



INDUSTRIAL BUILDING FOR SALE

25,864 SF - \$2,350,000.00

18570 TRIMBLE CT, SPRING LAKE, MI 49456

PRICE REDUCED!



This is a rare opportunity to own a very well-maintained industrial building, formerly home to the Motiv Bowling distribution facility. Conveniently located in the Spring Lake Township/Norton Shores industrial corridor, this property offers excellent accessibility and functionality for a variety of industrial users.

STEVE WILSON
NorthStar Commercial, LLC
Cell: 616.638.8844
swilson@northstarcommercial.net

BROC WILSON
NorthStar Commercial, LLC
Cell: 616.843.5200
broc@northstarcommercial.net

NORTHSTAR COMMERCIAL
16920 FERRIS ST
GRAND HAVEN, MI 49417



PROPERTY INFORMATION

PROPERTY INFORMATION

ACREAGE	4.2 ACRES
PARKING	APPROX 15 SPACES
ZONING	INDUSTRIAL IMPROVED
TAXING AUTHORITY	SPRING LAKE TOWNSHIP
PP#	70-03-04-300-054

BUILDING INFORMATION

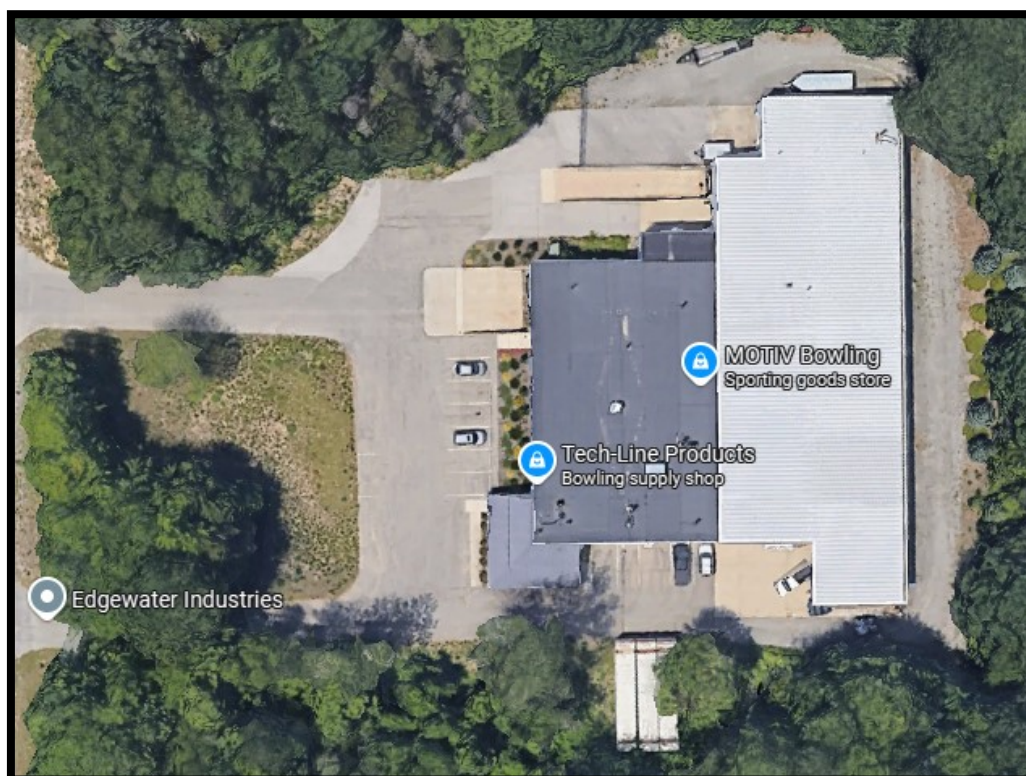
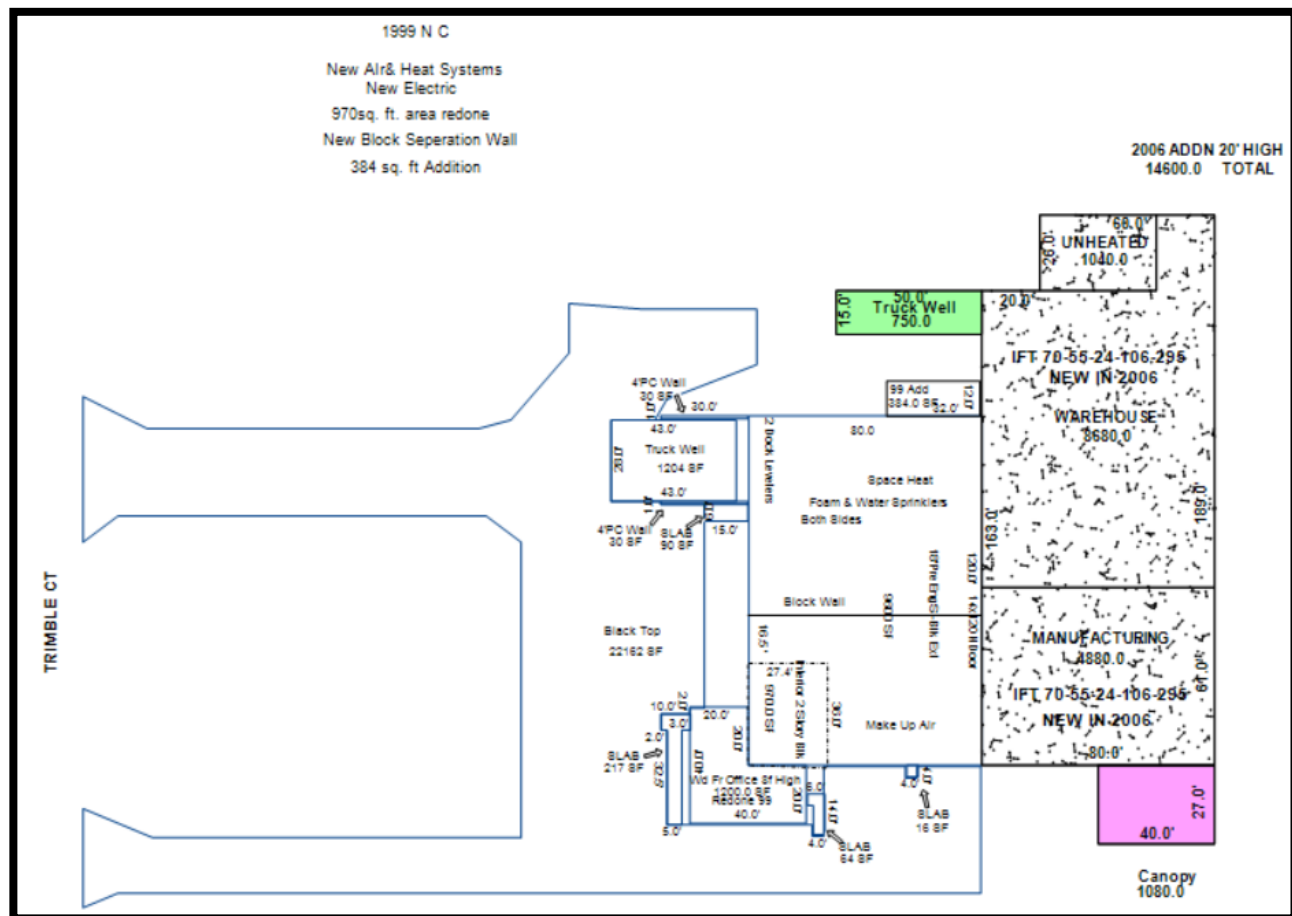
BUILDING SIZE	25,864 SF
# BUILDINGS	1
YEAR BUILT	1989 / 2006 REMODEL
DOCK DOORS	3
GRADE LEVEL DOORS	2
CEILING HEIGHT	16' - 18'6"
SPRINKLER SYSTEM	Designed based on NFPA 30. Foam system that is a level above standard water system. Pre-charged with AFFF 3% foam concentrate. Can store class 1-4 commodities less than 12' high.

SALE INFORMATION

SALE PRICE	\$2,350,000.00
PRICE PER SF	\$90.86 PSF
SALE TERMS	CASH TO SELLER
POSSESSION	TBD



BUILDING LAYOUT



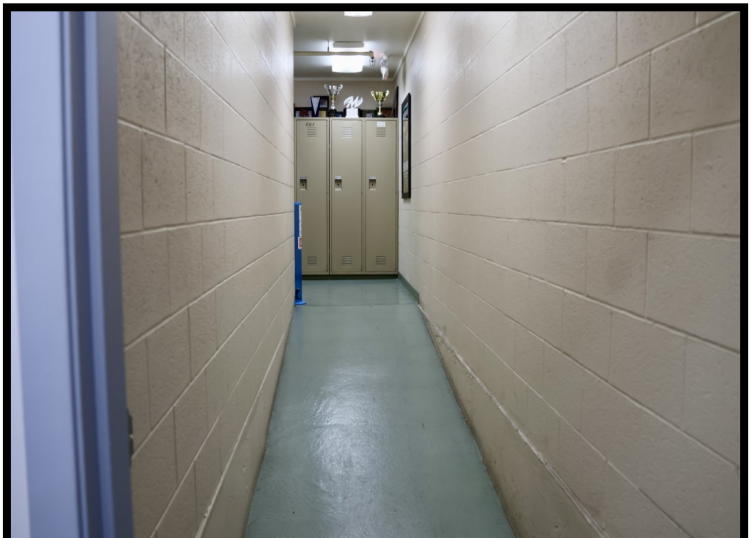


EXTERIOR PHOTOS



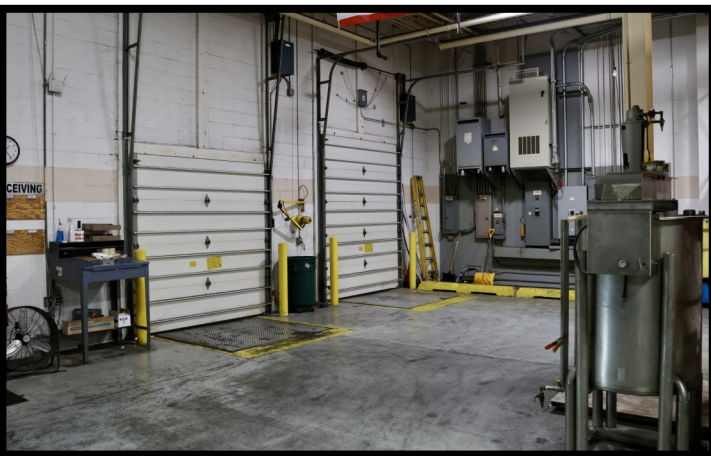


OFFICE PHOTOS





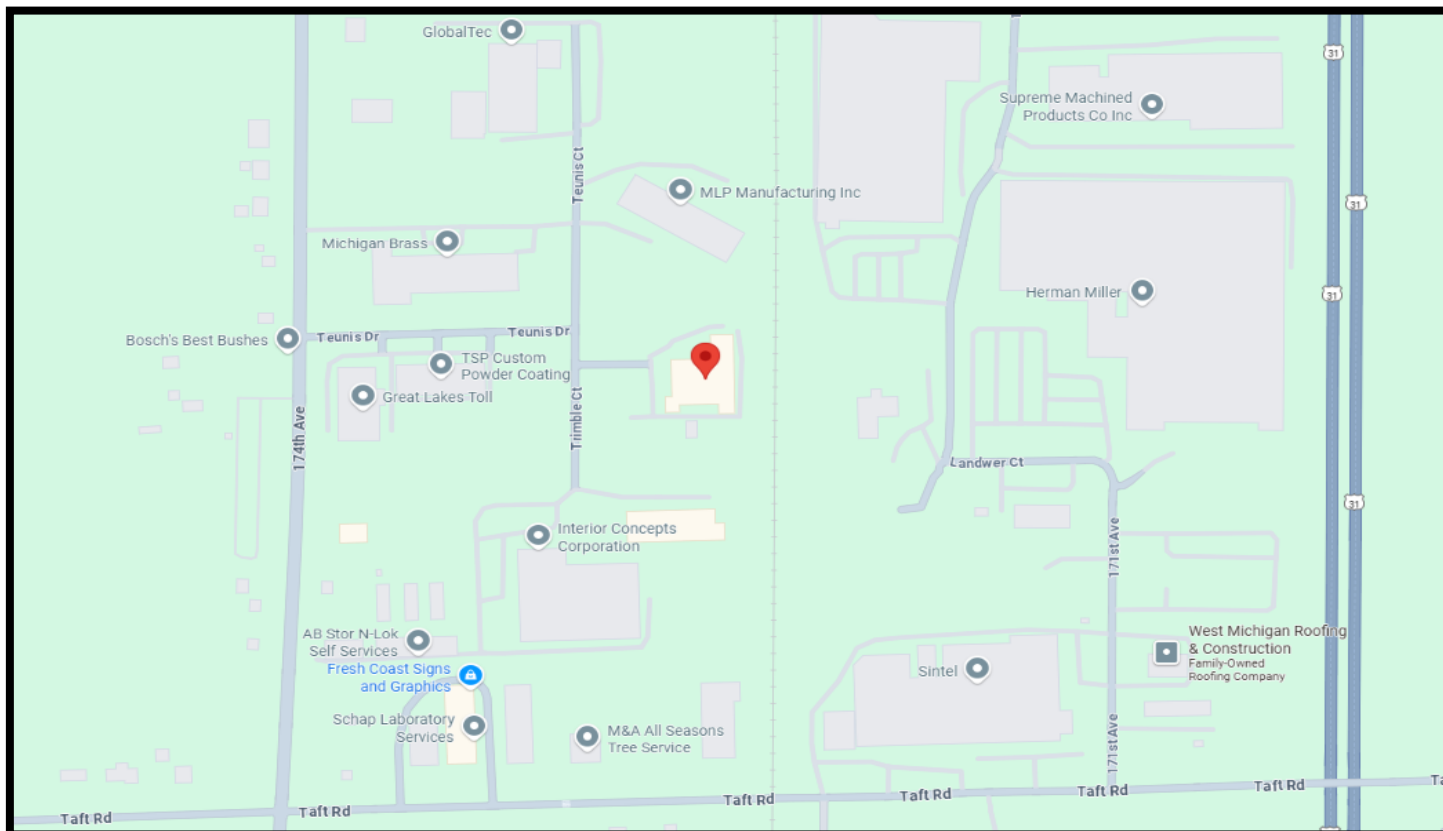
WAREHOUSE PHOTOS



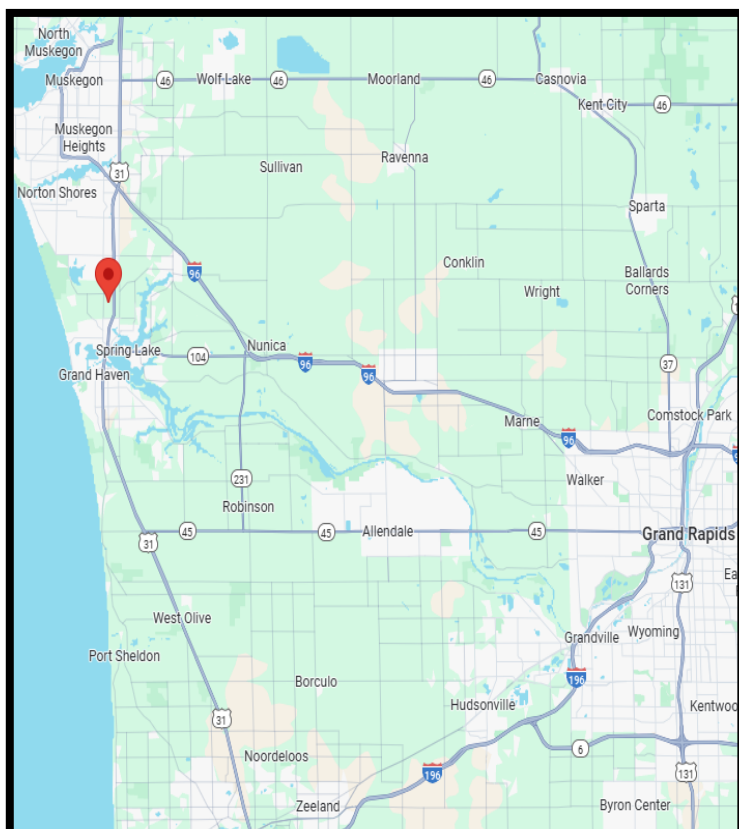


MAPS

LOCAL



REGIONAL

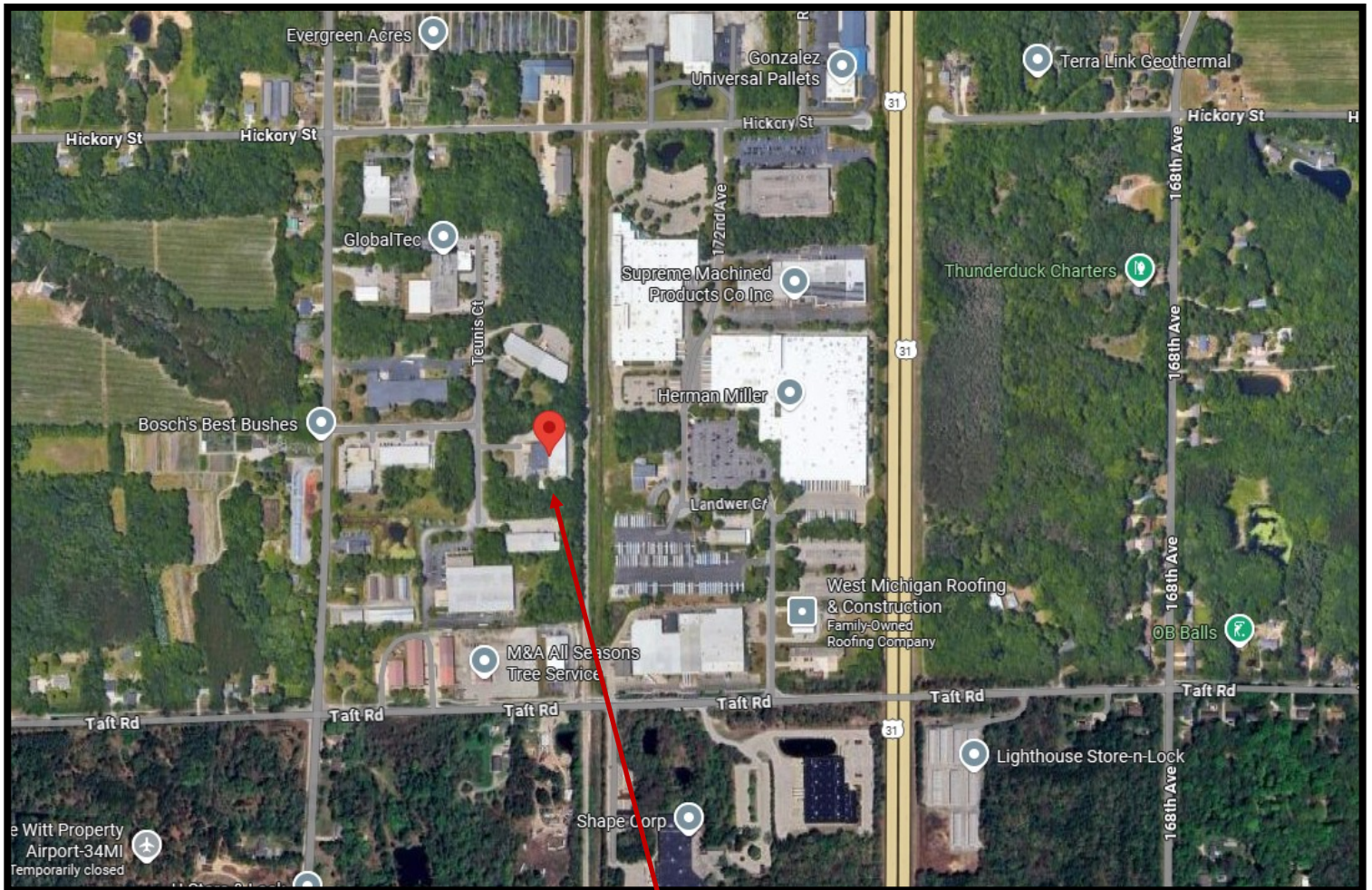


STATE

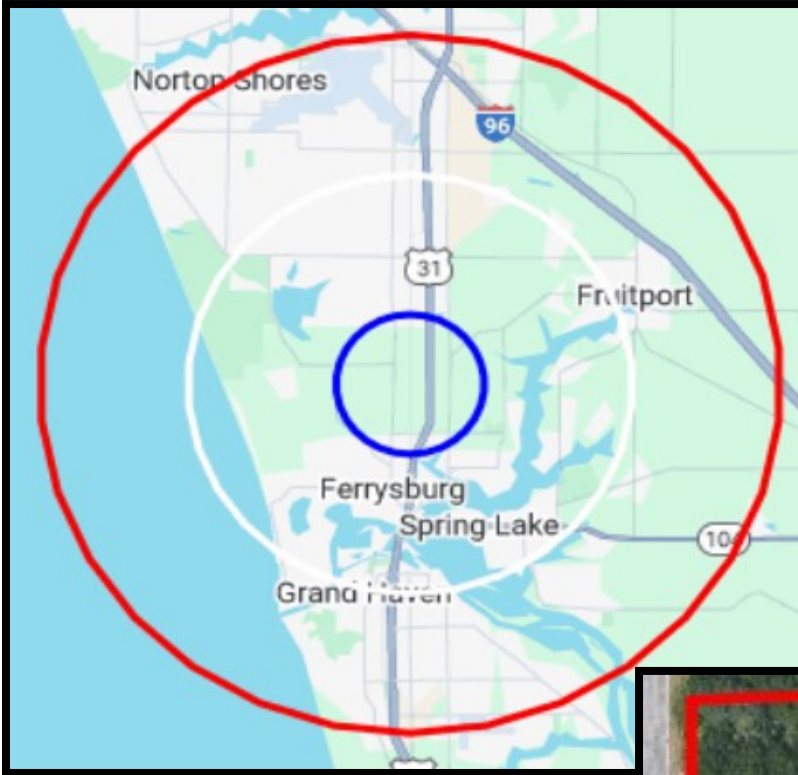




AERIALS



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	1,025	11,526	31,692
HOUSEHOLDS	1,940	9,212	17,519
AVERAGE HOUSEHOLD SIZE	2.37	2.37	2.37
AVG. HOUSEHOLD INCOME	\$79,560.50	\$67,803.46	\$65,398.96
MEDIAN HOUSEHOLD INCOME	\$54,425.00	\$48,865.92	\$51,235.61