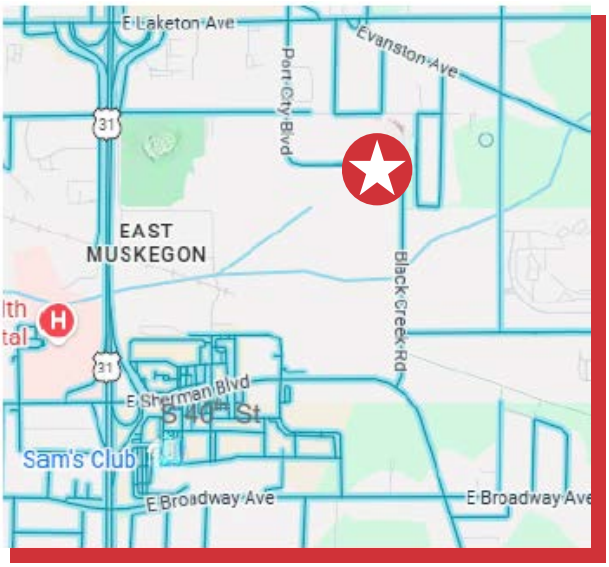
NAI Wisinski of West Michigan

FOR SALE OR LEASE
INDUSTRIAL FACILITY



2121 LATIMER DRIVE
MUSKEGON, MI 49442



- 201,363 Sf of space suitable for manufacturing, warehousing, distribution or assembly operations
- Located in the Port City Industrial Center, a purpose-built industrial park
- Close proximity to major transportation routes serving the Muskegon-Norton Shores region
- Adequate yard space and functional circulation for trucks and equipment
- 4,274 SF of office space
- Heavy, 480 volt power
- 3-transformers; 1500, 2000, & 3000 KVA

FOR MORE INFORMATION, CONTACT:

STU KINGMA, SIOR
616.581.5000
skingma@naiwwm.com

PROPERTY SUMMARY

FOR SALE OR LEASE
INDUSTRIAL FACILITY

The property at 2121 Latimer Drive presents a rare opportunity to occupy a modern industrial manufacturing facility within one of Muskegon's most established industrial corridors. Situated in the Port City Industrial Center, the property offers a highly functional layout ideally suited for manufacturing, assembly, warehousing, or distribution operations. The facility benefits from heavy industrial zoning, strong utility infrastructure, and excellent truck accessibility, making it well-positioned for a wide range of industrial users.

Its strategic location provides efficient connectivity to US-31, Seaway Drive, and regional interstate systems, allowing convenient access throughout West Michigan and the broader Midwest distribution network. Surrounded by a strong concentration of manufacturing and industrial employers, the property is positioned within a proven labor market supported by Muskegon's long-standing industrial base.

With modern construction, scalable industrial functionality, and immediate access to key transportation corridors, 2121 Latimer Drive offers companies an opportunity to establish operations in a cost-effective and business-friendly manufacturing environment along West Michigan's growing industrial corridor.



2121 LATIMER DRIVE
MUSKEGON, MI 49442

NAI Wisinski of West Michigan

PROPERTY OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	201,363 SF
Warehouse SF:	197,089 SF
Office SF:	4,274 SF
Floors / Mezzanine:	1 with mezzanine
Column Spacing:	40'w x 40'd and 40'w x 25'd
Constructed / Renovated:	1979, 1989, 2001, per tax assessor
Acreage:	Two parcels totaling 12.71 acres
Construction:	Steel on poured concrete
Roof:	Membrane and standing seam metal, steel framing, and metal decking
Clear Height:	up to 28'
Electric Service:	480 volt, 3-phase heavy power
Transformers:	3 transformers; 1500, 2000 & 3000 KVA
Security System:	Yes
Sprinklered:	Yes; some areas are high density rated. ESFR Pump driven
Compressed Air:	Yes
Floor Drains:	Yes
Loading Docks:	3 ext., 2 int
Grade Level Doors:	9 total, 12' x 14'
Cranes:	Yes; three (3) 10-ton cranes
Signage:	Yes; monument & building
Parking:	~146 parking spaces + van accessible parking spaces
Fenced Yard:	Yes
Outside Storage:	Yes
Rail Siding:	No
Zoning:	I-2
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

LEASE INFORMATION

Available:	Summer 2026
Lease Type:	NNN
Terms:	60 - 120 months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Structural and Roof Repairs/Replacement
Renewal Option:	Negotiable

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE	DOCKS / DOORS	BASE RENT RATE PSF/Y	CAM RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM	TOTAL MONTHLY RENT
Entire Bldg.	201,363	197,089	4,274	5 / 5	$4.50	$0.65	$75,511.13	$10,907.16	$86,418.29



2121 LATIMER DRIVE
MUSKEGON, MI 49442

NAI Wisinski of West Michigan

SALE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

SALE INFORMATION

Price:	$8,950,000.00
Per SF:	$44.45 /SF
Parcel Number(s):	24-693-000-0036-00; 24-693-000-0035-00
Taxable Value:	$1,255,544.00
Summer Taxes:	$14,591.88
Winter Taxes:	$64,910.80
Total Taxes:	$79,502.68
Possession:	At Close



LEGAL DESCRIPTION

24-693-000-0036-00 CITY OF MUSKEGON PORT CITY INDUSTRIAL CENTER NO 3 LOTS 36 & 37 EXC THAT PART OF LOT 37 DESC AS BEG AT NE COR OF LOT 37 TH N 89D 41M 50S W25 FT ALONG N LINE OF SD LOT TH S 44D 09M 25S E 35.02 FT TO PT ON E LINE SD LOT SD POINT BEING 25 FT S 1D 23M 00S W FROM POB TH N 1D 23M 00S E25 FT ALONG E LINE OF SD LOT TO POB

24-693-000-0035-00 PORT CITY INDUSTRIAL CENTER NO 3 LOT 35

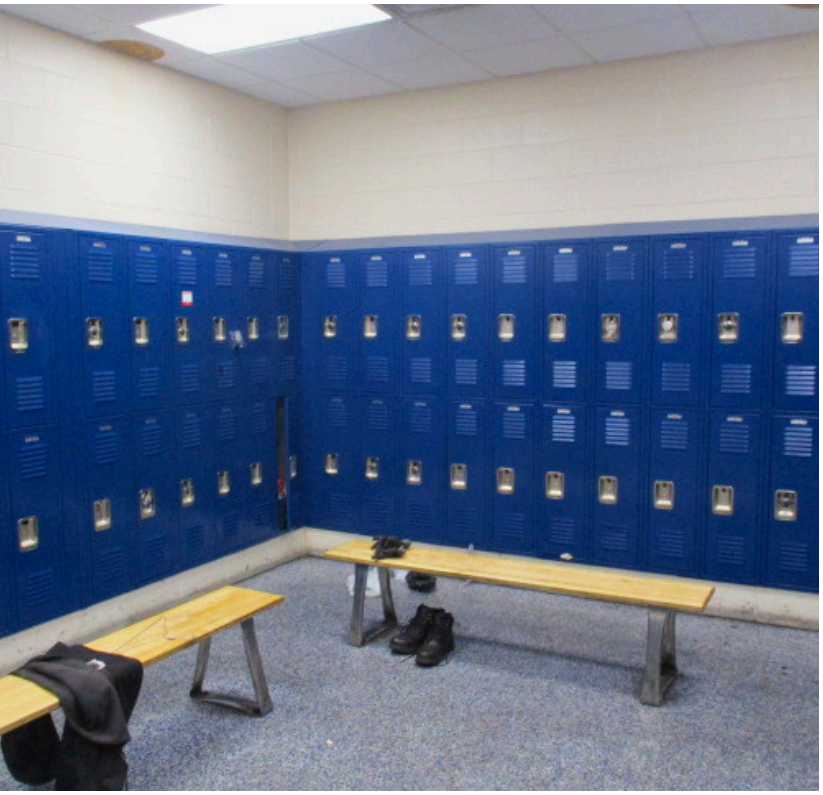
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PROPERTY PHOTOS

FOR SALE OR LEASE
INDUSTRIAL FACILITY









2121 LATIMER DRIVE
MUSKEGON, MI 49442

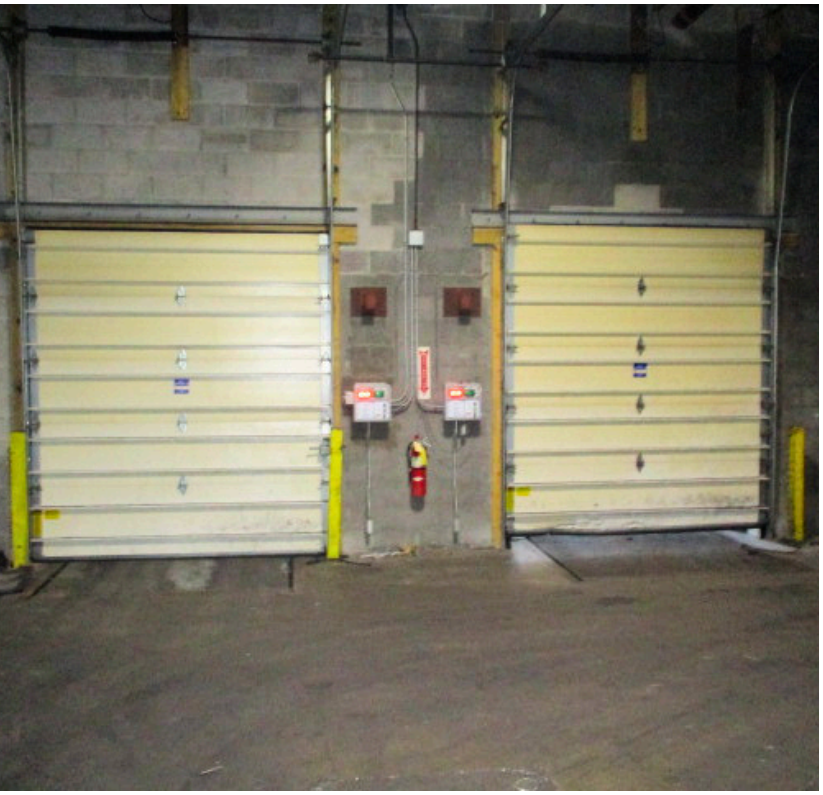
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PROPERTY PHOTOS

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INDUSTRIAL FACILITY









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PROPERTY PHOTOS

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INDUSTRIAL FACILITY









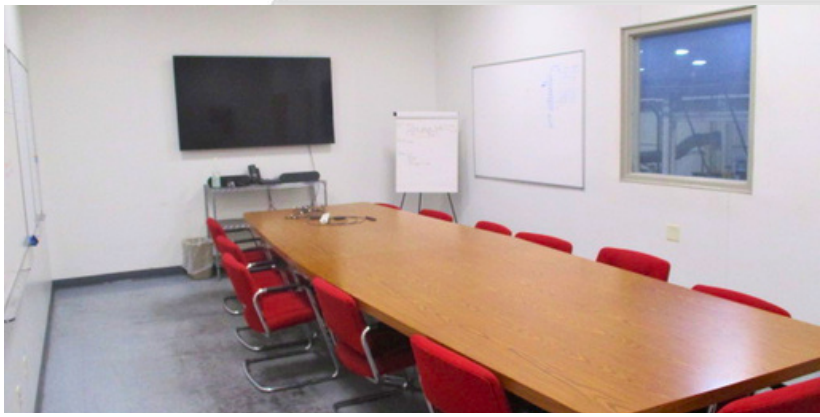
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PROPERTY PHOTOS

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INDUSTRIAL FACILITY











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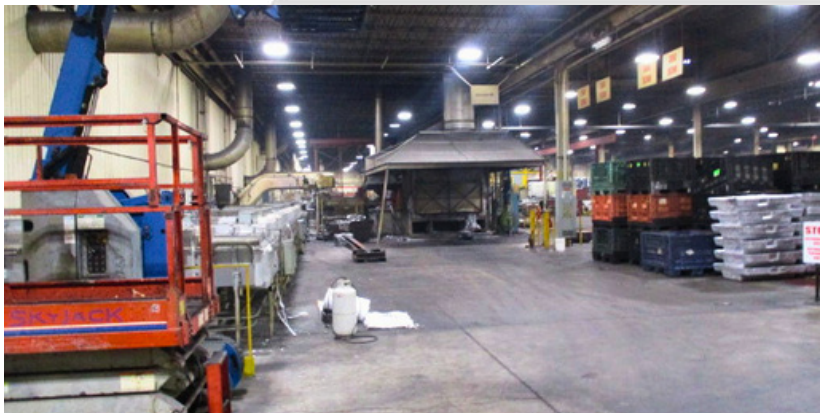
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PROPERTY PHOTOS

FOR SALE OR LEASE
INDUSTRIAL FACILITY









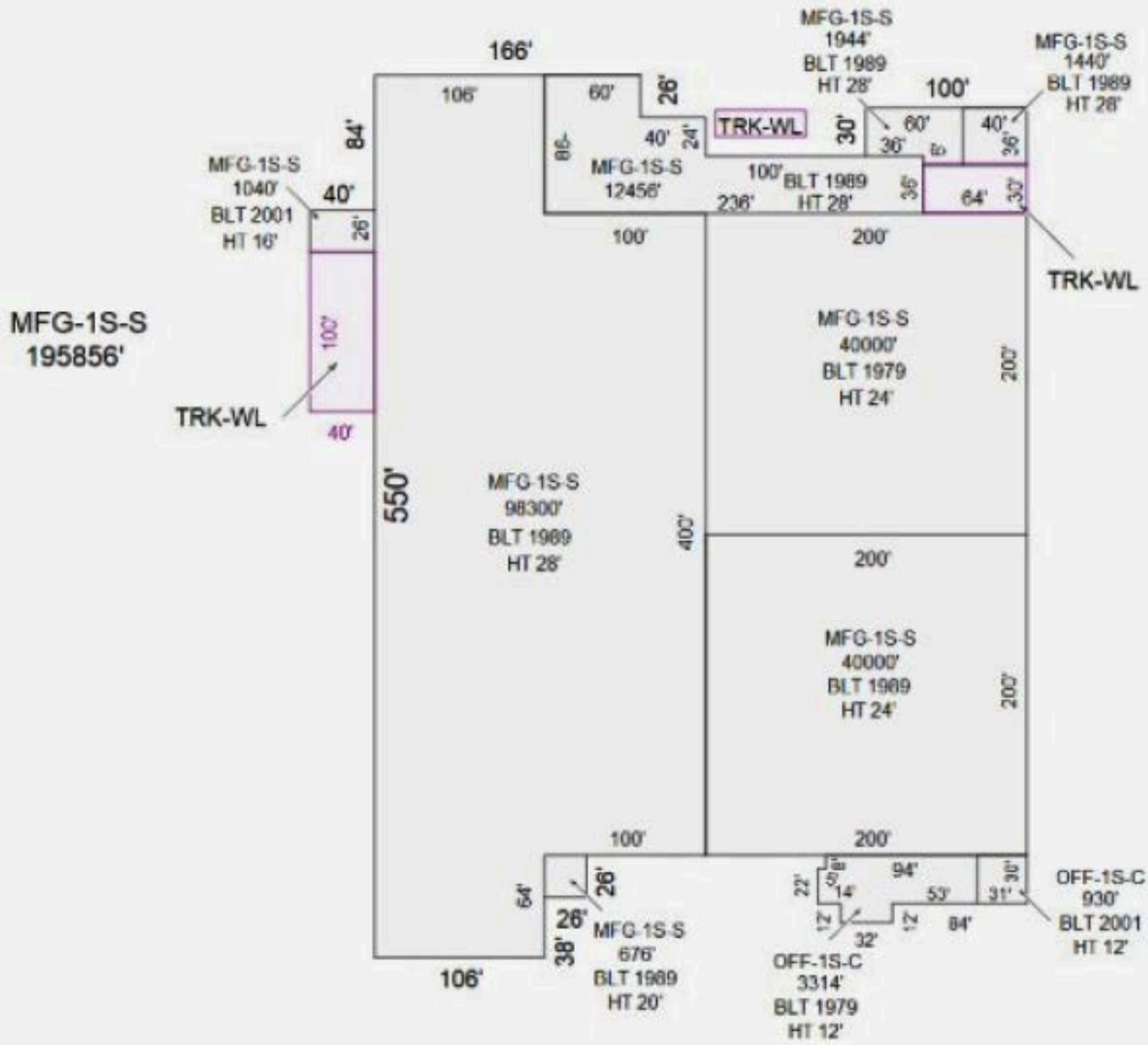


2121 LATIMER DRIVE
MUSKEGON, MI 49442

NAI Wisinski of West Michigan

FLOOR PLAN

FOR SALE OR LEASE
INDUSTRIAL FACILITY

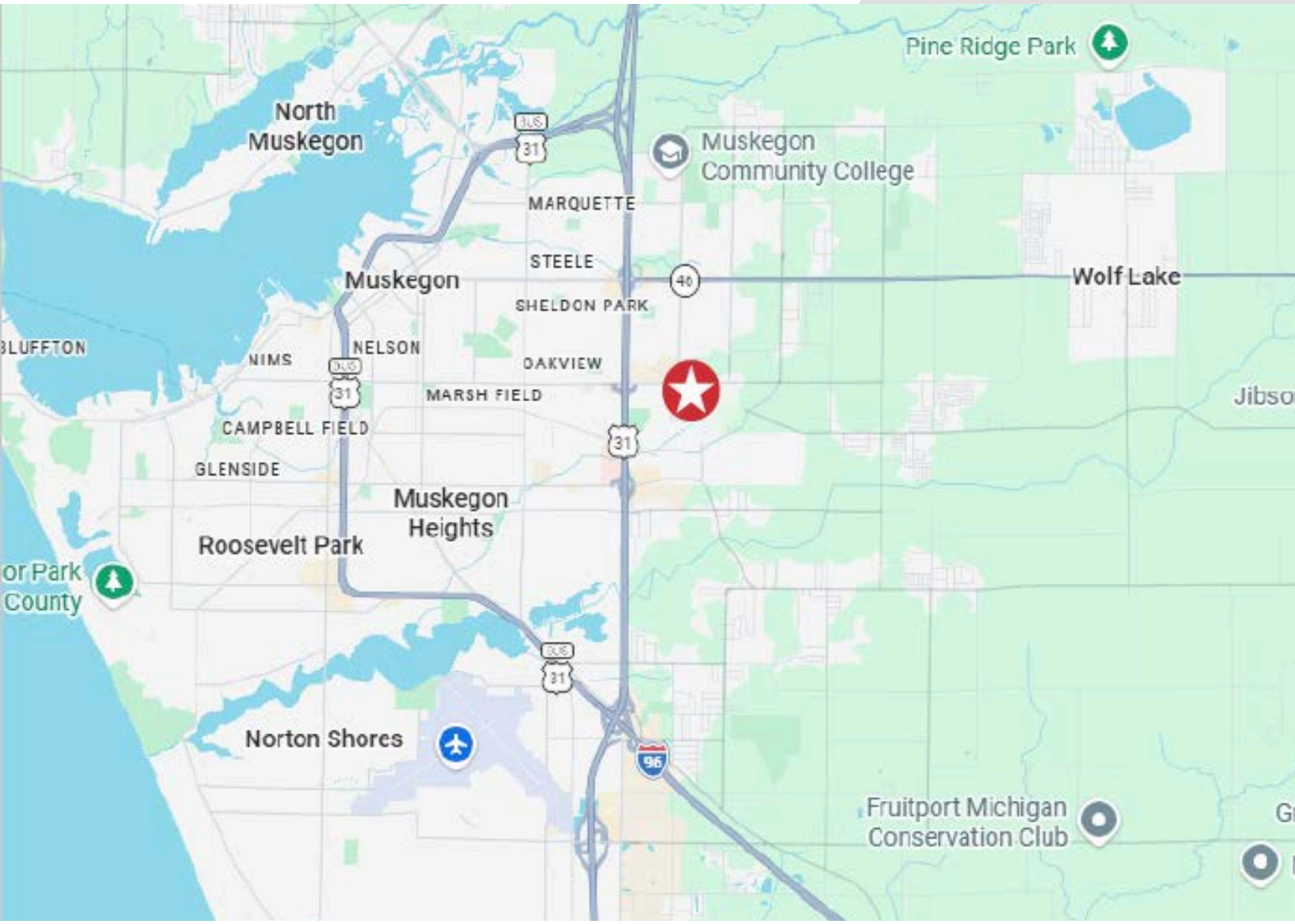


2121 LATIMER DRIVE
MUSKEGON, MI 49442

NAI Wisinski of West Michigan

LOCATION MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



PROXIMITY

Business US-31	1.3 miles
I-96	3.9 miles
US-131	40.6 miles
Muskegon Municipal Airport	7.6 miles
Port of Muskegon	6.3 miles
Gerald R Ford International Airport	49.7 miles

2121 LATIMER DRIVE
MUSKEGON, MI 49442

NAI Wisinski of West Michigan

AERIAL PHOTO

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INDUSTRIAL FACILITY

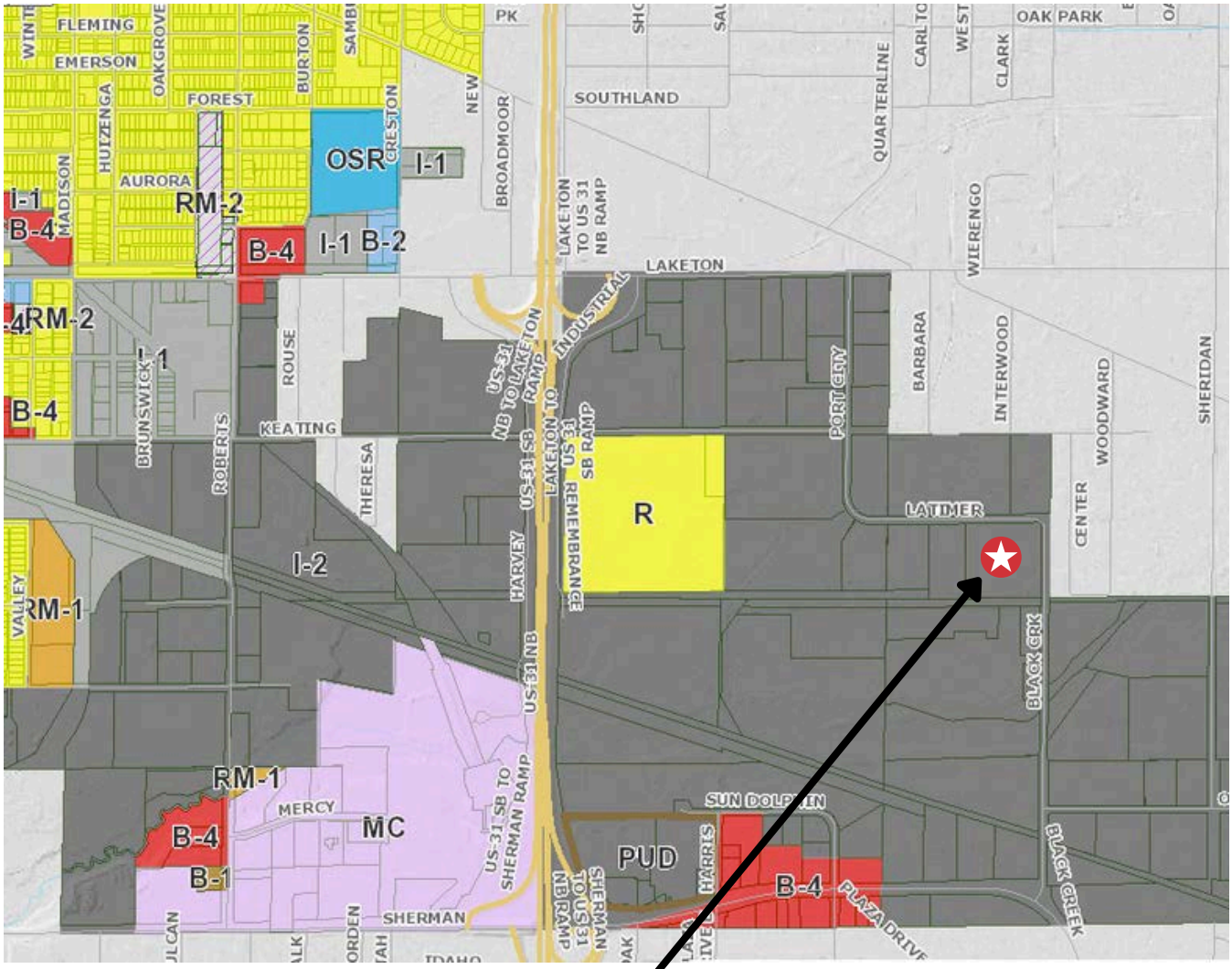


2121 LATIMER DRIVE
MUSKEGON, MI 49442

NAI Wisinski of West Michigan

ZONING MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



Partial Zoning Map

City of Muskegon Zoning

- R: NEIGHBORHOOD RESIDENTIAL
- RT: TWO-FAMILY RESIDENTIAL
- RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
- RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL
- RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
- B-1: LIMITED BUSINESS
- B-2: CONVENIENCE COMPARISON BUSINESS
- B-3: CENTRAL BUSINESS
- B-4: GENERAL BUSINESS
- B-5: GOVERNMENTAL SERVICES
- I-1: LIGHT INDUSTRIAL
- I-2: GENERAL INDUSTRIAL
- LR: LAKEFRONT RECREATION
- MC: MEDICAL CARE
- OSC: OPEN SPACE CONSERVATION
- OSR: OPEN SPACE RECREATION
- WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
- WM: WATERFRONT MARINE

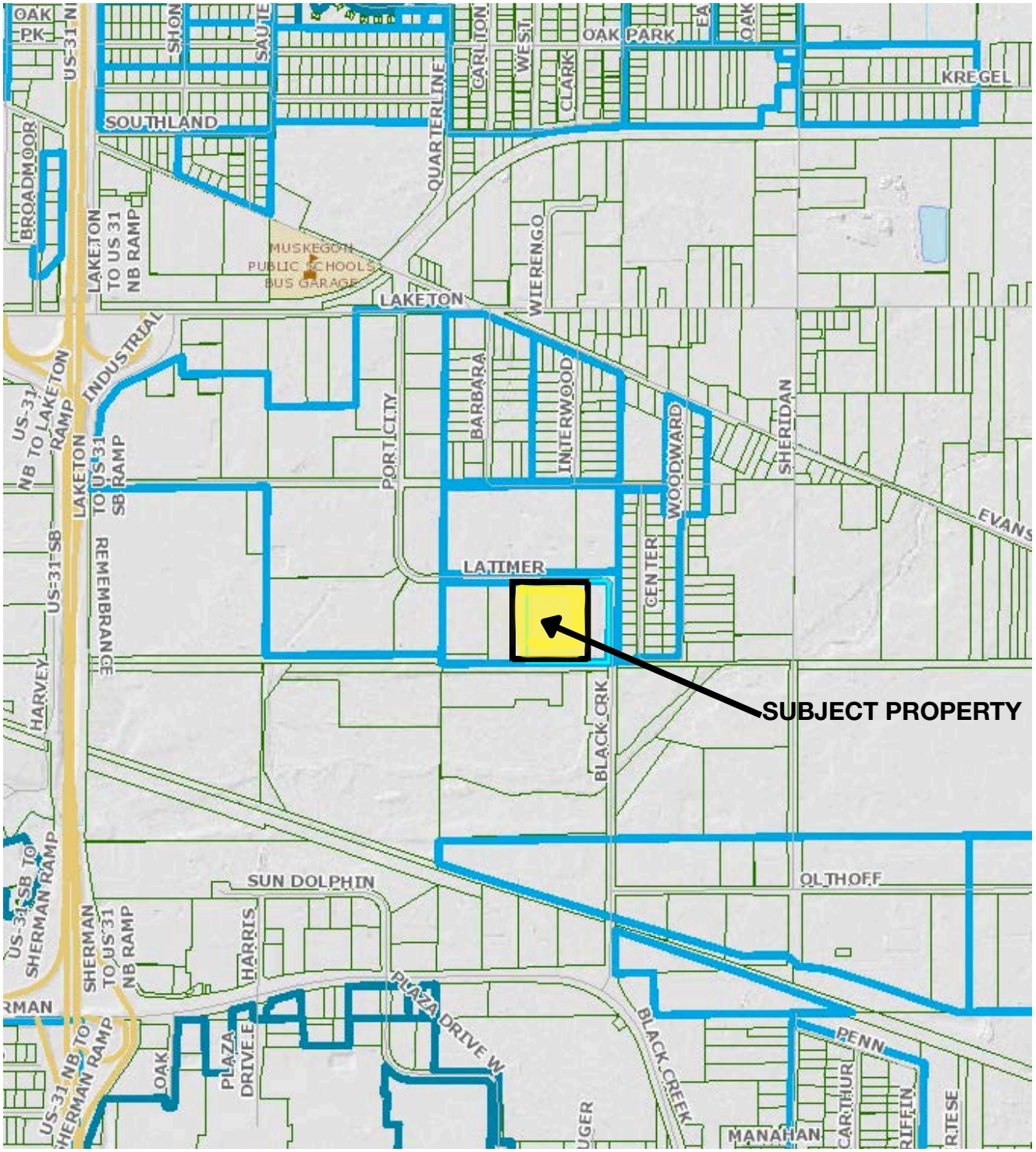
SUBJECT PROPERTY
I-2 GENERAL INDUSTRIAL

2121 LATIMER DRIVE
MUSKEGON, MI 49442

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PARCEL MAP

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INDUSTRIAL FACILITY

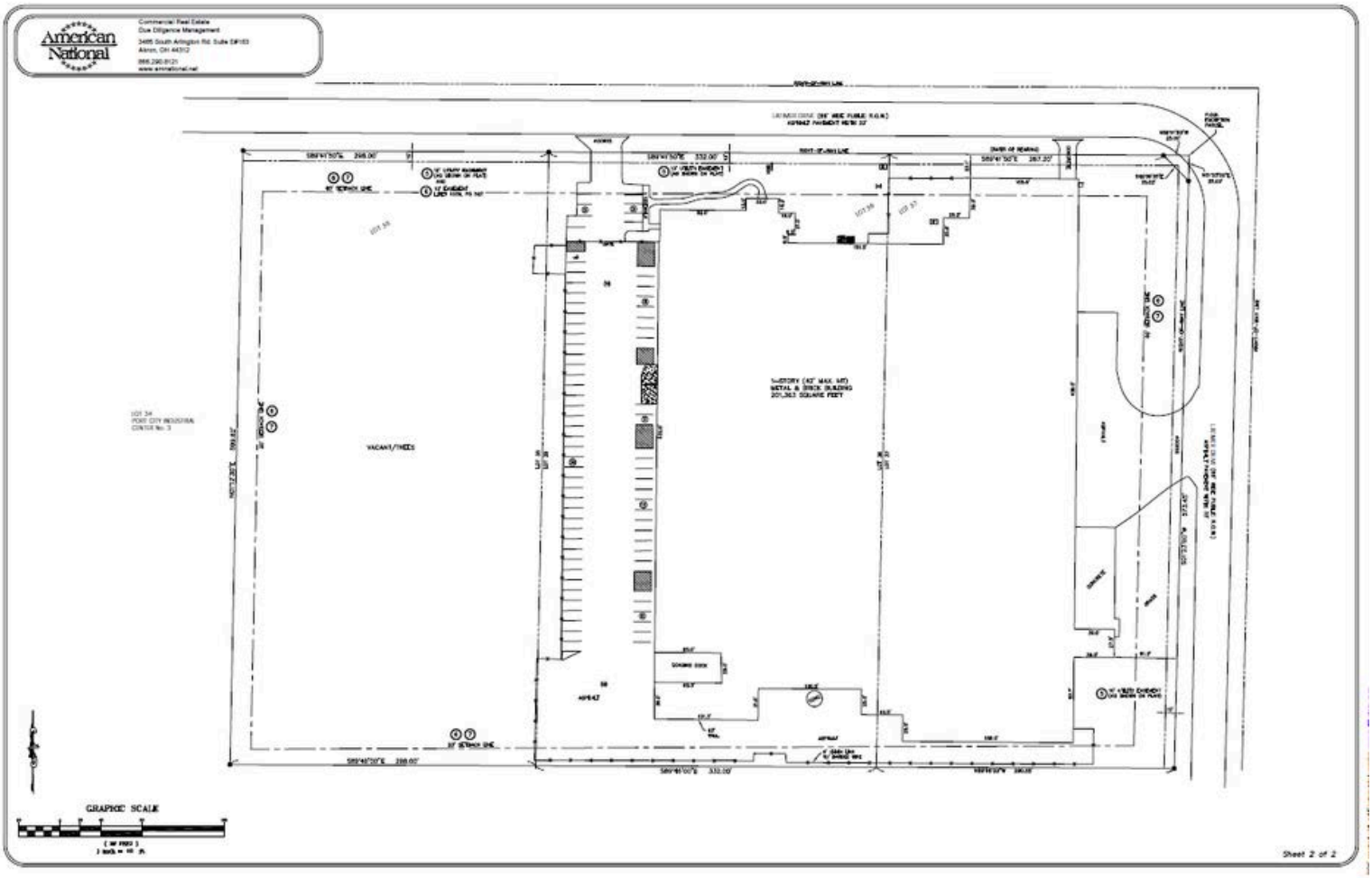


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MUSKEGON, MI 49442

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SURVEY

FOR SALE OR LEASE
INDUSTRIAL FACILITY



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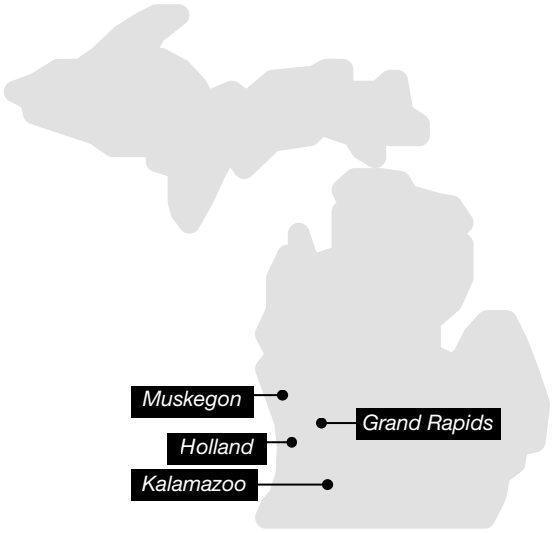
LOCATION OVERVIEW

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.



MidwestLiving

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Holland

BUSINESS INSIDER

US CITIES WITH THE BEST QUALITY OF LIFE 2024

Grand Rapids

WalletHub

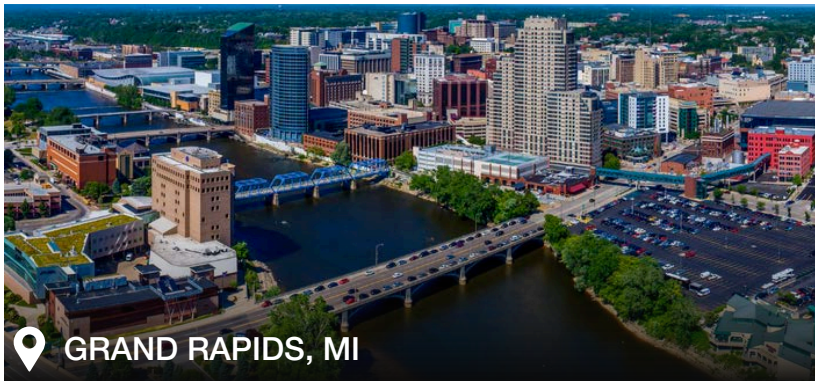
BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon

THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven









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