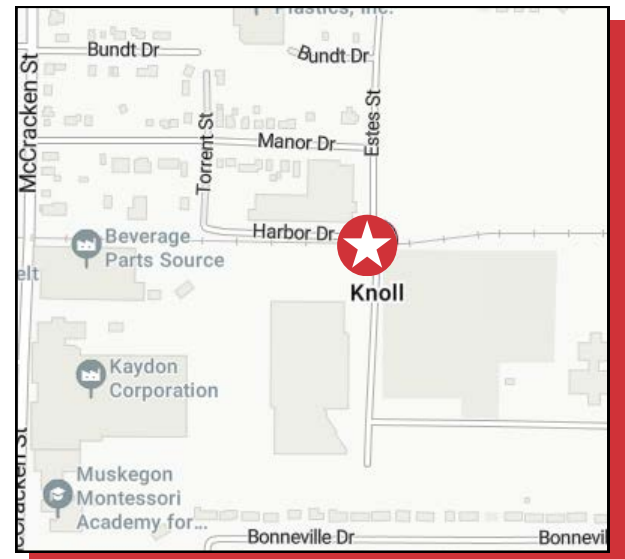




2800 ESTES ST SE NORTON SHORES, MI 49441

BUILDING FOR SALE

- Site location is well-connected to the Muskegon Metro area
- 21.5 acres plus two adjacent parcels for a total of 36.33 acres
- Building size is 350,378 SF & can be split for multiple users
- Significant infrastructure in place
- Paved with ample parking
- Heavy electric power, an abundance of loading docks, compressed air throughout & multiple overhead cranes of various tonnages



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SALE
MUSKEGON FACILITY

PROPERTY SUMMARY

A Rare Large-Scale Industrial Opportunity in the Muskegon Area

2800 Estes Street represents one of the largest and most versatile industrial facilities in the Muskegon region. The property features approximately 350,378 square feet* under roof on 21.5 acres, with two adjacent parcels expanding the total site to 36.33 acres—offering exceptional flexibility and future development potential.

Originally constructed for heavy manufacturing, the facility is equipped with robust power capacity, extensive fire protection, multiple cranes, and numerous loading docks, making it ideal for users requiring significant infrastructure and operational capability.

The property's flexible layout allows for potential subdivision or multi-tenant configurations, providing opportunities for manufacturers, warehouse operators, or logistics companies seeking large-scale, high-quality space with strong regional access.

The building has been well maintained by its current occupant and remains in excellent condition. A variety of loading options and expansive clear areas make it equally suitable for high-volume warehousing or distribution. The excess land accommodates future expansion, trailer parking, or outdoor storage, and a potential rail component adds another layer of connectivity for industrial users.

2800 Estes offers a unique combination of scale, infrastructure, and flexibility rarely found in the Muskegon market.

* per City records



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 **2800 ESTES ST**
NORTON SHORES, MI 49441

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE
MUSKEGON FACILITY

PROPERTY - BUILDING INFORMATION

| | |
|----------------------|---|
| Total Building Size: | 350,378 |
| Warehouse SF: | 337,120 |
| Office SF: | 13,258 |
| Year Built: | 1948 - 2019 |
| Acreage: | 36.33 |
| Construction: | Masonry |
| Roof: | Membrane |
| Floors / Mezzanine: | 2 |
| Eave Height: | up to 25' |
| Elevators: | Yes |
| Security System: | Yes |
| Signage: | Yes |
| Parking: | Surface, significant parking availability |
| Fenced Yard: | Yes |
| Room to Expand: | Yes |
| Outside Storage: | Ample |
| Zoning: | I-1 Industrial |

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

UTILITY PROVIDERS

| | |
|-----------------|------------------|
| Electric: | Consumers Energy |
| Natural Gas: | DTE |
| Sanitary Sewer: | Municipal |
| Storm Sewer: | Municipal |
| Water: | Municipal |

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 2800 ESTES ST
NORTON SHORES, MI 49441

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West Michigan

BUILDING OVERVIEW

FOR SALE
MUSKEGON FACILITY



WAREHOUSE INFORMATION

| | |
|---------------------------|--|
| Warehouse SF: | 337,120 |
| Floors: | 1 |
| Air Conditioning: | No |
| HVAC: | Gas/Forced Air |
| Ceiling Height: | 18' - 25' |
| Column Spacing: | Varies |
| Sprinklered: | Yes |
| Lighting: | LED |
| Electric Service: | Multiple substations totaling 10,900 Amps, 480 volt, 3-phase |
| Grade Level Doors: | 2 |
| Loading Docks: | 12 |
| Floor Drains: | Yes |
| Compressed Air: | Yes |
| Cranes: | Several; Four 10-ton, One 5-ton & One 3-ton |
| Shop Office: | Yes |
| Shop Restrooms: | Yes |
| Shop Breakroom: | Yes |
| Rail Siding: | Yes |

OFFICE INFORMATION

| | |
|----------------------------------|----------------|
| Office SF: | 13,258 |
| Floors: | 2 |
| Air Conditioning: | Yes |
| HVAC: | Gas/Forced Air |
| Ceiling Height: | up to 18' |
| Sprinklered: | Yes |
| Lighting: | LED |
| Private Offices: | Yes |
| Conference Room: | Yes |
| Restrooms: | Yes |
| Kitchen/Break Room: | Yes |
| Communications Equipment: | Possible |

 **2800 ESTES ST**
NORTON SHORES, MI 49441

NAI Wisinski of
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SALE OVERVIEW

FOR SALE
MUSKEGON FACILITY

SALE INFORMATION

| | |
|------------------------------|--|
| Sale Price: | \$9,995,000.00 |
| Per SF: | \$28.53 |
| Possession: | At close subject to Seller's remaining space needs and occupancy requirements. |
| Terms: | Cash at Close |
| Municipality: | City of Norton Shores, Muskegon County |
| PPNs: | 27-002-200-0021-00 27-002-200-0027-00 27-002-200-0028-00 |
| Taxable Value (2025): | \$2,570,674.00* |
| Summer Taxes (2025): | \$126,000.97* |
| Winter Taxes (2024): | \$55,313.36* |
| Total Taxes: | \$181,314.33* |

LEGAL DESCRIPTIONS

PPN 27-002-200-0027-00: CITY OF NORTON SHORES PART OF SE 1/4 NE 1/4 SEC 2 N 22 1/2 ACS SE 1/4 NE 1/4 EXC COM AT A PT 535 FT E NW COR SE 1/4 NE 1/4 & EXTENDING W TO SDCOR TH S 50 FT TH ELY & PAR TO N LN SE 1/4 NE 1/4 335 FT TH NELY TO POB SEC 2 T9N R17W

PPN 27-002-200-0021-00: CITY OF NORTON SHORES S 10 AC OF NE 1/4 OF NE 1/4 EXC 50 FT ROW FOR SPUR TRACK 8.50A SEC 2 T9N R17W SUBJ TO INGRESS/EGRESS ESMT ETC L/P 2285/700 AND ALSO SUBJ TO ESMT RECT 2285/704

PPN 27-002-200-0028-00: CITY OF NORTON SHORES SEC 2 T9N R17W S 10 AC OF N 32 1/2 AC OF SE 1/4 NE 1/4 EXC S 85 FT TH'OF FOR PT OF NOR OAKS SUBD ALSO EXC S 25 FT USED FOR BUFFER SUBJ TO ESMT L789 P254

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 2800 ESTES ST
NORTON SHORES, MI 49441

NAI Wisinski of
West Michigan

PHOTOS

FOR SALE
MUSKEGON FACILITY



 2800 ESTES ST
NORTON SHORES, MI 49441

NAI Wisinski of
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PHOTOS

FOR SALE
MUSKEGON FACILITY

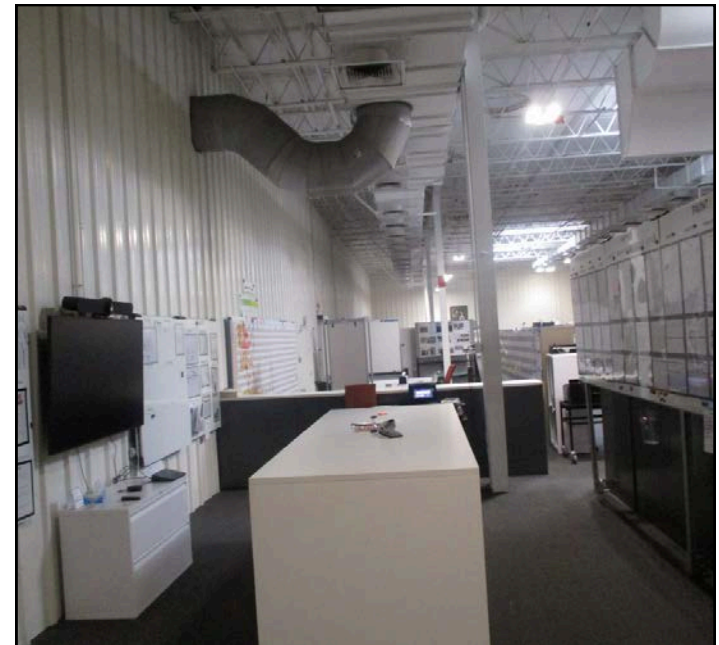
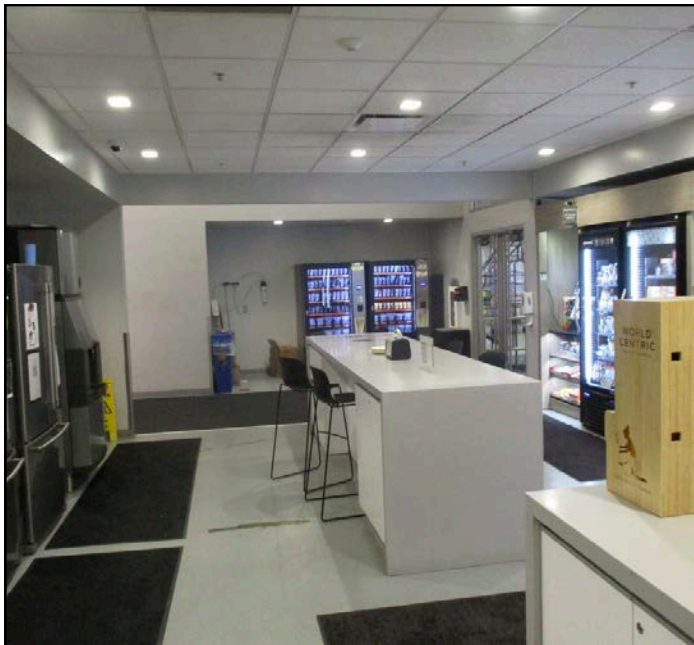


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NORTON SHORES, MI 49441

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FOR SALE
MUSKEGON FACILITY

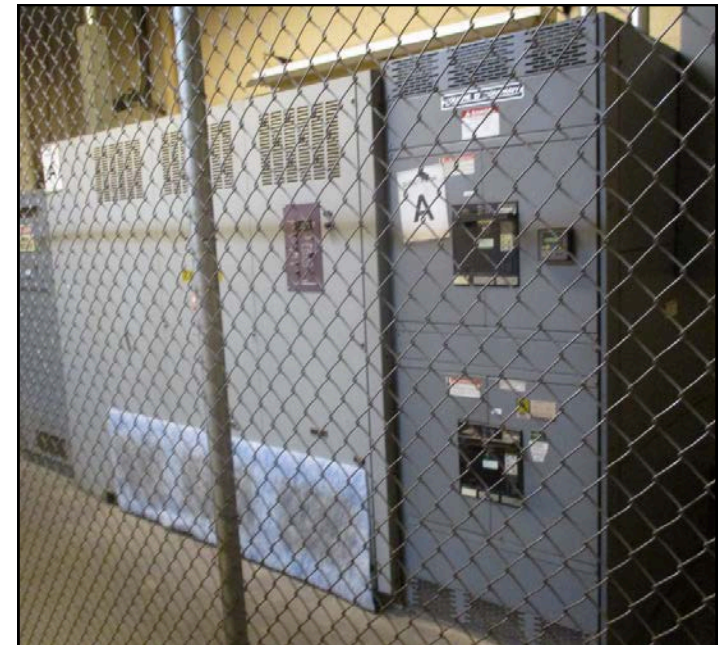


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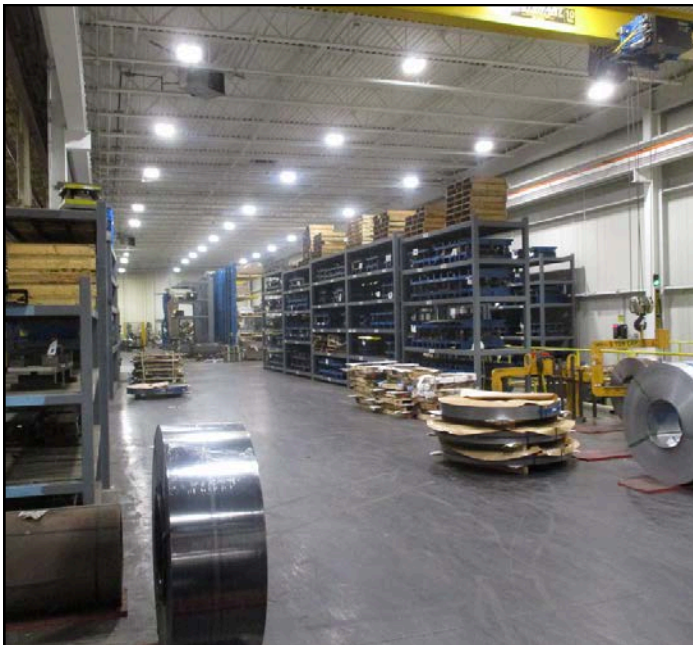


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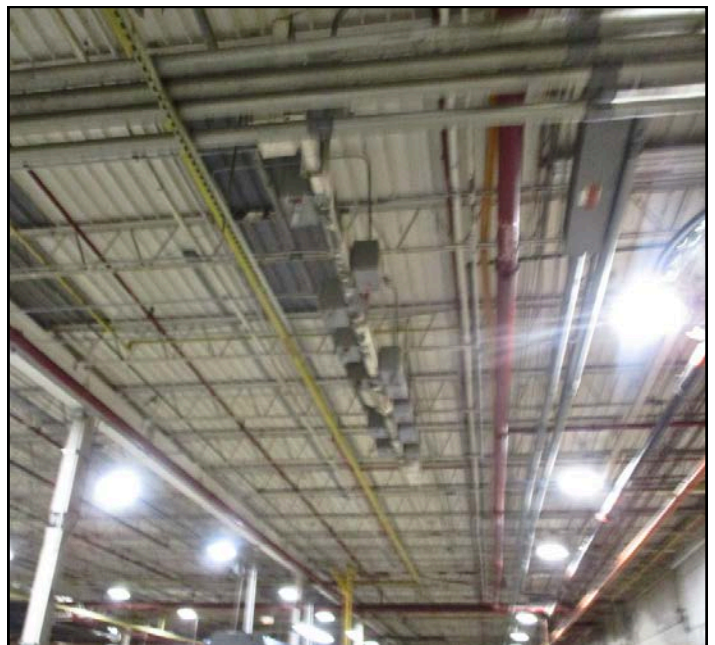


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PHOTOS

FOR SALE
MUSKEGON FACILITY



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NORTON SHORES, MI 49441

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FOR SALE
MUSKEGON FACILITY

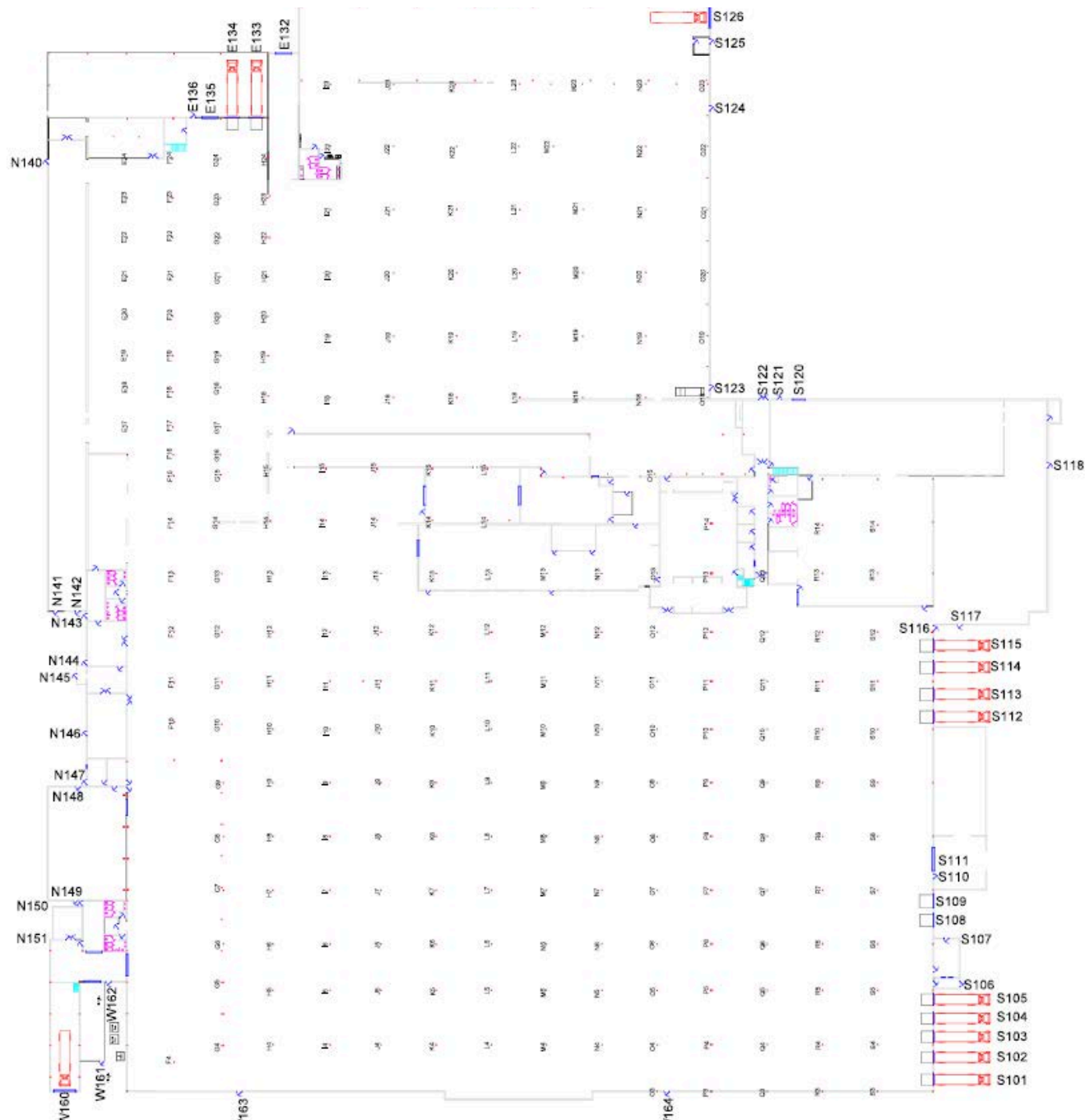


2800 ESTES ST
NORTON SHORES, MI 49441

NAI Wisinski of
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FLOOR PLAN

FOR SALE
MUSKEGON FACILITY

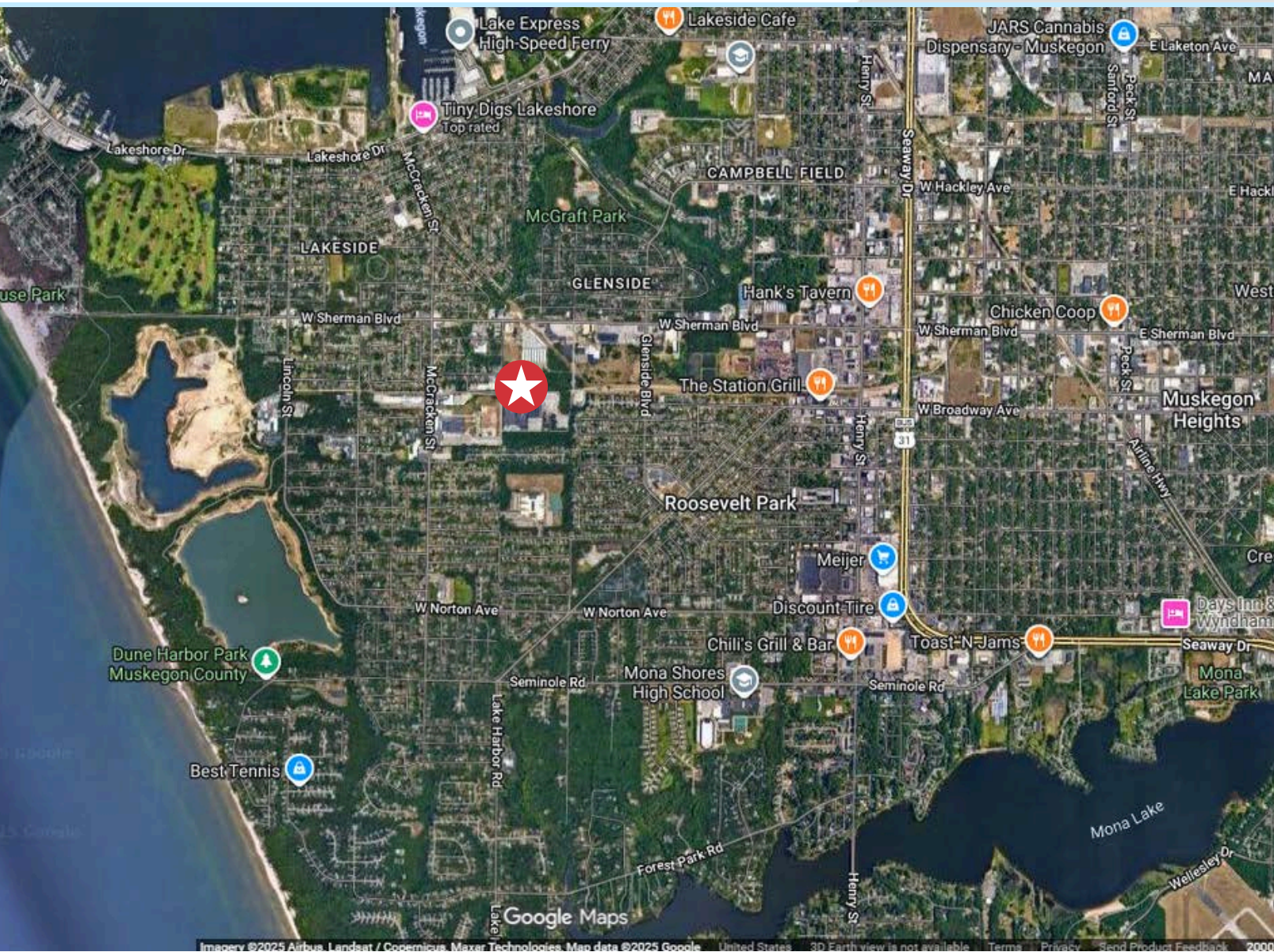


 **2800 ESTES ST**
NORTON SHORES, MI 49441

NAI Wisinski of
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LOCATION MAP

FOR SALE
MUSKEGON FACILITY



PROXIMITY

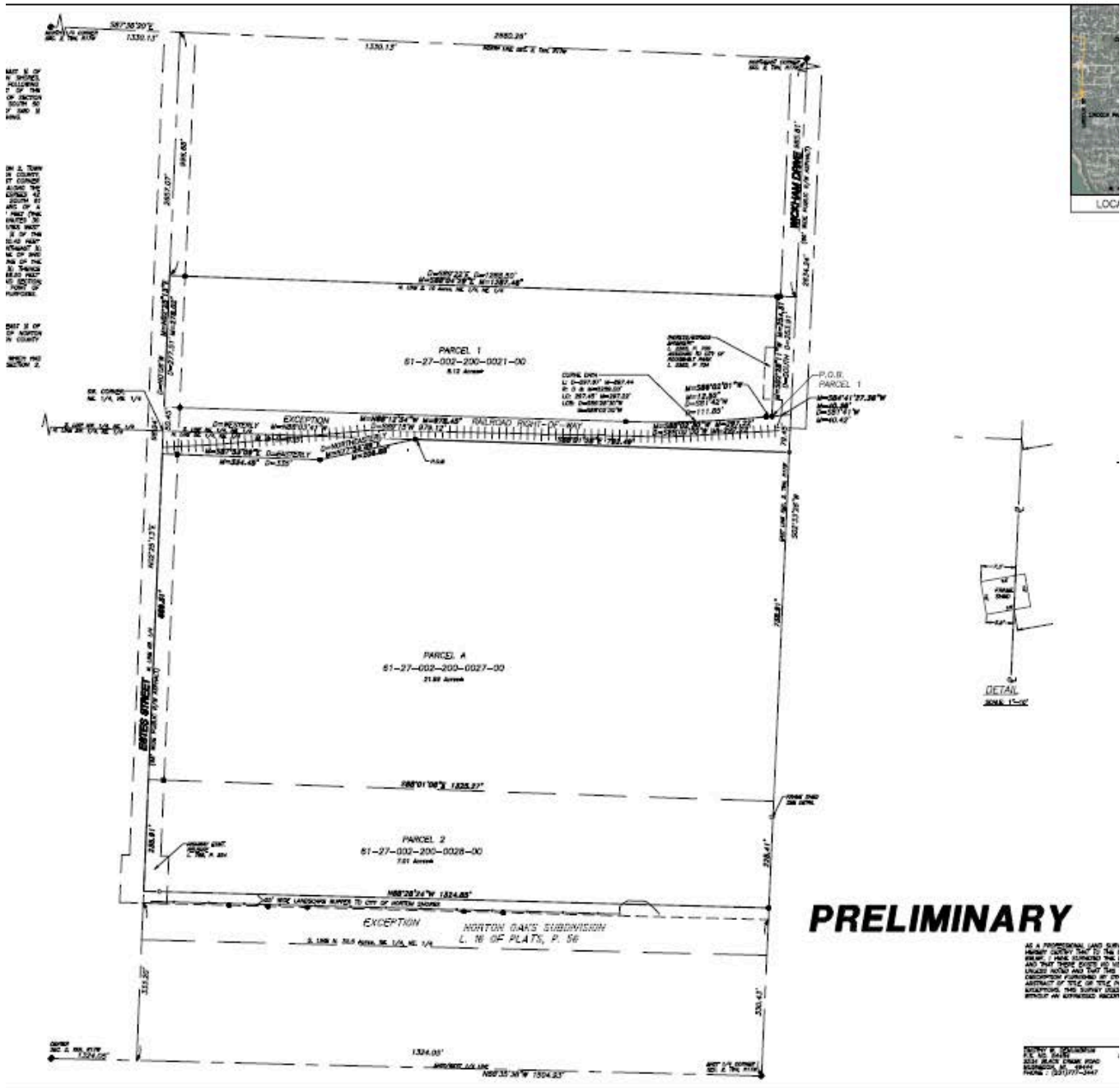
| | |
|-------------------------------|-----------------------------|
| Business 31 | 2.3 miles |
| I-96 | 6.2 miles (via Business 31) |
| US-31 | 6.6 miles |
| Muskegon County Airport (MKG) | 6.8 miles |
| Grand Rapids, MI | 40.5 miles |

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NORTON SHORES, MI 49441

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SURVEY

FOR SALE
MUSKEGON FACILITY

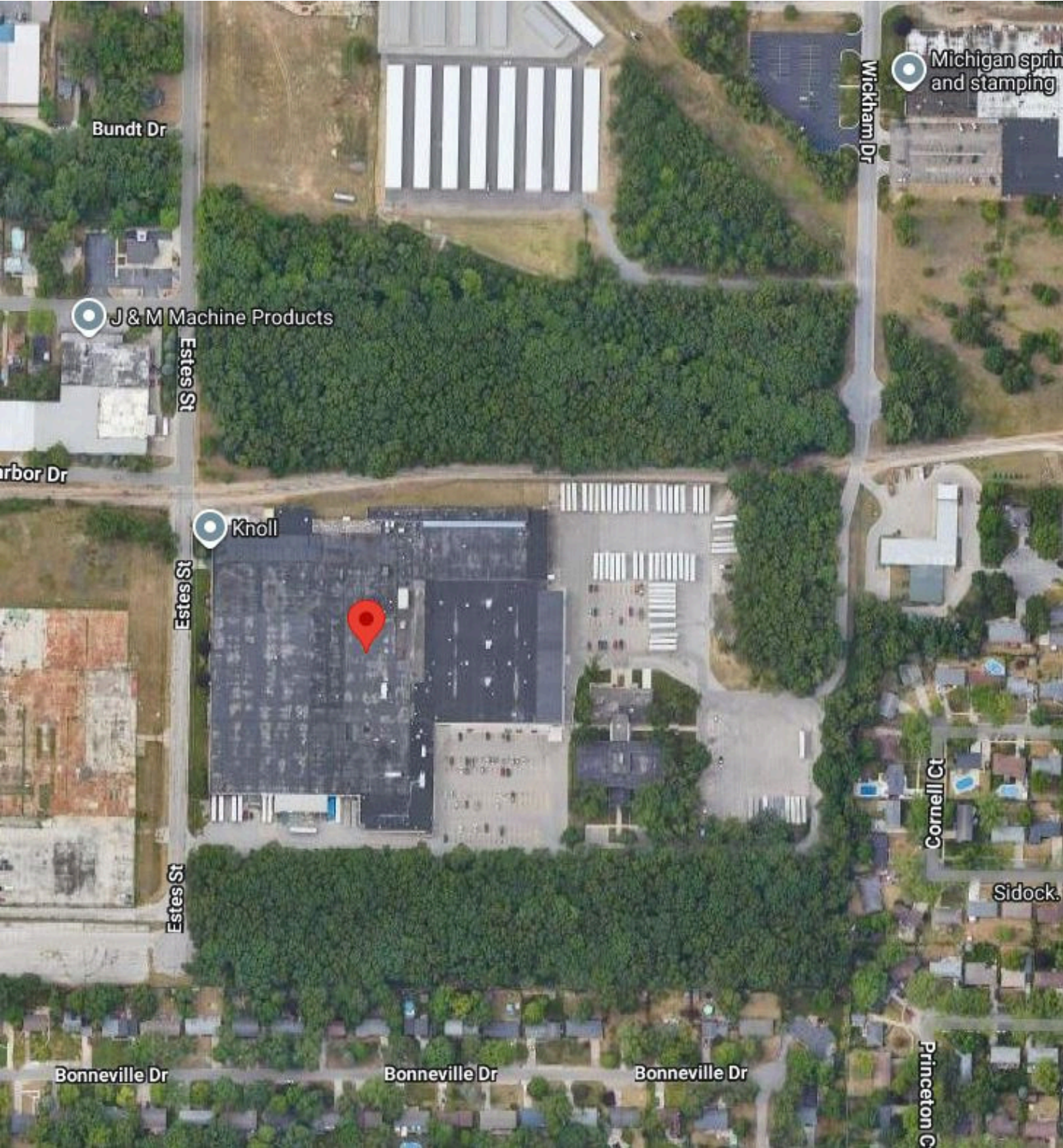


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AERIAL

FOR SALE
MUSKEGON FACILITY

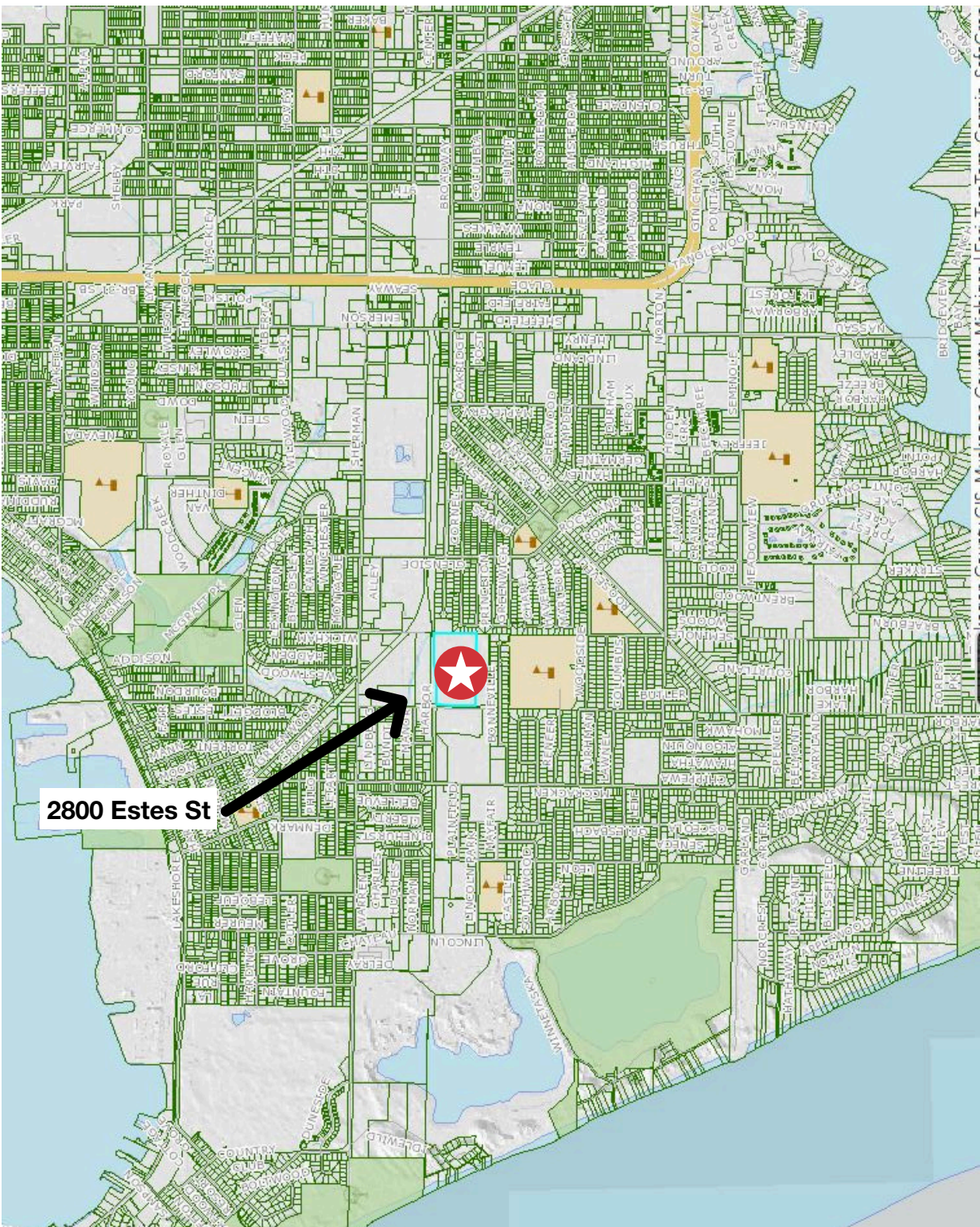


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AERIAL

FOR SALE
MUSKEGON FACILITY

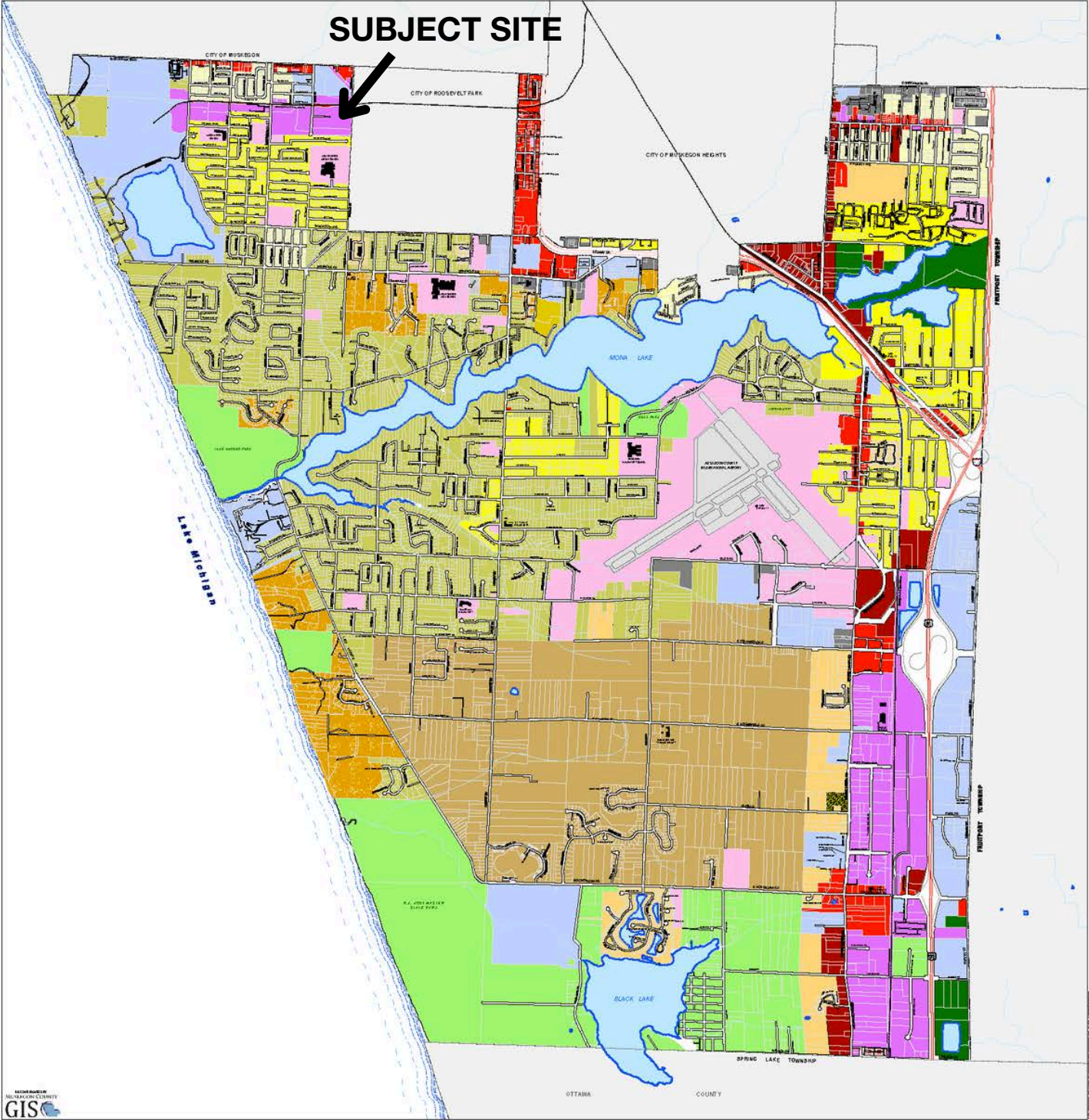


 **2800 ESTES ST**
NORTON SHORES, MI 49441

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West Michigan

ZONING MAP

FOR SALE
MUSKEGON FACILITY



LEGEND

| | |
|-------------------------------|-------------------------------|
| 1-1 SINGLE-FAMILY RESIDENTIAL | 10-1 PROFESSIONAL OFFICE |
| 1-2 SINGLE-FAMILY RESIDENTIAL | 10-2 CLASSIFIED OFFICE |
| 1-3 SINGLE-FAMILY RESIDENTIAL | 11-1 RECREATION/COMMERCIAL |
| 1-4 SINGLE-FAMILY RESIDENTIAL | 12-1 CLASSICAL OFFICE |
| 1-5 SINGLE-FAMILY RESIDENTIAL | 12-2 CLASSICAL OFFICE |
| 2-1 TWO-FAMILY RESIDENTIAL | 13-1 COMMERCIAL/INDUSTRIAL |
| 2-2 TWO-FAMILY RESIDENTIAL | 13-2 COMMERCIAL/INDUSTRIAL |
| 2-3 TWO-FAMILY RESIDENTIAL | 14-1 PLANNED UNIT DEVELOPMENT |
| 2-4 TWO-FAMILY RESIDENTIAL | 14-2 PLANNED UNIT DEVELOPMENT |
| 3-1 THREE-FAMILY RESIDENTIAL | 15-1 SPECIALTY RESIDENTIAL |
| 3-2 THREE-FAMILY RESIDENTIAL | |
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| 4-100 APARTMENT/CONDO | |

City of Norton Shores
Muskegon County, Michigan
ZONING MAP

January 2018
Preis & Newhof

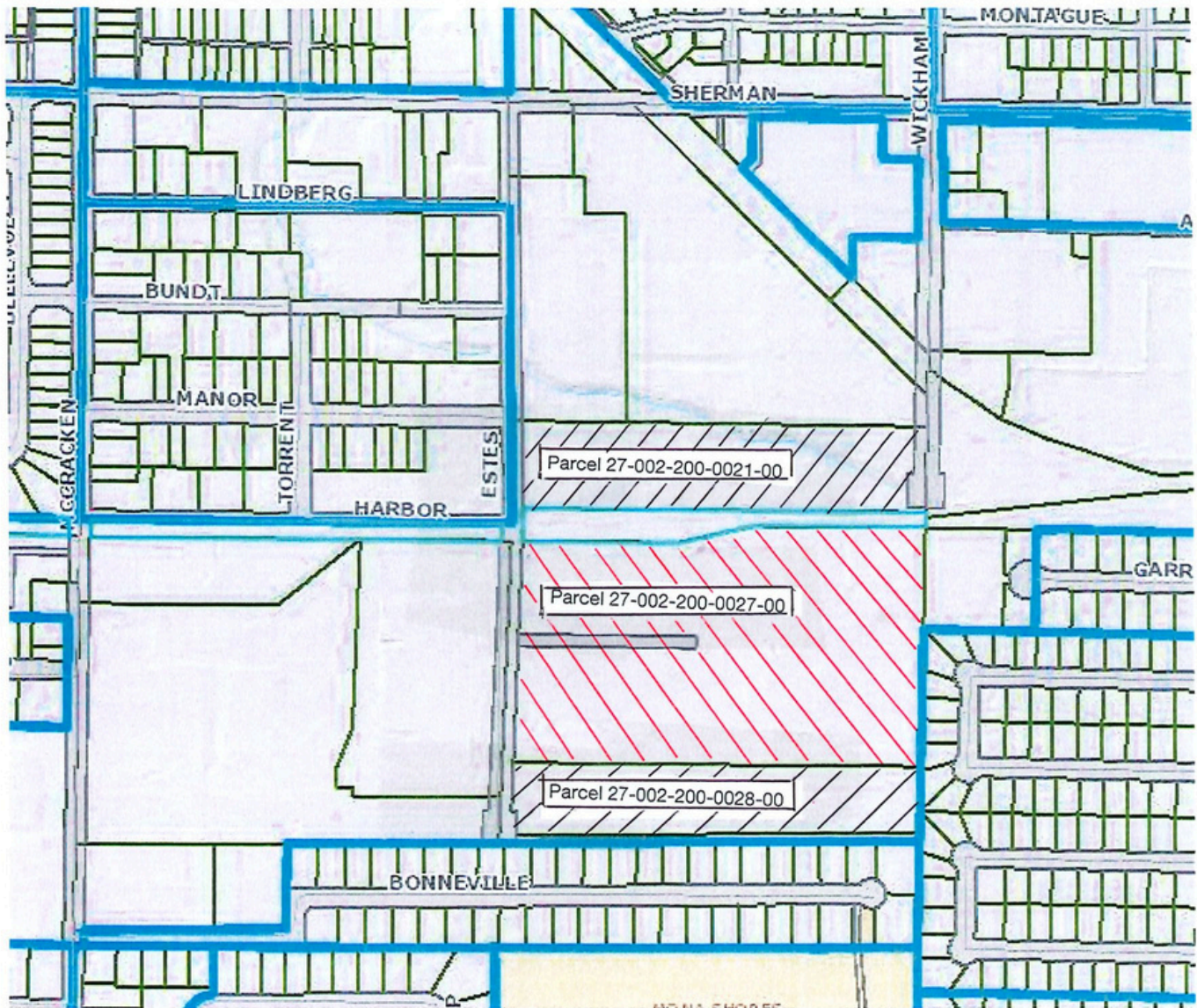
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NORTON SHORES, MI 49441

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West Michigan

PARCEL MAP

27-002-200-0021-00
27-002-200-0027-00
27-002-200-0028-00

FOR SALE
MUSKEGON FACILITY



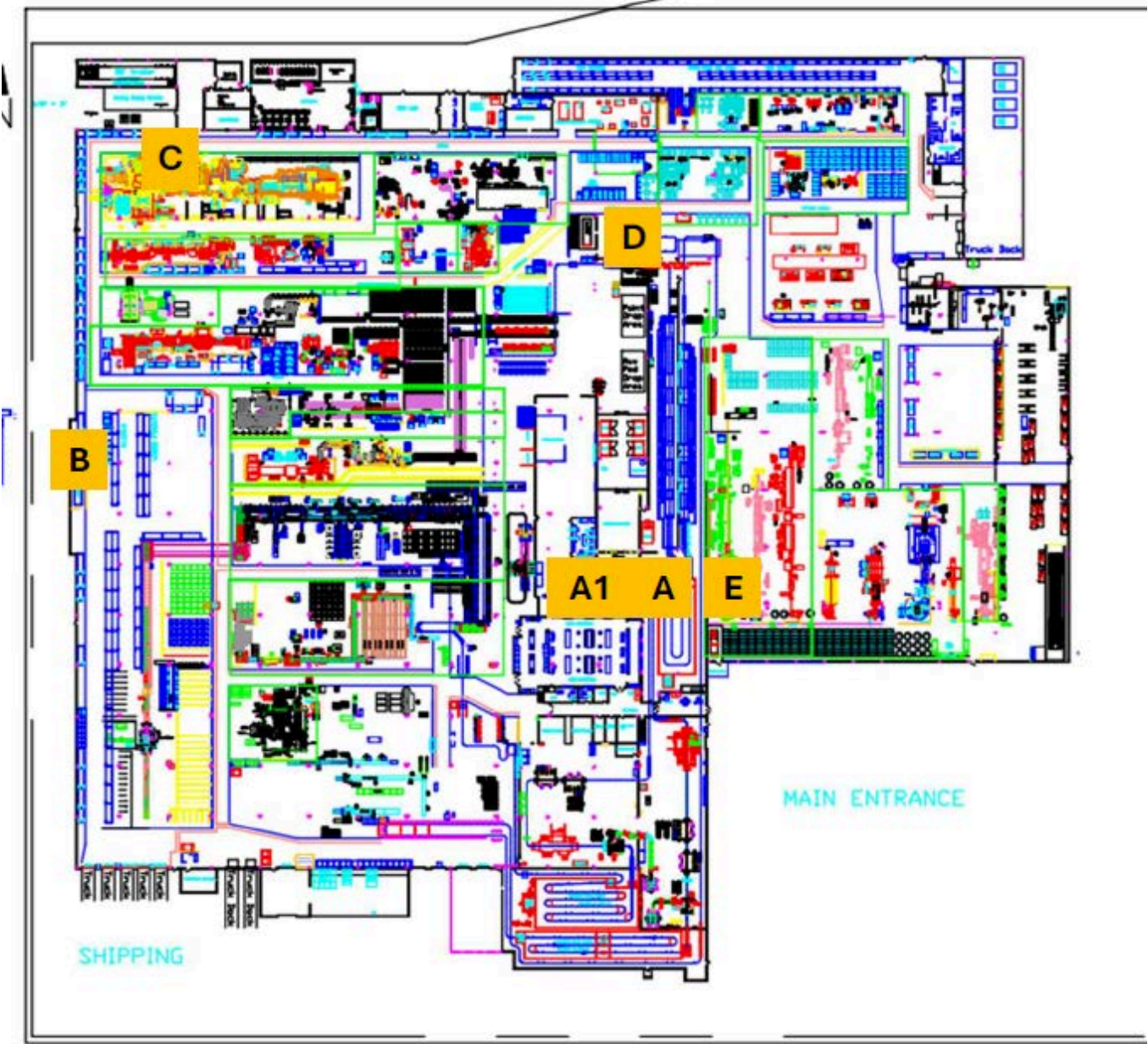
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 **2800 ESTES ST**
NORTON SHORES, MI 49441

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FLOOR PLAN
POWER DISTRIBUTION

FOR SALE
MUSKEGON FACILITY



Power

| | |
|---------------|-------|
| Substation A | 1200A |
| Substation A1 | 1200A |
| Substation B | 3000A |
| Substation C | 1000A |
| Substation D | 2000A |
| Substation E | 2500A |

 **2800 ESTES ST**
NORTON SHORES, MI 49441

NAI Wisinski of
West Michigan

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.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

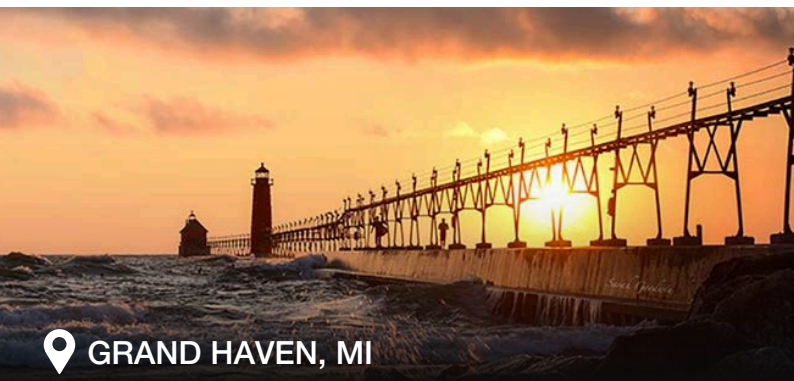
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

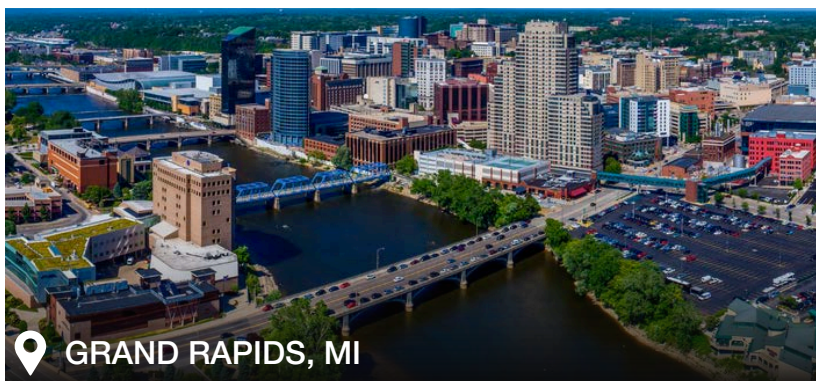


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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