



Industrial Building – For Sublease

- 79,792 Square Feet
- Zoned PUD
- Year Built: 2002 | Building Addition 2006
- 33' Ceiling Height
- 3 Truck Docks | 2 Overhead Doors

Located within the Muskegon County Airport Business Park within the City of Norton Shores. The building features excellent heavy industrial infrastructure (former die casting operations) and approximately 3,626 SF of finished office space. Property is ideally located with quick access to US-31 and I-96 via the Sternberg interchange. The Muskegon County Airport is less than a mile from the subject property and the Harvey Street commercial corridor featuring a multitude of national food and retail locations is situated in proximity to the site.

Lease Price: \$5.20/SF/Yr NNN (\$34,667.00/Month)

For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

Connect with us:



CORE REALTY PARTNERS

221 W. Webster Avenue
Muskegon, MI 49440

www.corecommercialrealty.com

Building Features

Office Area	
Office SF	4,000 SF +/-
HVAC	Gas/Forced Air
Air Conditioning	Yes
Sprinklered	Yes
Ceiling Height	8'
Lighting	Fluorescent/LED
Private Offices	Yes
Conference Room	Yes
Lunch Room	Yes
Restrooms	Yes
Kitchen/Break Room	Yes

Industrial Area	
Manufacturing SF	54,000 SF +/-
Warehouse SF	20,000 SF +/-
Floors	Concrete
Air Conditioning	11,000 SF +/-
HVAC	Air Rotation/Gas
Ceiling Height	24' – 30'
Sprinklered	Yes
Lighting	Metal Halide and LED
Electric Service	480 Volt/3 Phase/1,200 Amps (Bus Duct)
Column Spacing	50'
Grade Level Doors	2
Loading Docks	3
Floor Drains	Yes
Compressed Air	Yes
Cranes	Yes (3)
Shop Office	Yes
Shop Lunch Room	Yes
Shop Restroom	Yes



For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corealty.com

Connect with us:

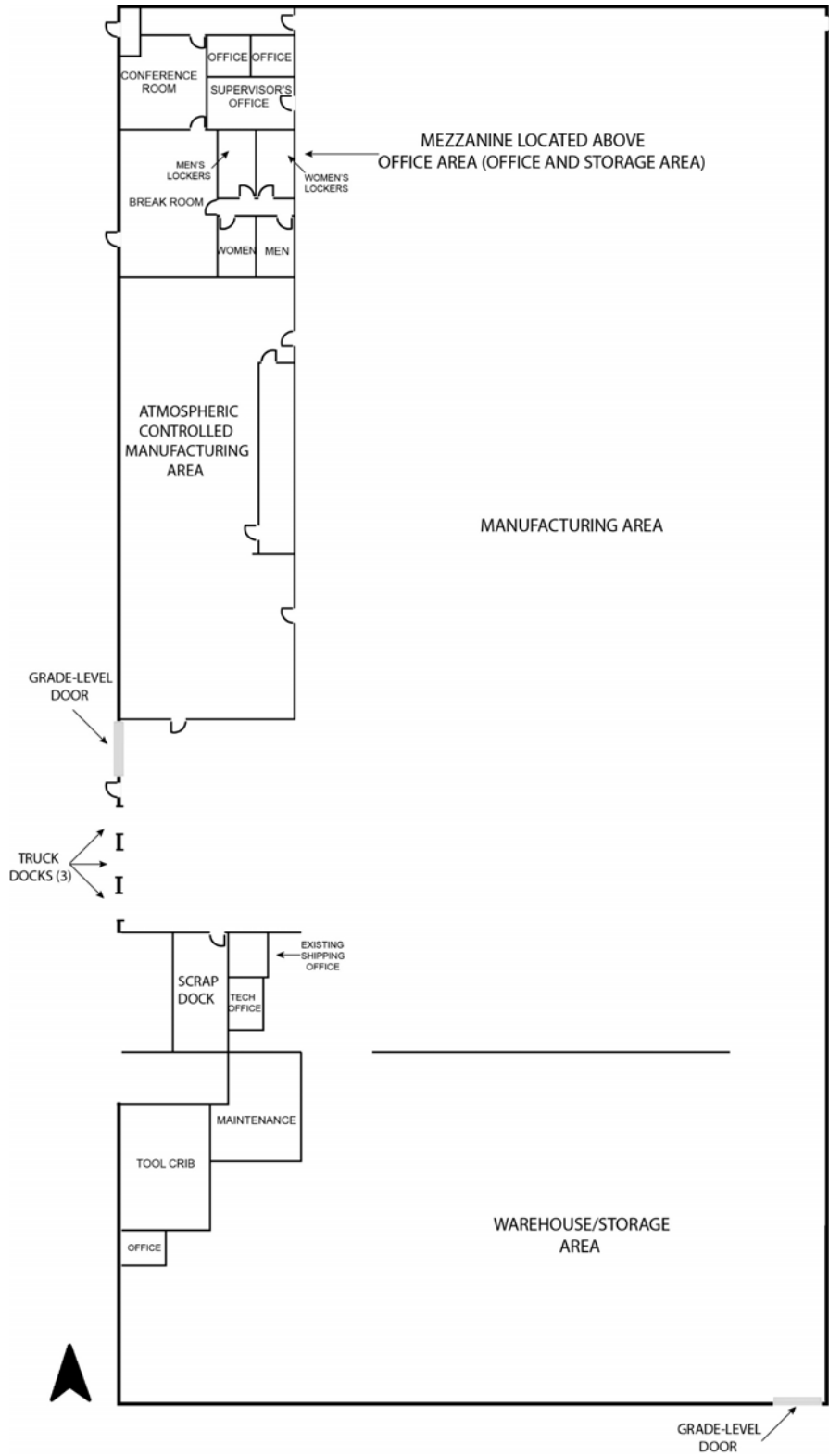


CORE REALTY PARTNERS

221 W. Webster Avenue
Muskegon, MI 49440

www.corecommercialrealty.com

Floor Plan



For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corealty.com

Connect with us:

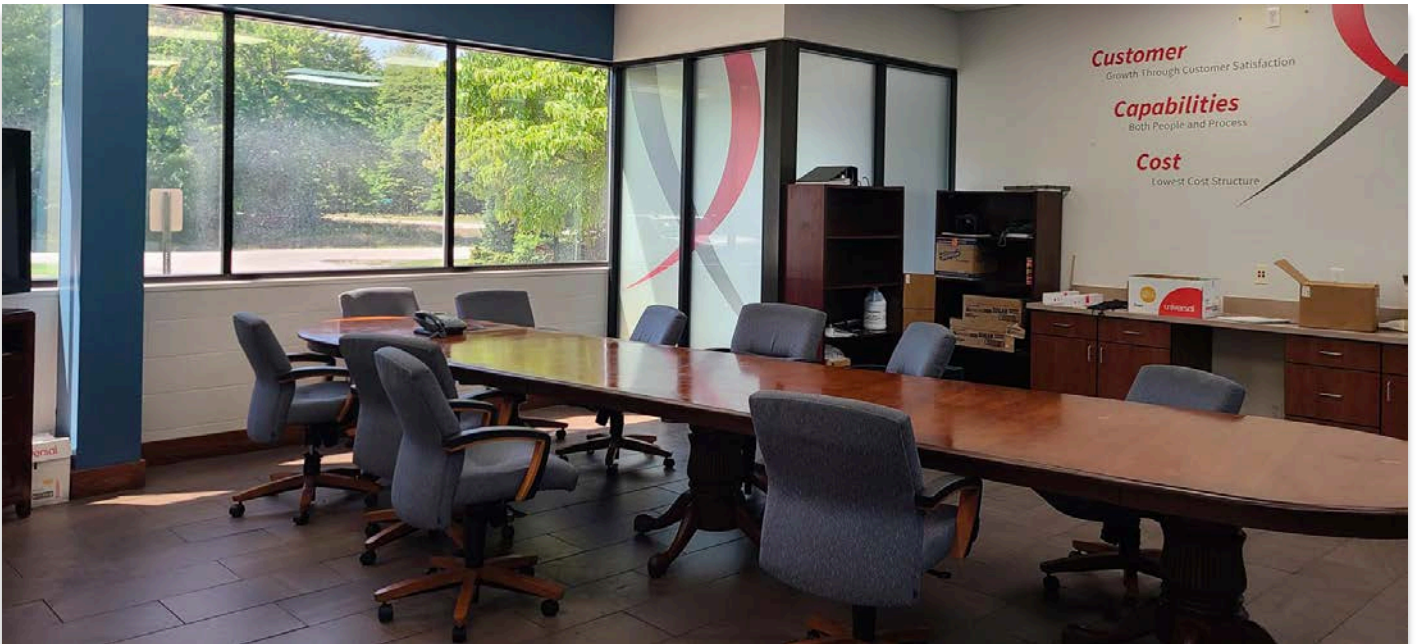
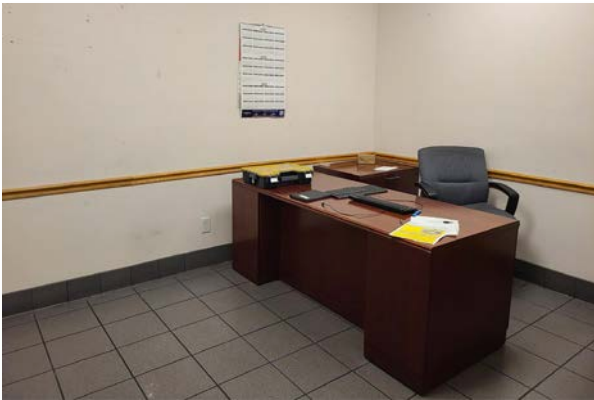


CORE REALTY PARTNERS

221 W. Webster Avenue
Muskegon, MI 49440

www.corecommercialrealty.com

Photos



For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

Connect with us:

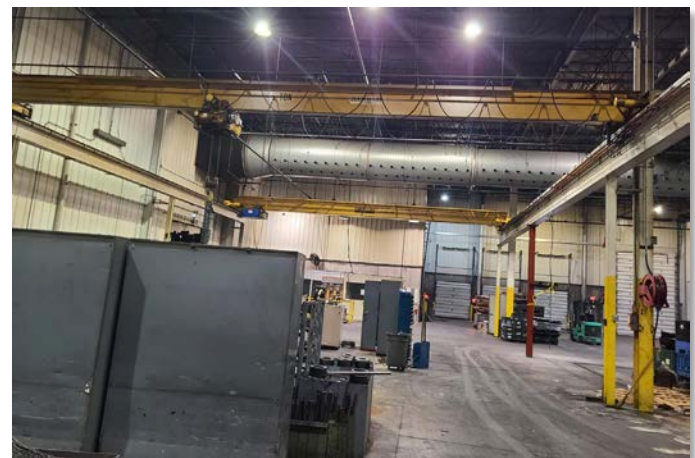
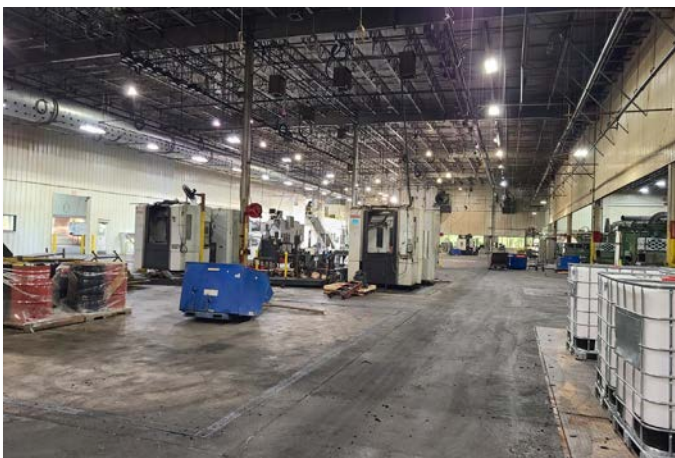
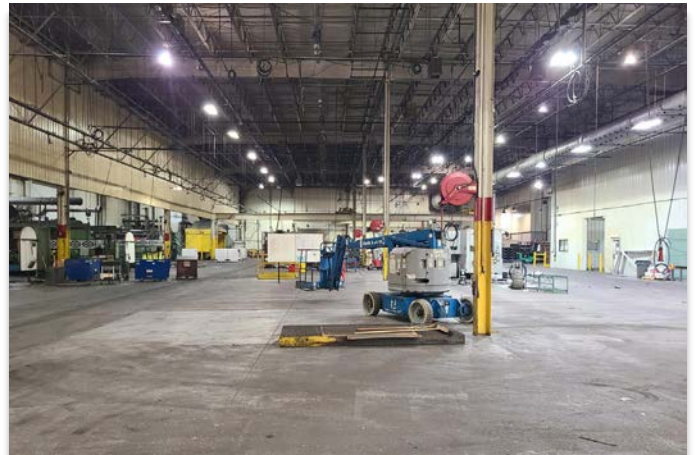


CORE REALTY PARTNERS

221 W. Webster Avenue
Muskegon, MI 49440

www.corecommercialrealty.com

Photos



For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corealty.com

Connect with us:

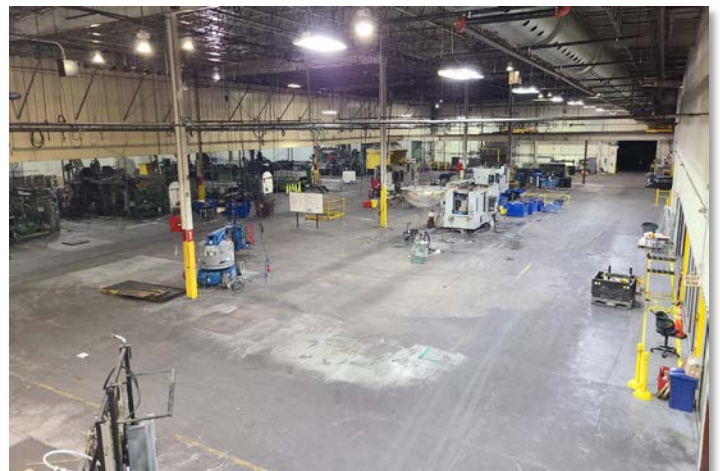
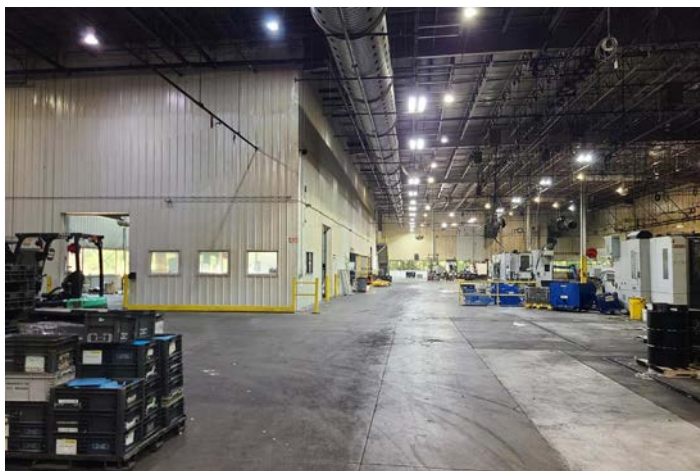


CORE REALTY PARTNERS

221 W. Webster Avenue
Muskegon, MI 49440

www.corecommercialrealty.com

Aerial



For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

Connect with us:



CORE REALTY PARTNERS

221 W. Webster Avenue
Muskegon, MI 49440

www.corecommercialrealty.com