25,864 SF INDUSTRIAL BUILDING FOR SALE

18570 Trimble Court · Spring Lake, Michigan 49456

PRICE REDUCED

NOW $1,975,000



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 and Norton Shores industrial corridor, the property offers excellent accessibility and functionality for a wide variety of industrial users.

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NORTHSTAR COMMERCIAL, LLC
16920 Ferris Street
Grand Haven, MI 49417

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Sale price, price per square foot, terms, and complete property specifications including size, zoning, ceiling heights, loading, and sprinkler system.

4 — **Building Layout**
Engineered floor plan showing additions, truck wells, office area, and warehouse zones.

5 — **Exterior Photos**
Ground-level photography of the building exterior, dock-high loading, drive areas, and surrounding site.

6 — **Office Photos**
Ground-level photography of the office area, conference room, work stations, and corridors.

7-8 — **Warehouse Photos**
Ground-level photography of the warehouse interior, open storage bays, loading, and additional workspace areas.

9 — **Site Plan & Aerial**
Overhead aerial view of the property and adjacent industrial neighbors with parcel boundary indicated.

10 — **Location Maps**
Local, regional, and state-level maps illustrating accessibility within the West Michigan industrial corridor.

11 — **Demographics**
Population, household, and income indicators within one, three, and five mile radius of the property.

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OFFERING SUMMARY

SALE PRICE	$1,975,000
PRICE PER SF	$76.36 PSF
BUILDING SIZE	25,864 SF
SALE TERMS	Cash to Seller
POSSESSION	At Close
ACREAGE	4.2 Acres
ZONING	Industrial Improved

- Former Motiv Bowling distribution facility - well-maintained throughout
- NFPA 30 foam and water sprinkler suppression - level above standard water system
- 16 to 18 foot 6 inch ceiling heights with finished office and warehouse
- Three dock-high doors and two grade-level doors for flexible loading
- 4.2-acre lot with paved drive area and approximately 15 parking spaces
- 1989 build with substantial 2006 expansion and modernization
- Spring Lake Township and Norton Shores industrial corridor with US-31 access

PROPERTY INFORMATION

PROPERTY DETAILS	
Property Type	Industrial
Address	18570 Trimble Ct
City / State	Spring Lake, MI
Zip Code	49456
County	Ottawa
Tax Authority	Spring Lake Twp
Parcel #	70-03-04-300-054
Lot Size	4.2 Acres
Parking	Approx. 15 Spaces

BUILDING SPECS	
Year Built	1989 / 2006
# of Buildings	1
Ceiling Height	16' - 18'6"
Loading Docks	3
Grade Level Doors	2
Sprinkler	NFPA 30 Foam
Foam	AFFF 3%

SITE & IMPROVEMENTS	
Construction	Block / Steel
Original Build	1989
Heating	4 New Overhead Units

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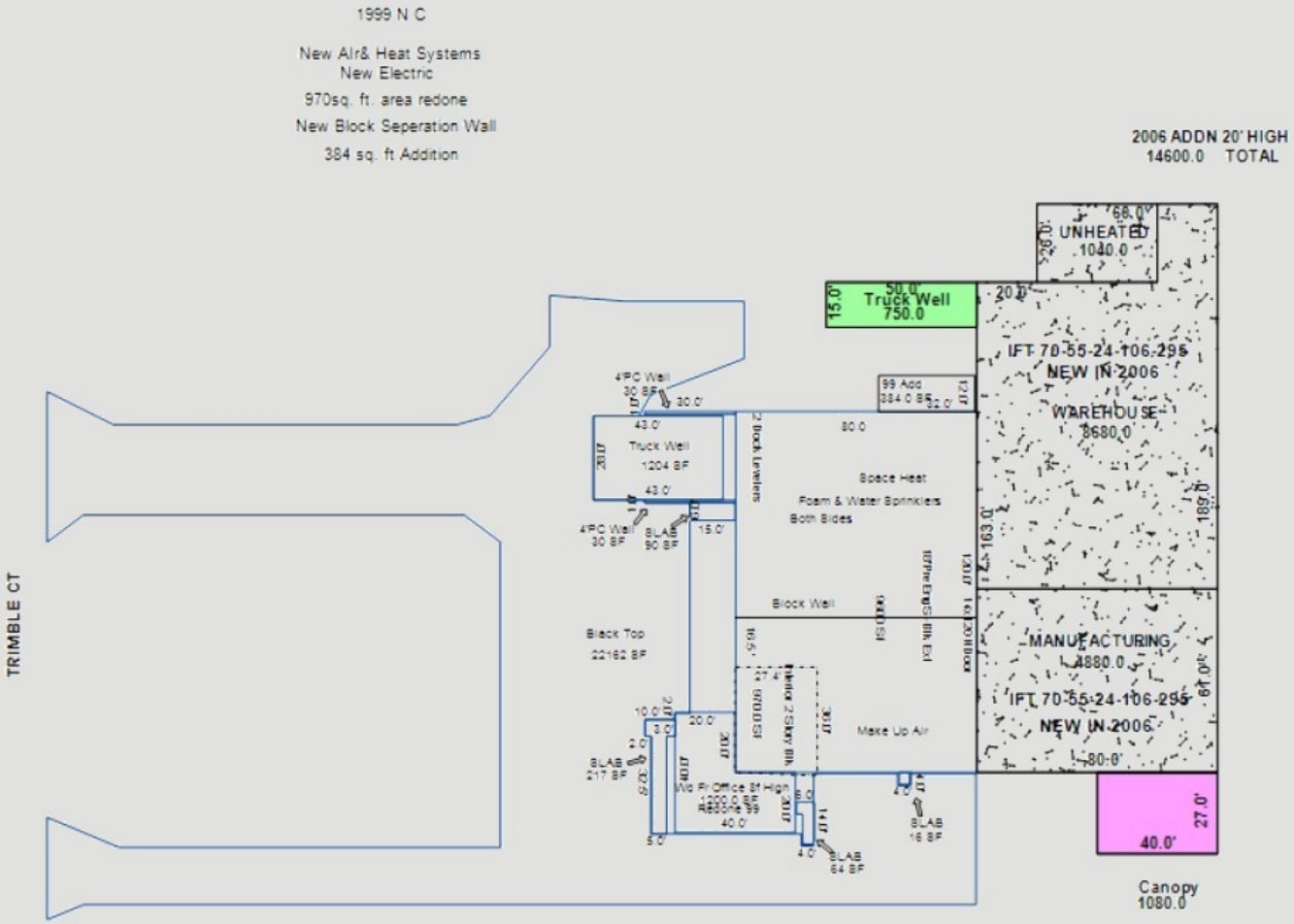
BUILDING LAYOUT

As-built footprint showing additions, truck wells, office area, and warehouse zones.



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EXTERIOR PHOTOS









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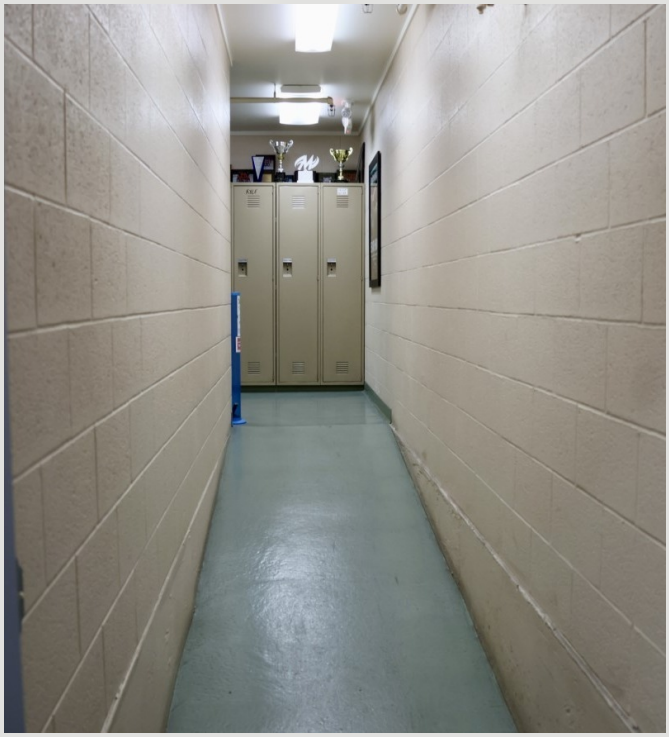
OFFICE PHOTOS









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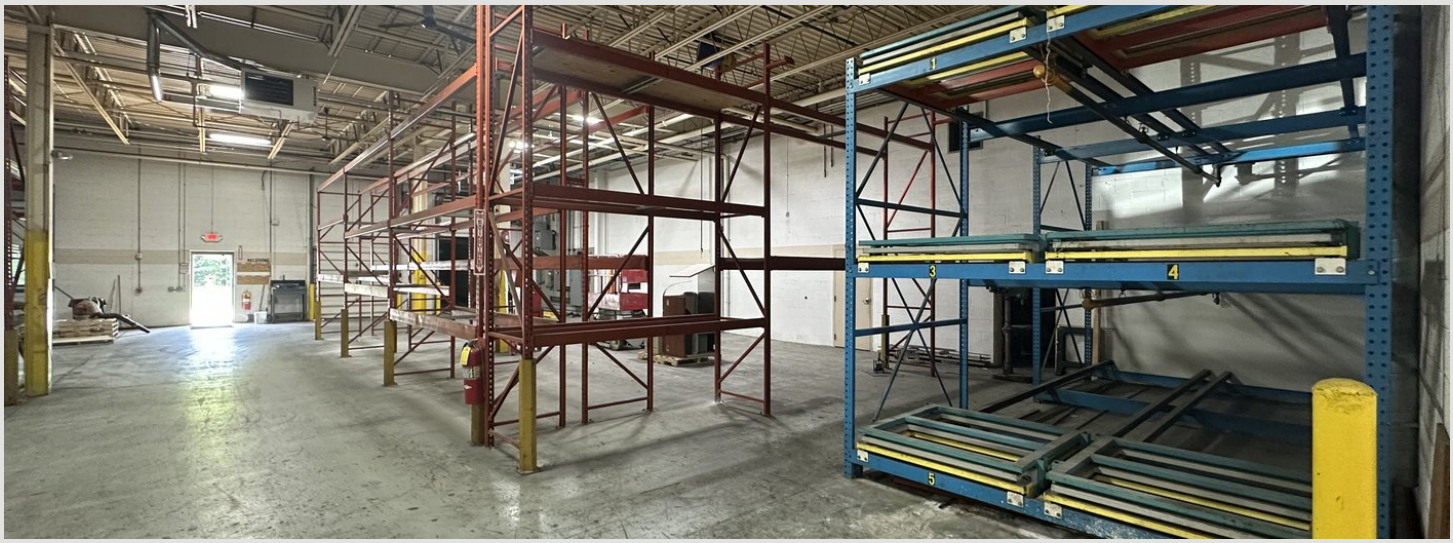
WAREHOUSE PHOTOS











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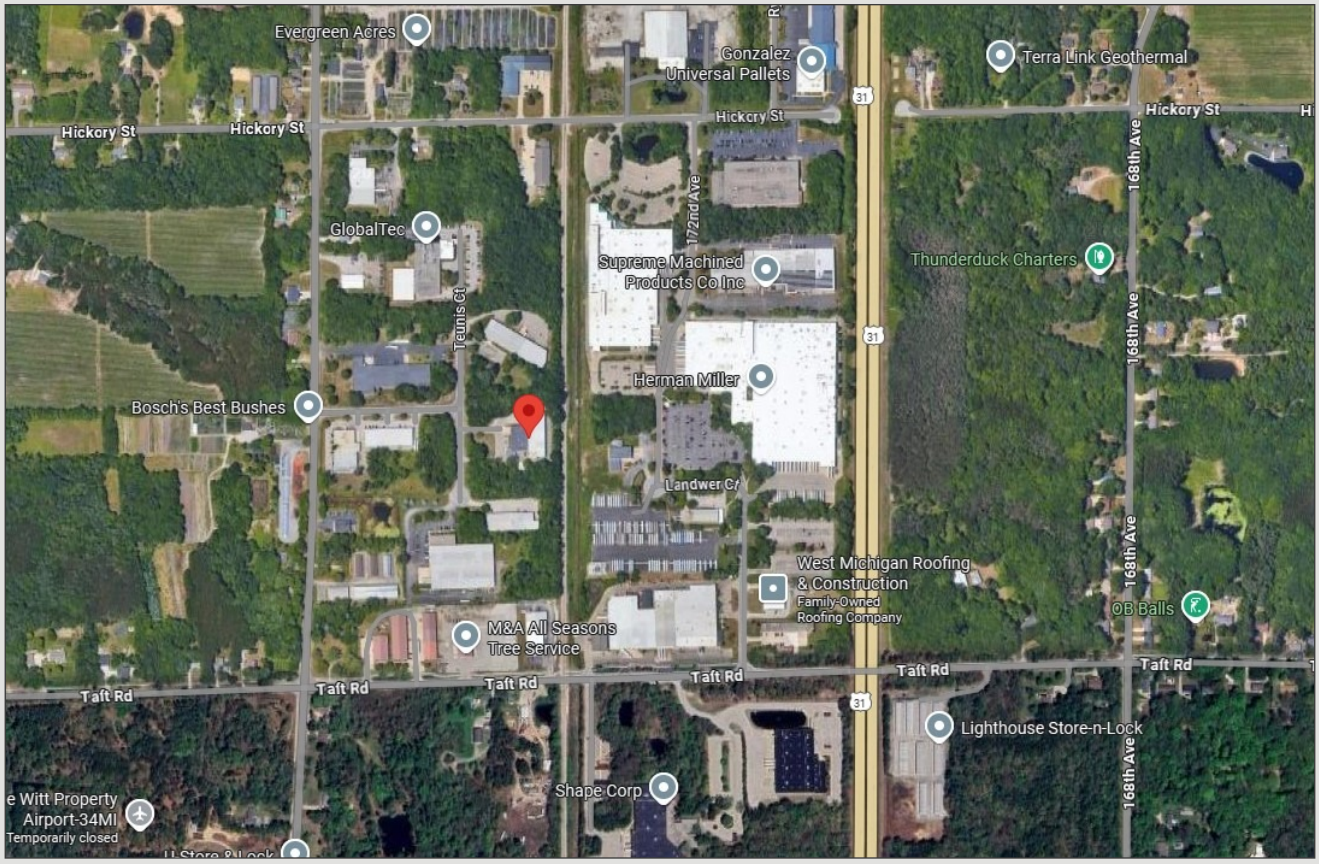
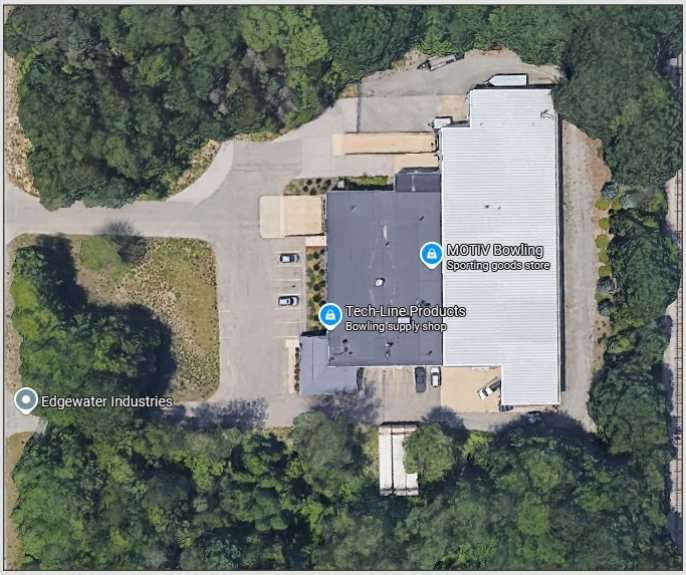
SITE PLAN & AERIAL



Spring Lake Township and Norton Shores industrial corridor with subject property indicated.



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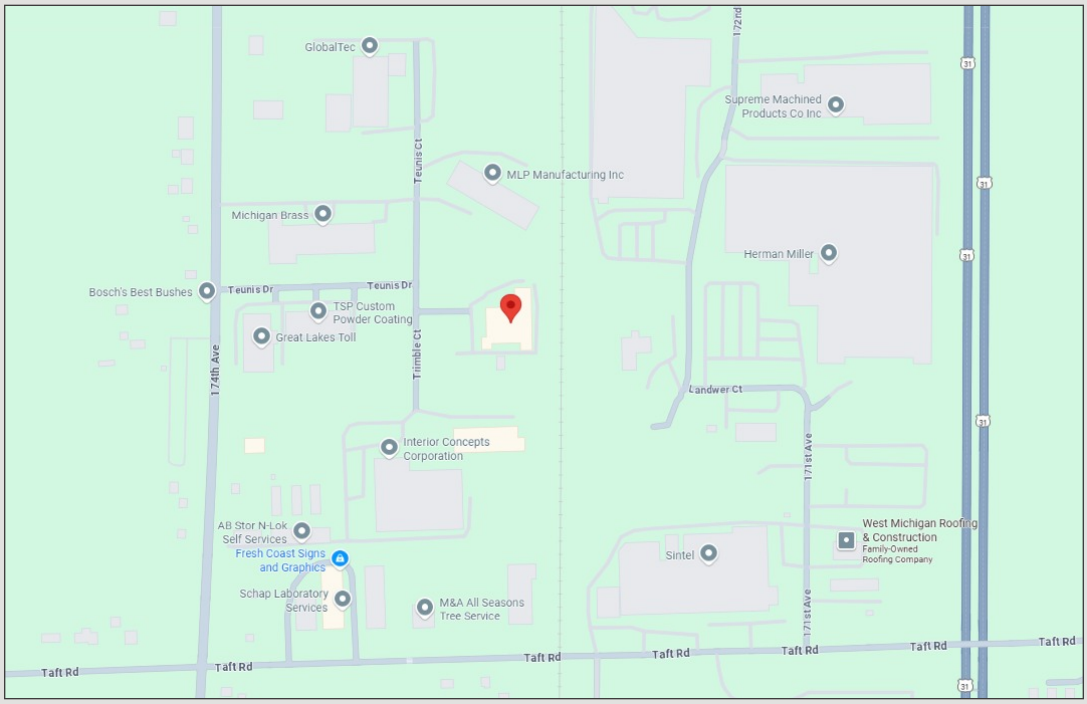
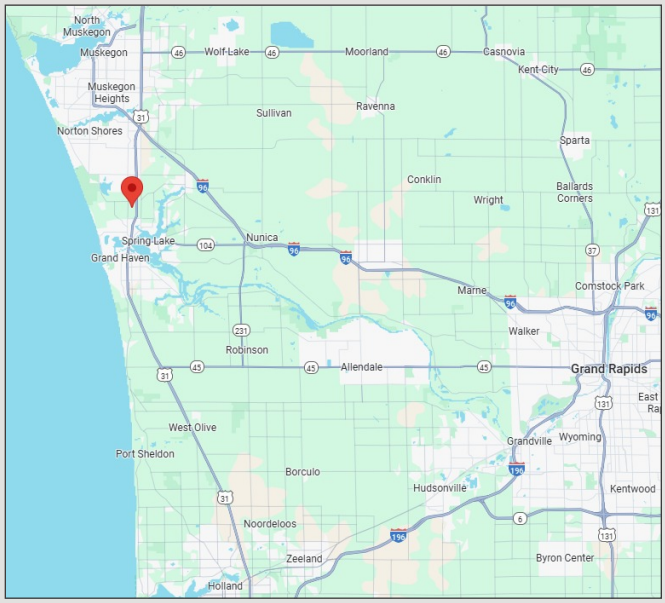
LOCATION MAPS

LOCAL



REGIONAL



STATE



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DEMOGRAPHICS

Population, household, and income indicators within one, three, and five mile radius of the property.

INDICATOR	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
Average Household Income	$79,560.50	$67,803.46	$65,398.96
Median Household Income	$54,425.00	$48,865.92	$51,235.61

Local Population

The Spring Lake and Norton Shores submarket within five miles supports a stable workforce of more than 31,000 residents, with a balanced age distribution and a strong manufacturing base anchored by adjacent industrial users.

Household Income

Average household income within one mile is approximately $79,500, well above the broader West Michigan median, reflecting a mix of skilled trade households and professionals tied to the area's industrial employers.

Industrial Workforce

Surrounding businesses include Herman Miller, Shape Corp, GlobalTec, Supreme Machined Products, and Michigan Brass, providing a deep skilled-trades labor pool within a short commute of the property.

Source: U.S. Census Bureau, ACS 2024 Estimates | Esri Business Analyst | WorldPopulationReview.com

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