



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:

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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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West Michigan

PROPERTY OVERVIEW

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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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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

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SALE OVERVIEW

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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 SUDB ALSO EXC S 25 FT USED FOR BUFFER SUBJ TO ESMT L789 P254

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PHOTOS

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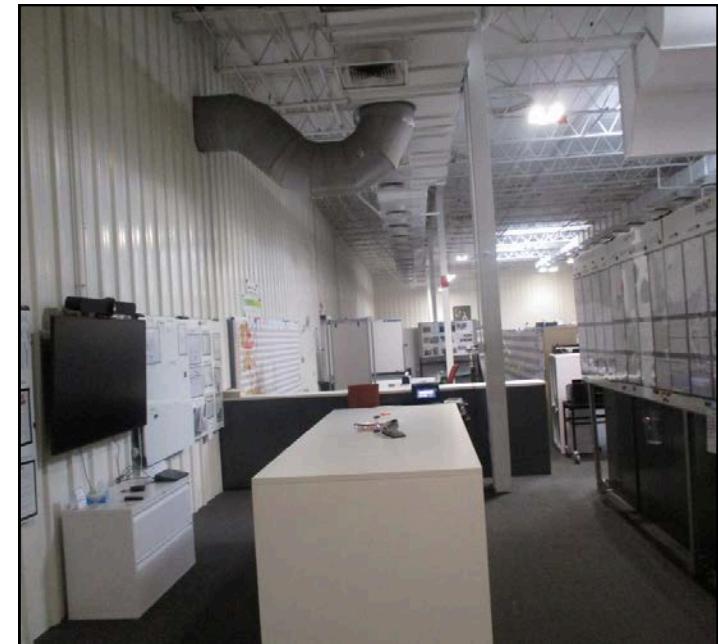


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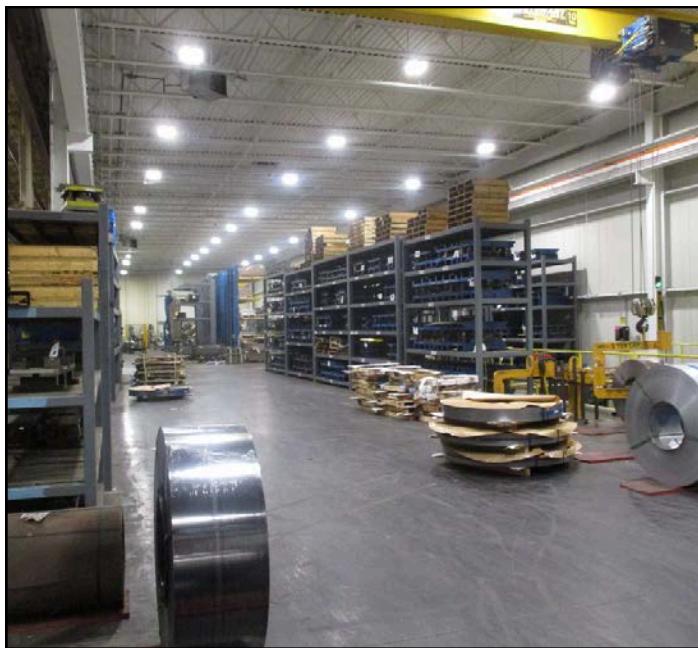


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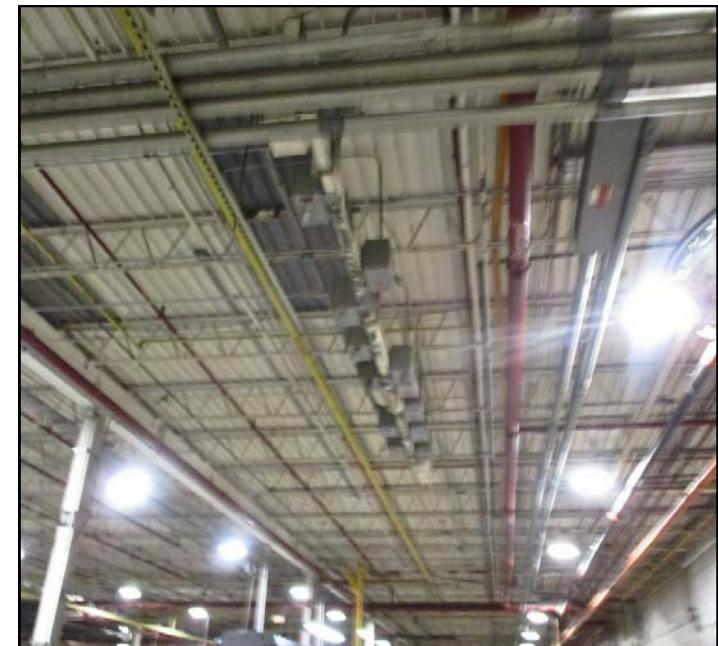


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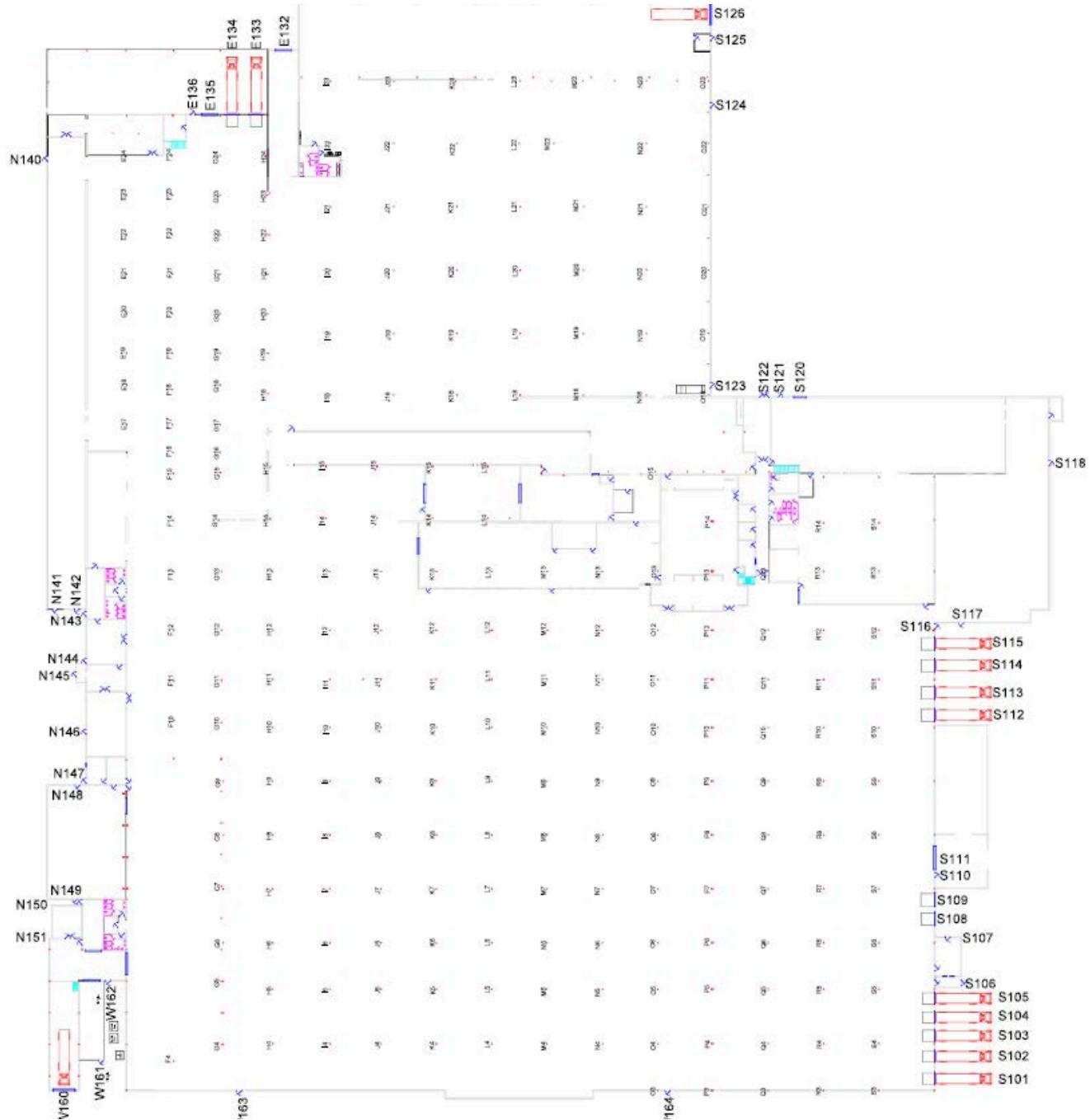
FOR SALE

MUSKEGON FACILITY



FLOOR PLAN

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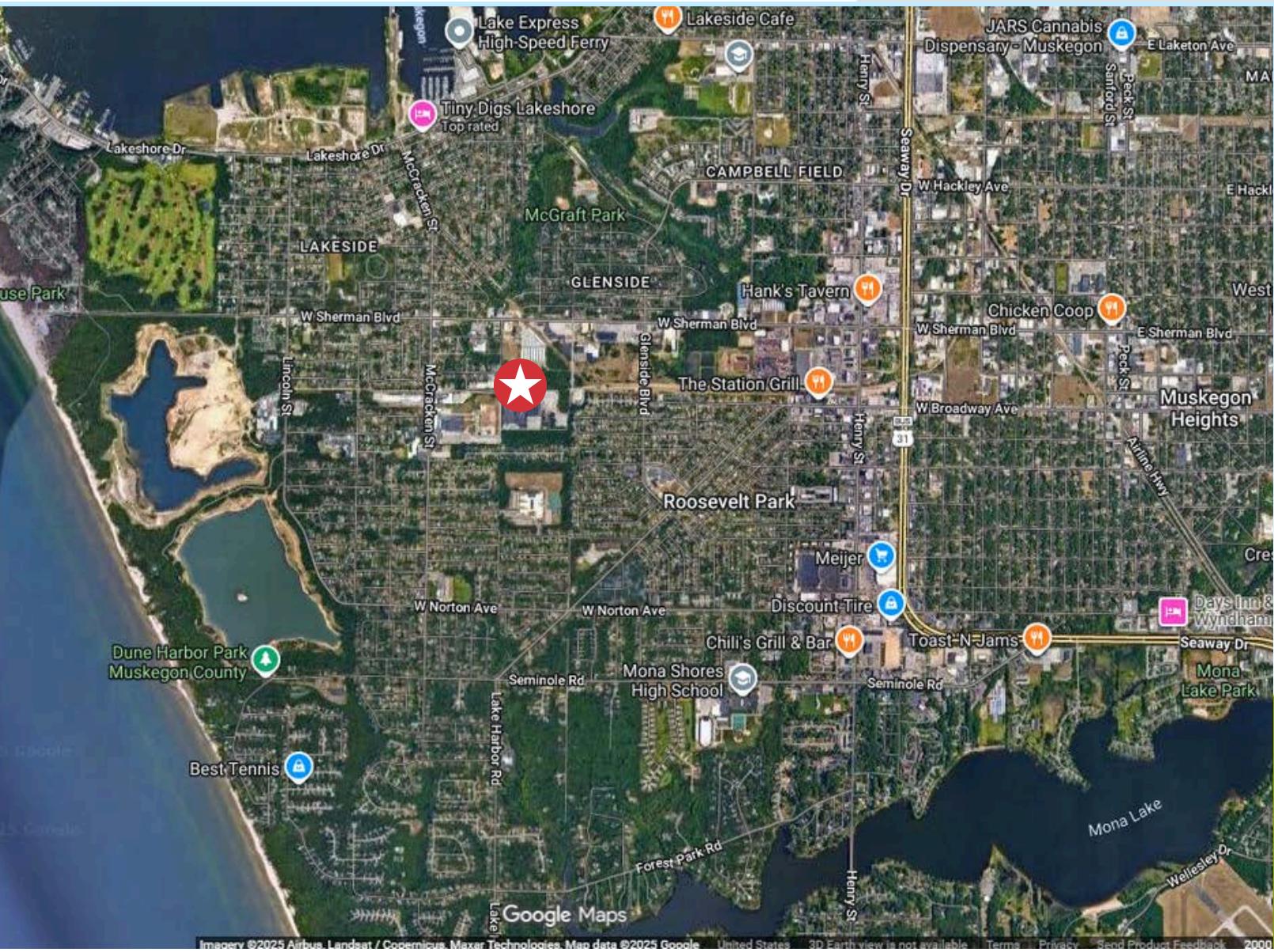


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LOCATION MAP

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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

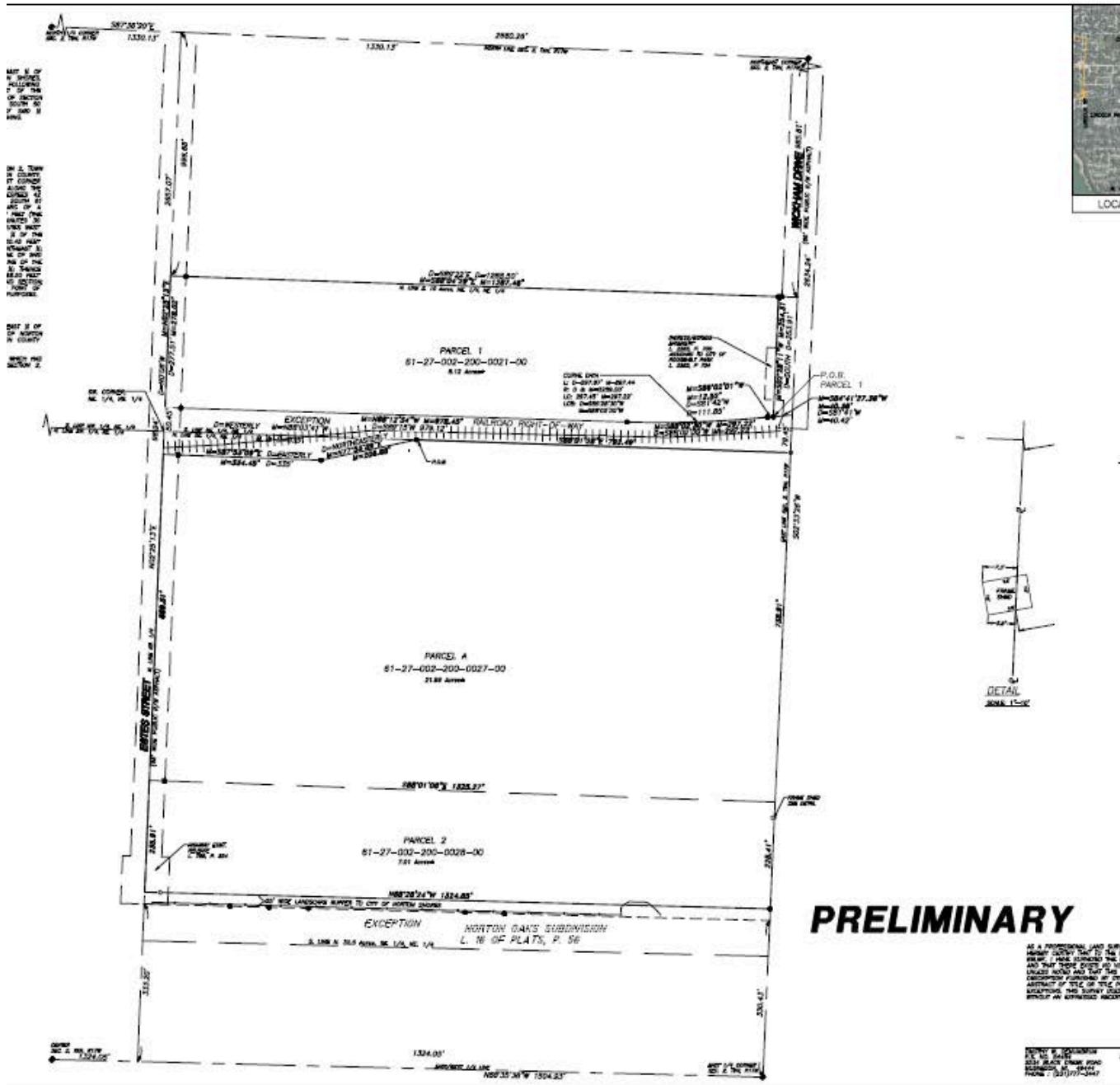
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SURVEY

FOR SALE

MUSKEGON FACILITY



PRELIMINARY

AS A PROFESSIONAL LAND SURVEYOR I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HAVE EXAMINED THE RECORDS OF THE RECORDING OFFICE AND THAT THERE EXISTS NO PREVIOUSLY FILED RECORDS WHICH CONFLICT WITH THE DESCRIPTION FURNISHED BY THE OWNER. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED IN THIS ABSTRACT OF TITLE OR TITLE INSURANCE POLICY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE WITHOUT MY EXPRESSED KNOWLEDGE.

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AERIAL

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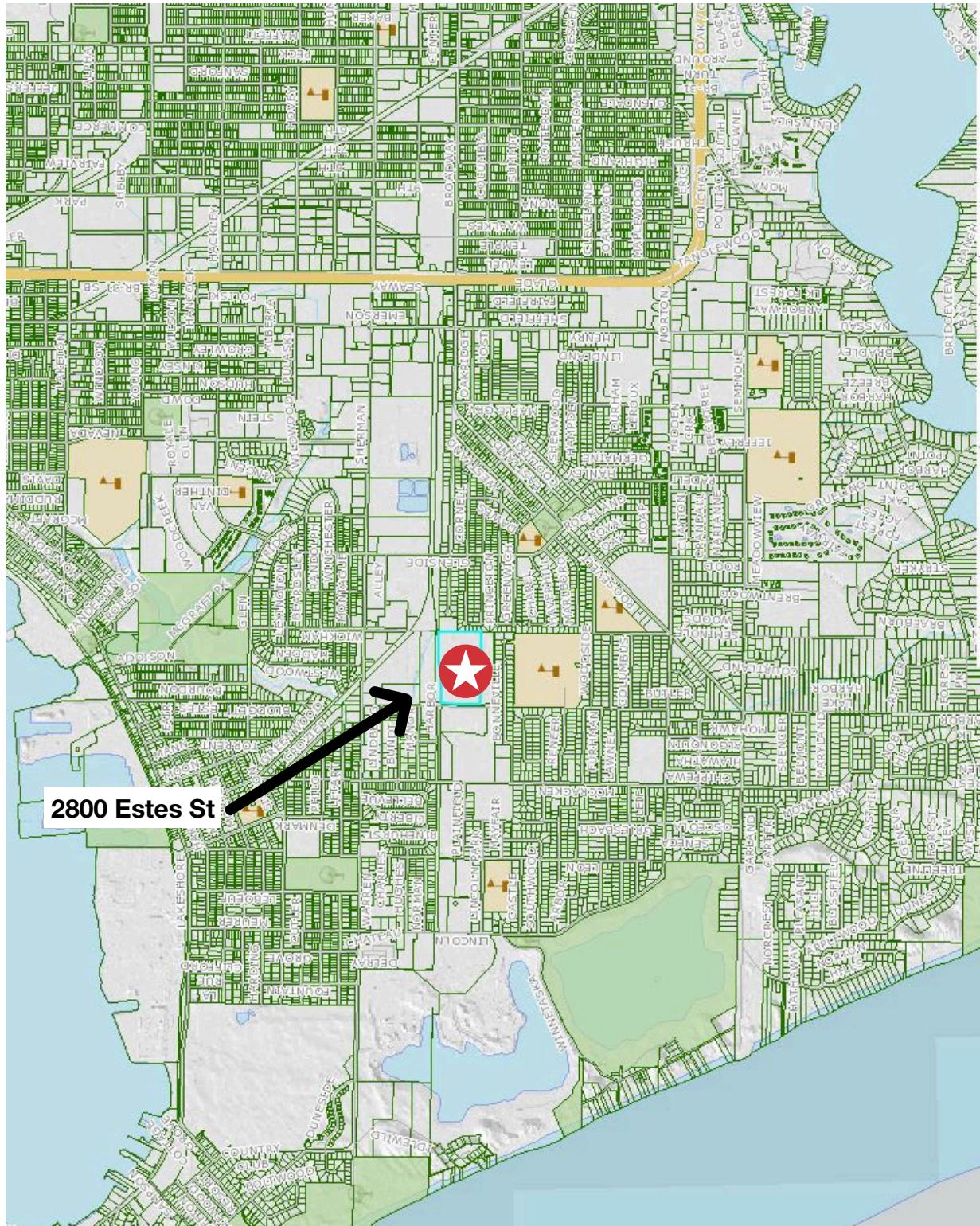


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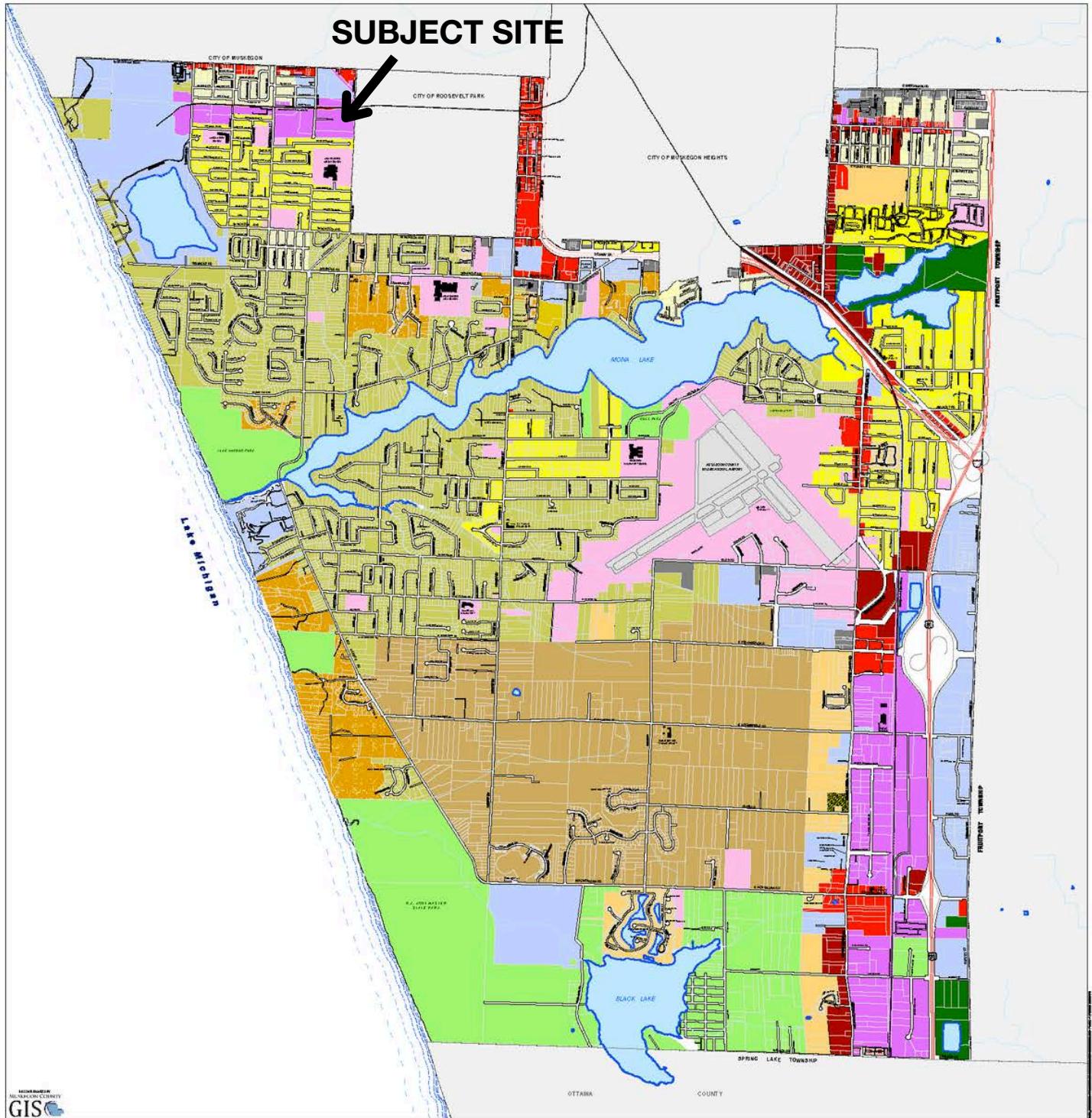
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ZONING MAP

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City of Norton Shores
Muskegon County, Michigan

ZONING MAP

January 2018
Price & Newbold

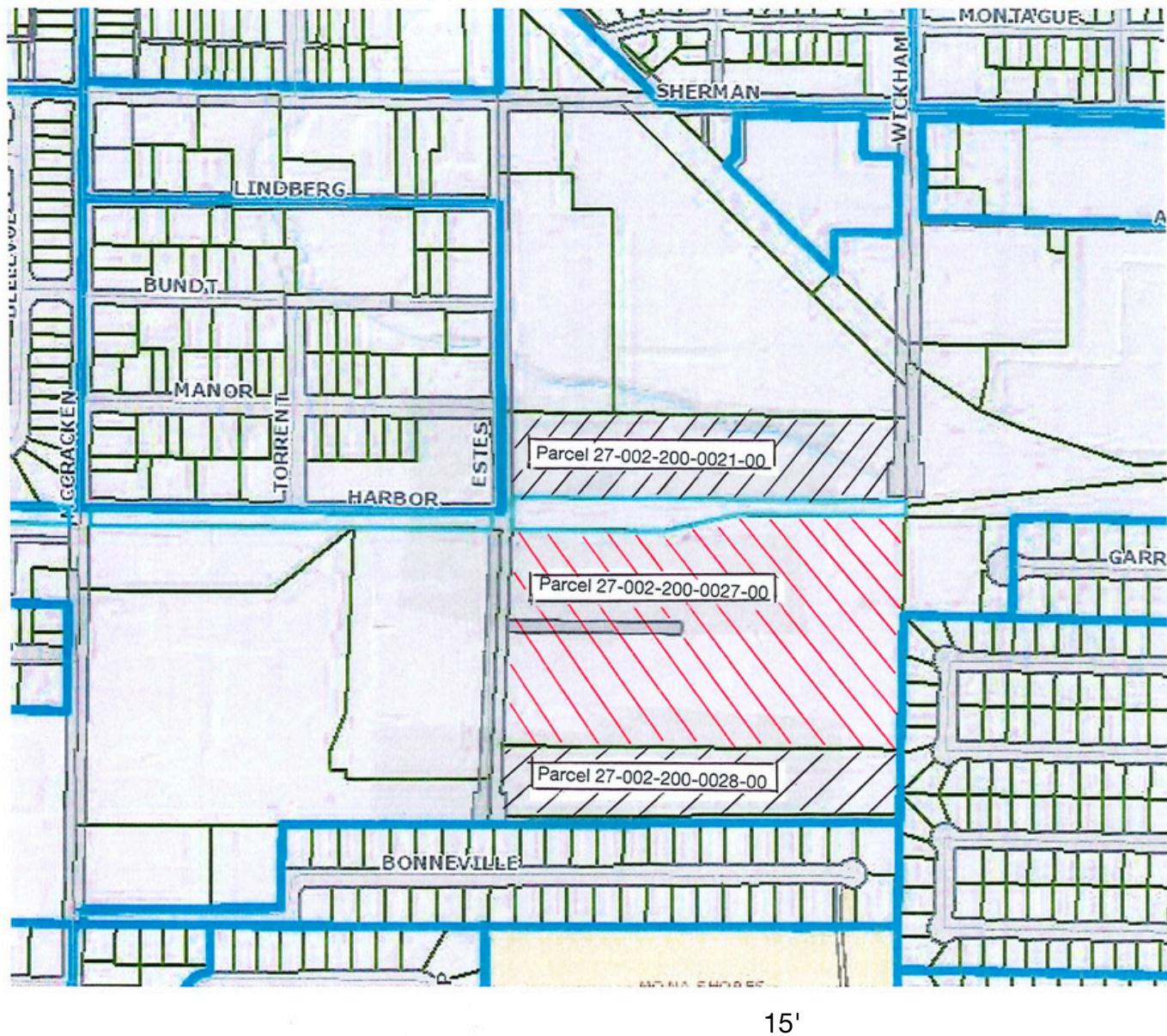
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PARCEL MAP

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27-002-200-0028-00

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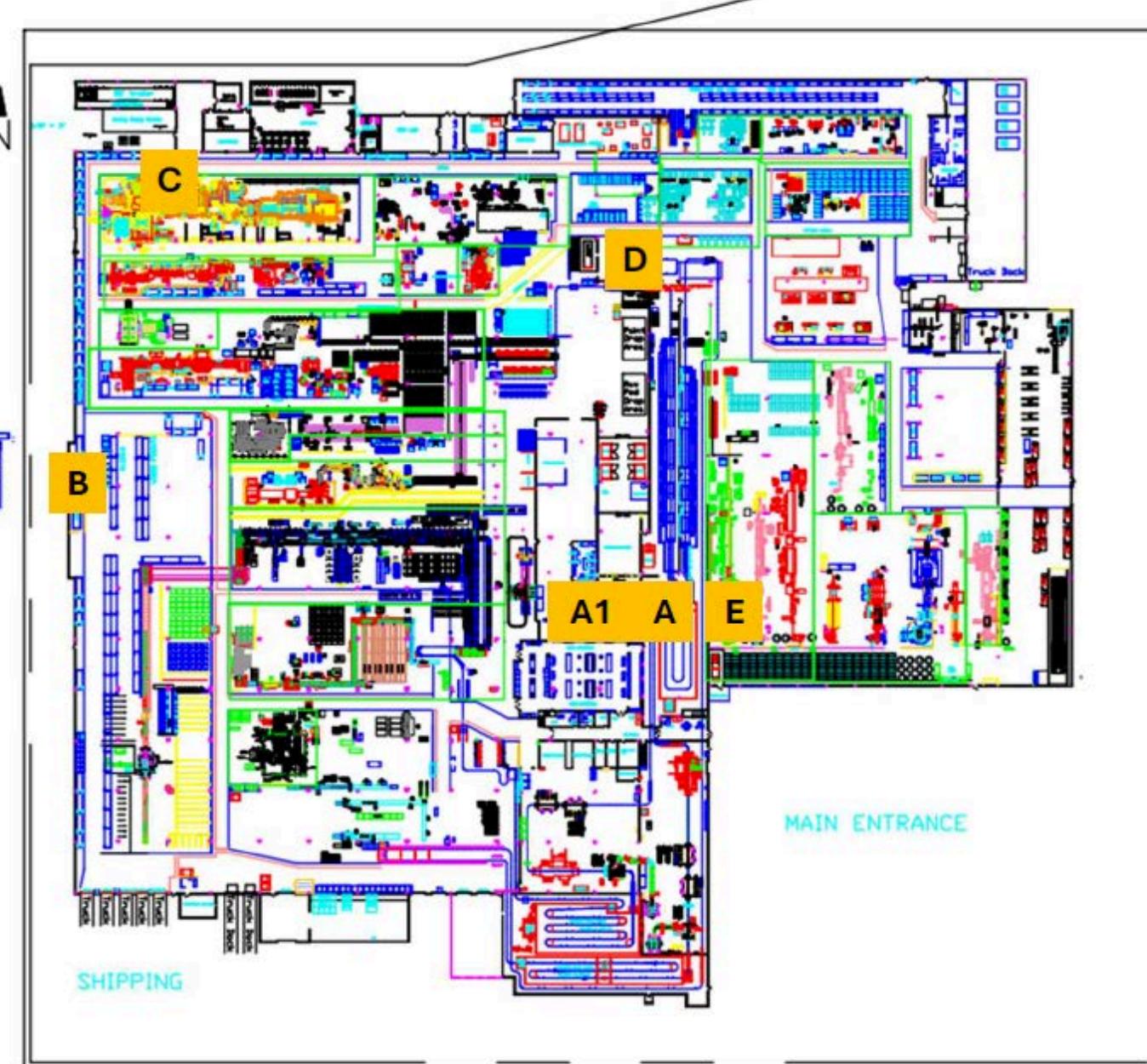
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FLOOR PLAN

POWER DISTRIBUTION

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

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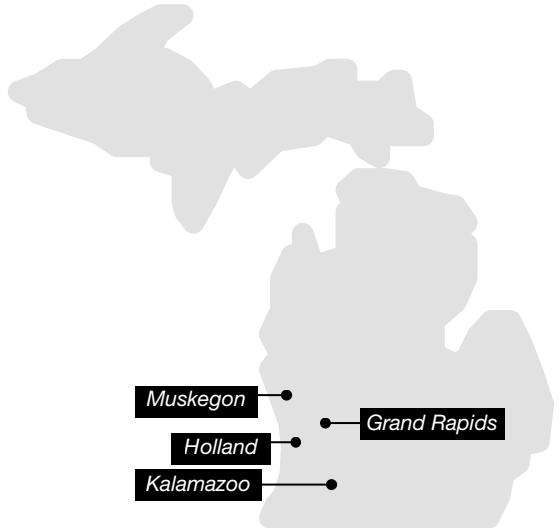
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LOCATION OVERVIEW WEST MICHIGAN

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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Grand Rapids

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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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