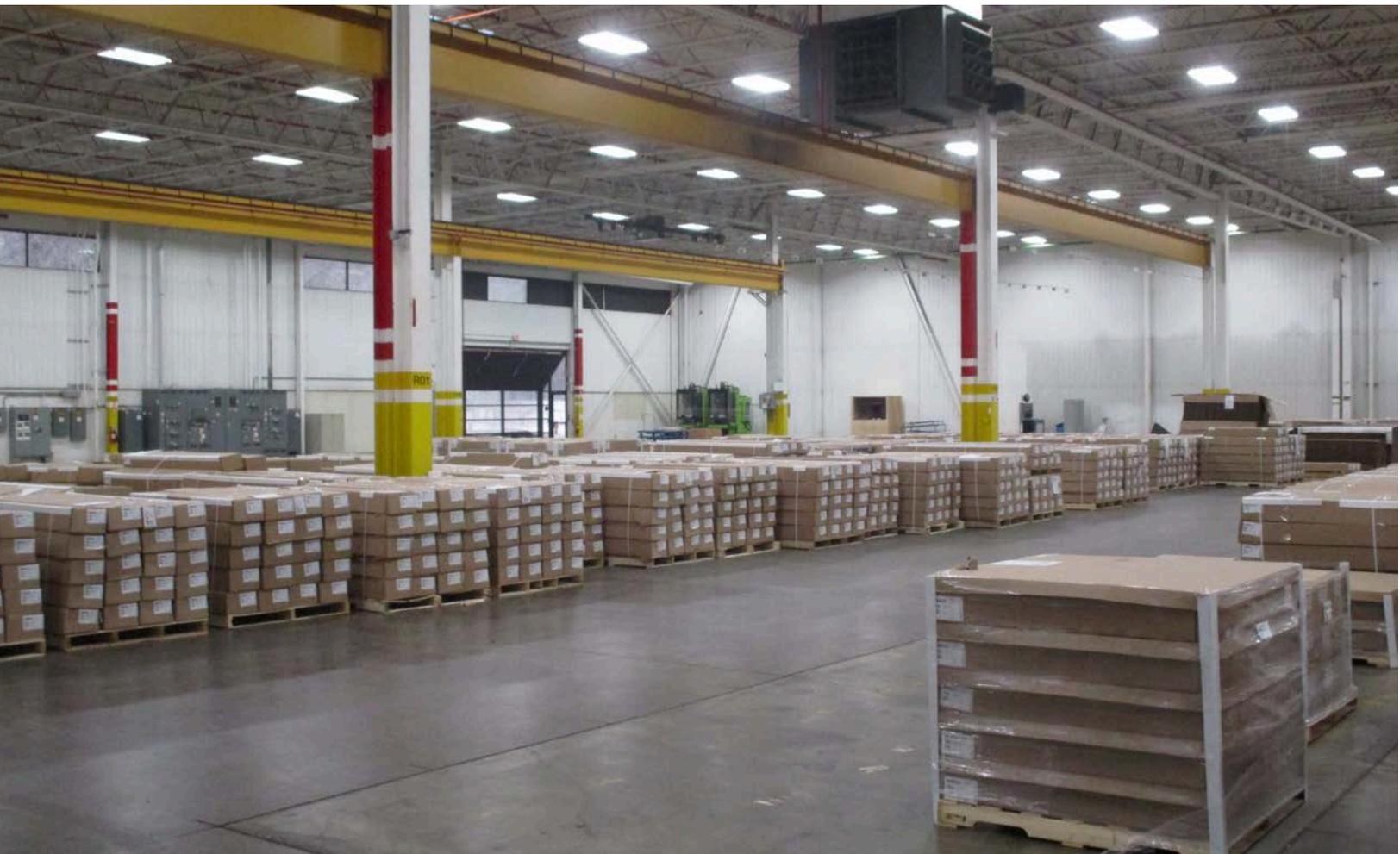
PROPERTY SUMMARY

FOR SUBLEASE
INDUSTRIAL OFFICE/WAREHOUSE

Located on the northern edge of Spring Lake Township, 17155 Van Wagoner Road is a well-positioned industrial property, sitting within a mix of industrial land. Van Wagoner Road is a significant arterial road, connecting US-31 to other parts of lower Michigan. The surrounding area includes a mix of industrial and commercial uses, supporting a stable business climate. Access to and from this location is convenient for freight and commuting due to the proximity to the Van Wagoner exit on US-31.

The building offers a practical layout designed to accommodate light manufacturing, storage, or contactor use, with ample interior space and clear circulation. The property benefits from straightforward access, allowing for efficient deliveries and daily operations.

With its adaptable space, manageable footprint, and strategic location, 17155 Van Wagoner Road presents an excellent opportunity for users seeking functional industrial space in the Spring Lake area.



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NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SUBLEASE
INDUSTRIAL OFFICE/WAREHOUSE

PROPERTY - BUILDING INFORMATION

Total Building Size:	244,165 SF
Year Built/Renovated:	1975 / 1993
Acreage:	36.21 acres
Construction:	Steel Frame
Roof:	Membrane
Floors:	1
Eave Height:	up to 32'
Elevators:	No
Security System:	No
Signage:	Yes; monument
Parking:	Ample surface parking
Fenced Yard:	No
Rail Siding:	No
Outside Storage:	Trailer storage can be made available for an additional cost
Zoning:	Industrial

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

UTILITY PROVIDERS

Electric:	Grand Haven Board of Light & Power
Natural Gas:	Michigan Gas Utilities Corp
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

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BUILDING OVERVIEW

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AVAILABLE SPACE INFORMATION

Warehouse SF:	41,246 SF
Office SF:	3,000 SF
Floors:	1
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	up to 32'
Clear Span:	No
Column Spacing:	50" x 50"
Sprinklered:	Yes; high capacity storage
Lighting:	LED
Electric Service:	Heavy 480v / 3-phase
Grade Level Doors:	1
Loading Docks:	9
Floor Drains:	No
Compressed Air:	No
Cranes:	Yes; 1 20-ton
Shop Office:	all offices are made a part of the Office space
Shop Restrooms:	Yes
Shop Breakroom:	breakroom is made a part of the Office space
Rail Siding:	No

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LEASE OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN
Terms:	Lease Term is negotiable
Subtenant Provides:	Repairs & Maintenance, Taxes, Insurance, Water/Sewer, Utilities, Snow Removal, Landscaping, Janitorial, Trash Removal, Phone/Internet
Sublandlord Provides:	Roof & Structural
Renewal Option:	Possible
Date Available:	Immediate

AVAILABLE SPACE FOR LEASE

SUITE	WAREHOUSE AREA	OFFICE AREA	TOTAL AREA	DOCKS / DOORS	RENTAL RATE PSF/Y	CAM RATE PSF/Y	TOTAL RENT PSF/Y	TOTAL MONTHLY RENT	TOTAL ANNUAL RENT
1 & 1A	41,246 SF	3,000 SF	44,246 SF	9 / 1	\$4.50	\$0.63	\$5.13	\$18,915.17	\$226,981.98



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PROPERTY PHOTOS

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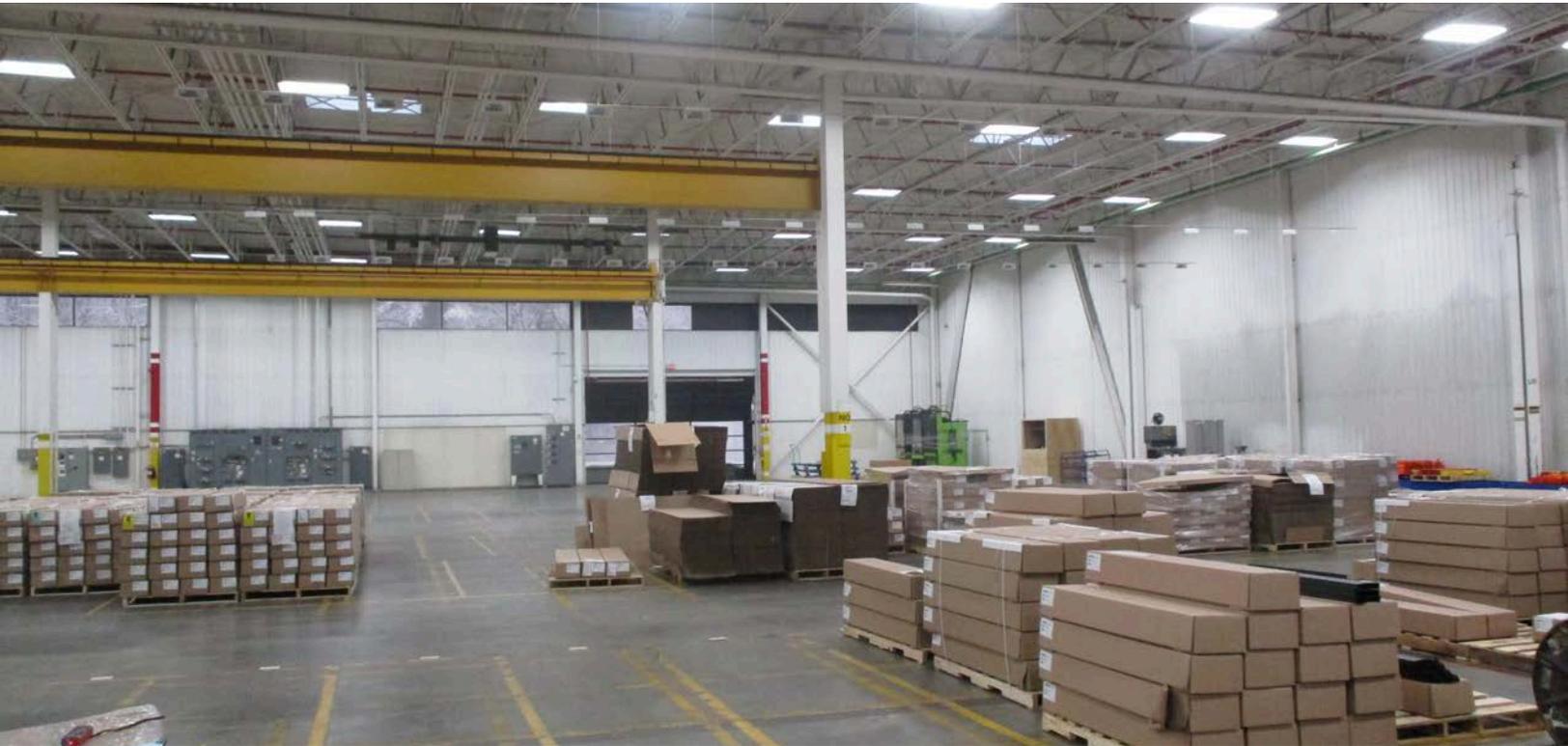


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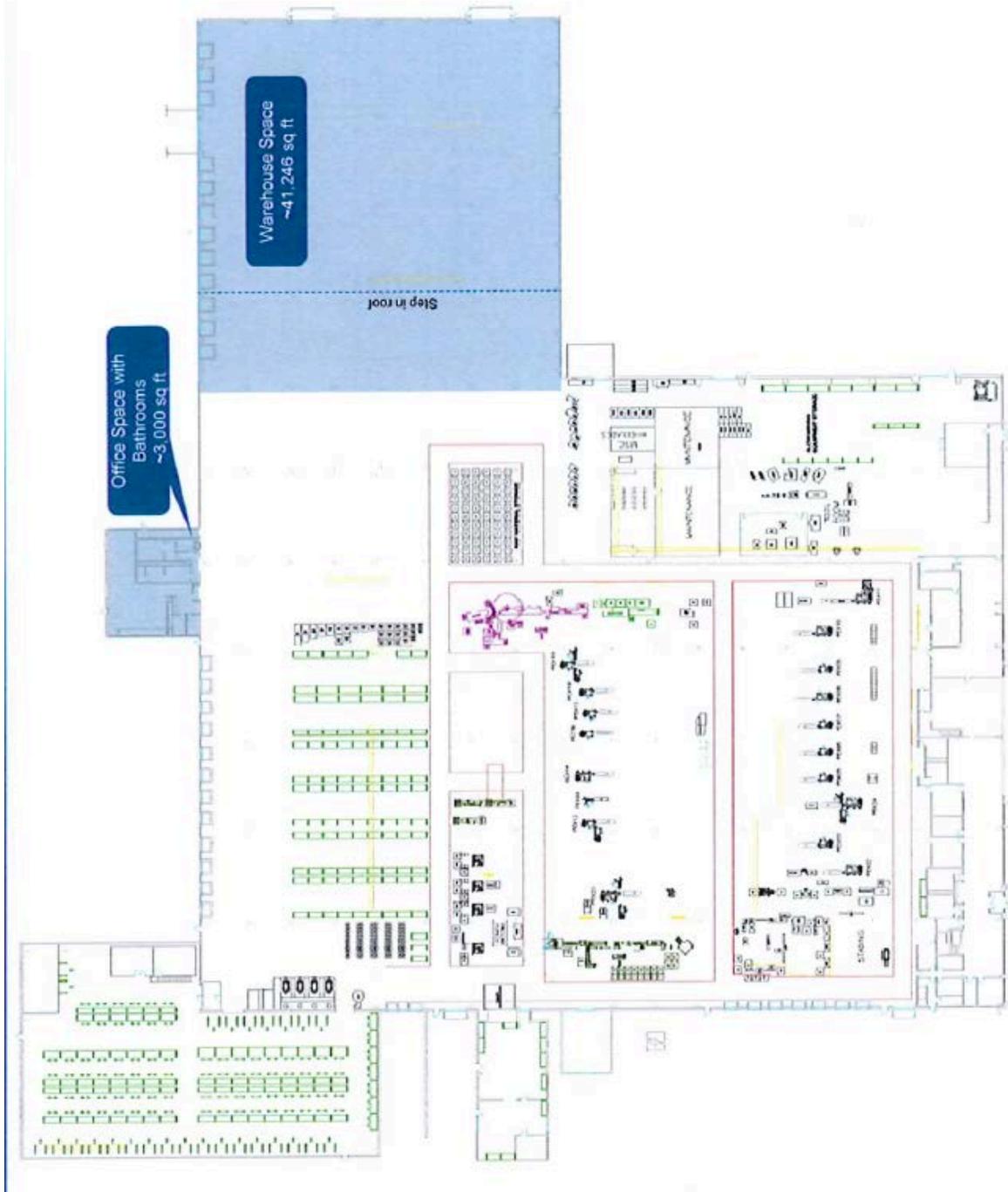


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FLOOR PLAN

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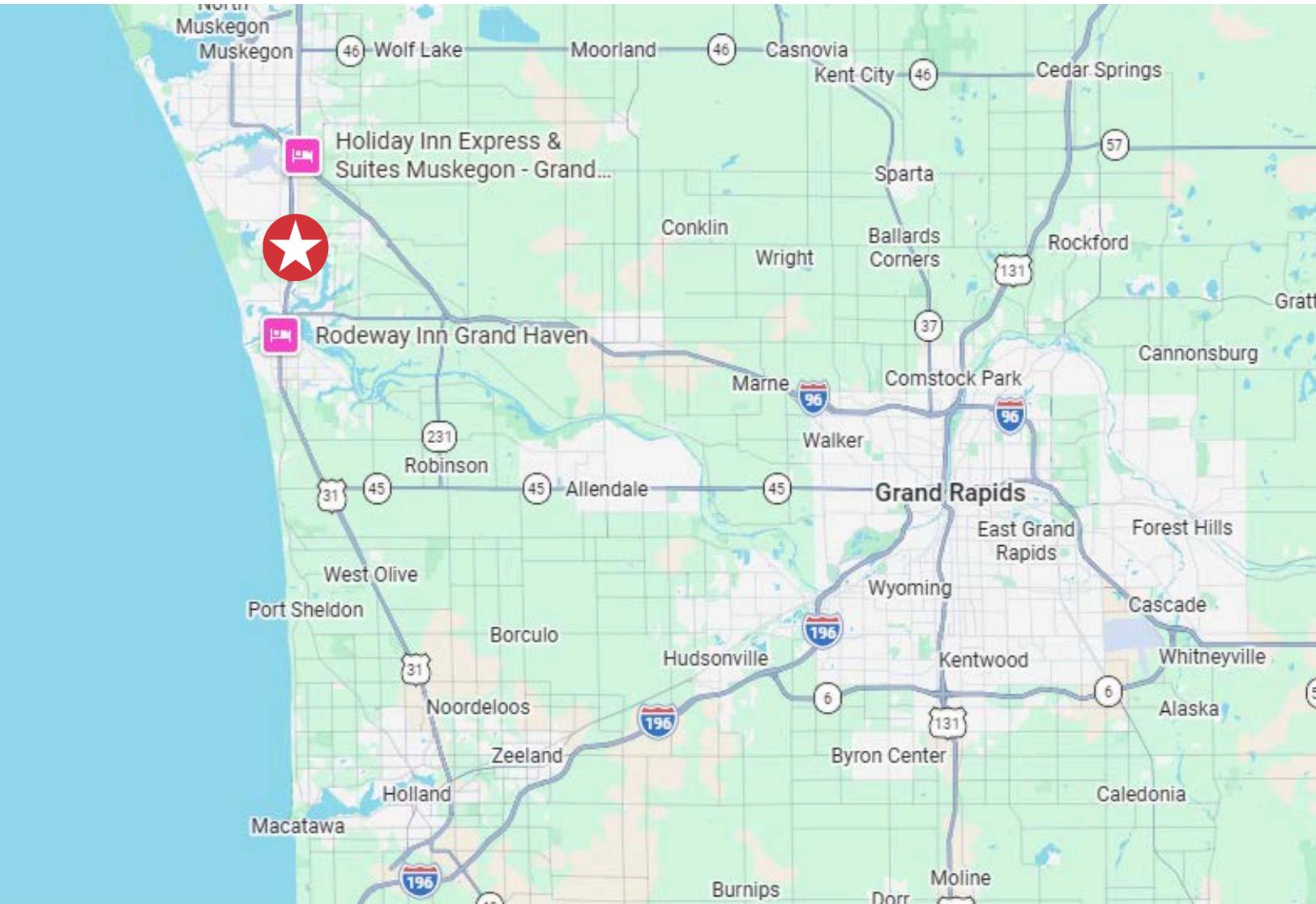


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LOCATION MAP

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PROXIMITY

US-31	< 1 mile
Muskegon County Airport (MKG)	6.8 miles
I-96	11 miles
US-131	34.3 miles
Grand Rapids	35.1 miles
Gerald R Ford International Airport	46.1 miles

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PARCEL MAP

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



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