

SALE



LAND

4545 EVANSTON AVE.



4545 EVANSTON AVE., MUSKEGON, MI 49442

PROPERTY OVERVIEW

4545 Evanston comprises 48 acres of I-2 zoned property less than 4 miles East of US-31, less than 2 miles south of M-46, and just under 10 miles by roadway from Muskegon's Deep-Water Port. The site has 34 of its 48 acres cleared and leveled. The balance of the acreage is level but forested. As for soil makeup, well records show the top 26' of the earth is sand, and the lower layer is 21 feet of water-bearing fine sand. The site does not have municipal water/sewer service, meaning a well or water tower and a septic system will be required, or the infrastructure will need to be built. **The Seller will entertain developing a build-to-suit lease option.**

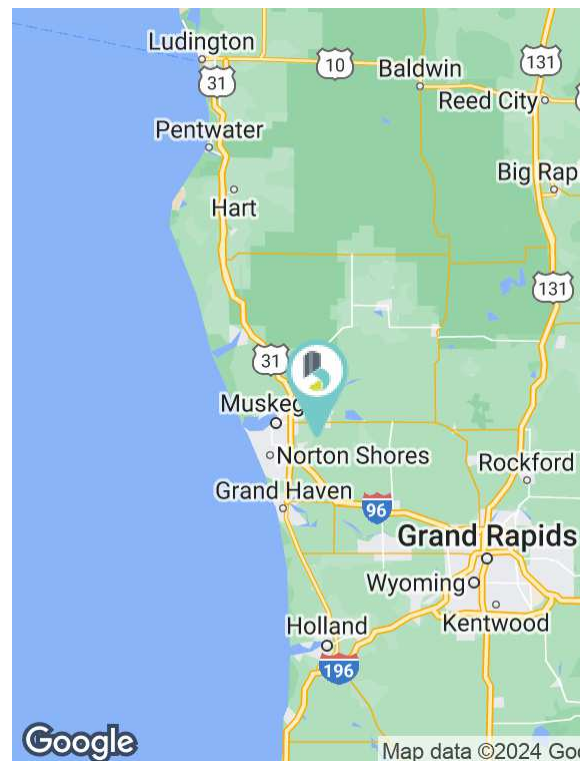
PROPERTY HIGHLIGHTS

- 48 acres of developable industrial property.
- The site is flat and ready for site work
- Sand site - 26' (See Page 7)

SALE PRICE

\$1,956,000

Lot Size:	48.9 Acres
Conceptual Developable SF:	785,000 - 875,000



BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

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ADDITIONAL PHOTOS

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CONCEPTUAL SITE PLAN

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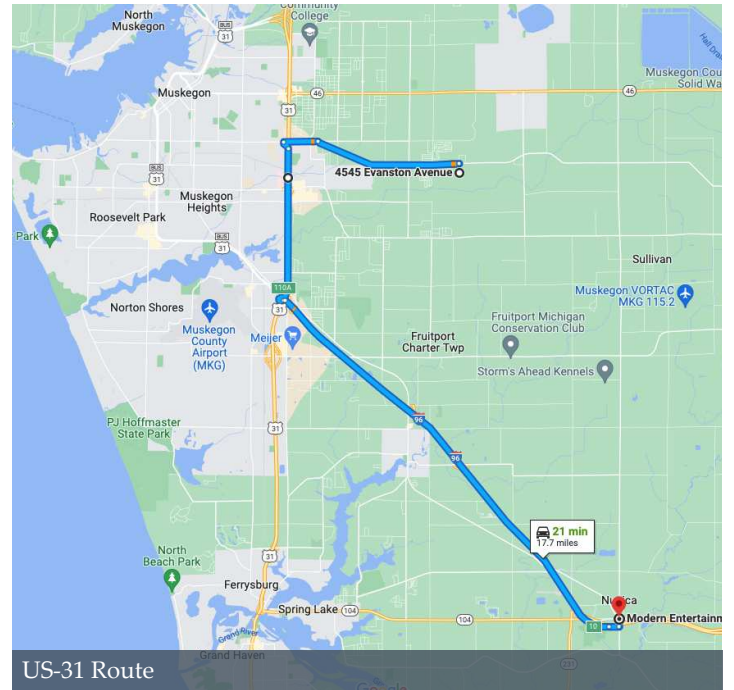
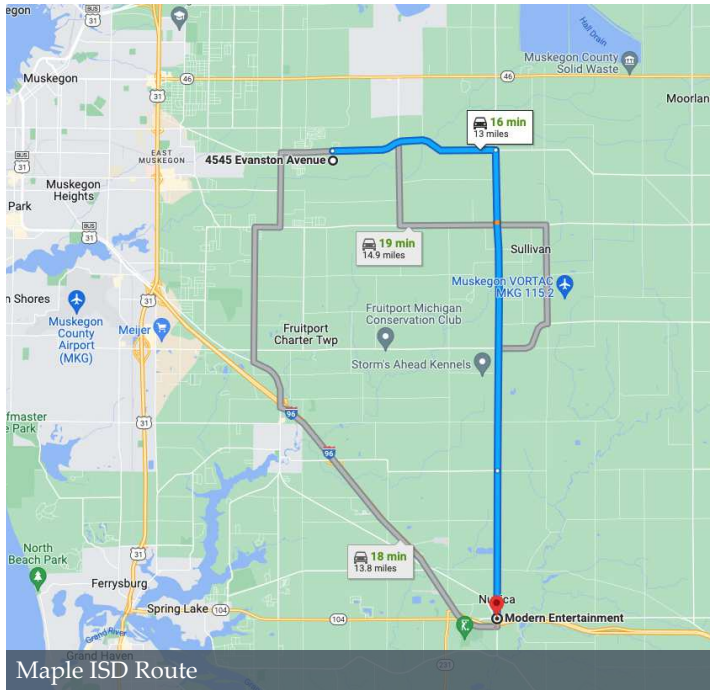
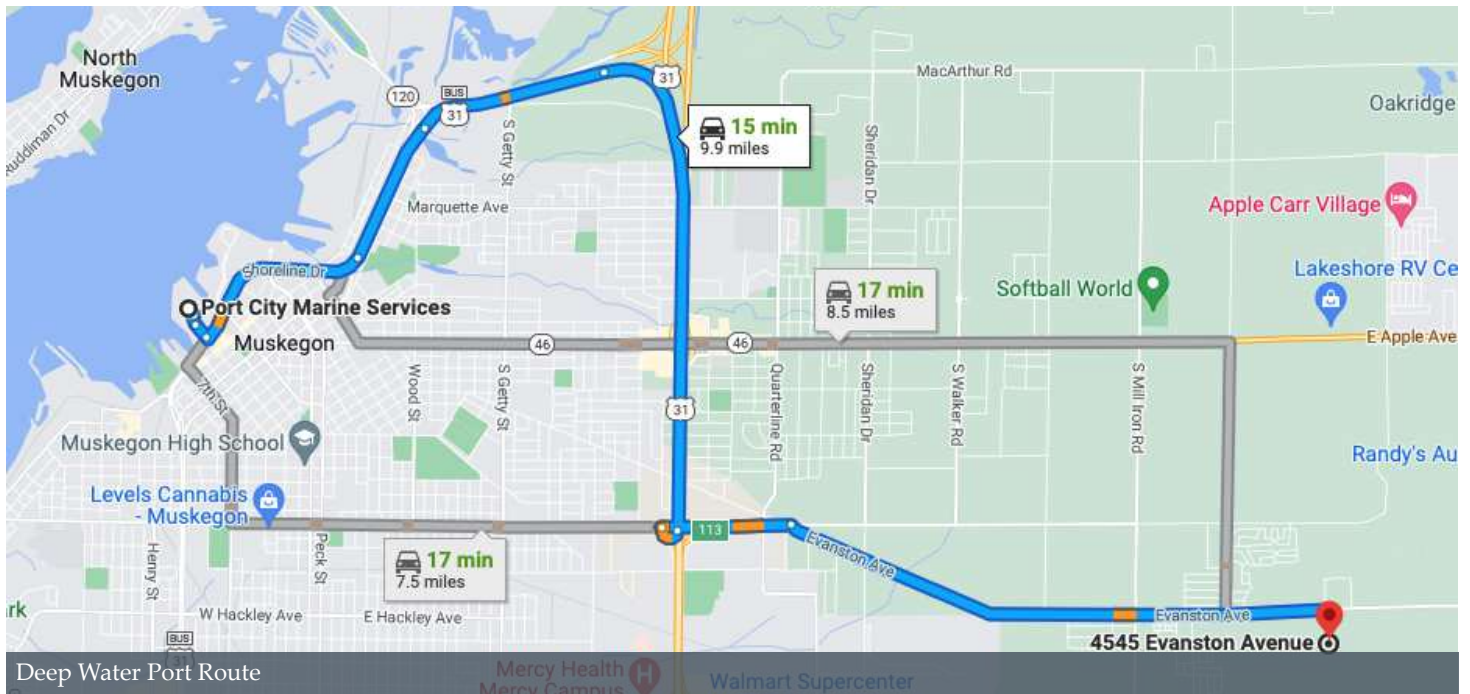


DEEP WATER PORT DRIVE TIMES

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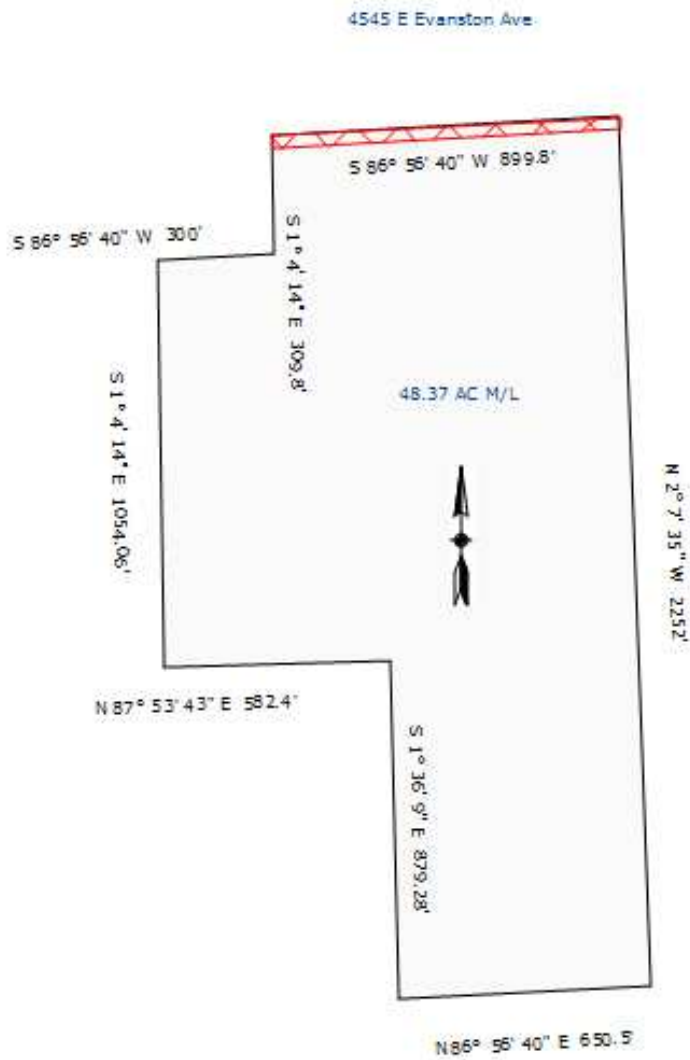
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SITE 2136902.3 sf

ROW - 29692.43 sf

2107209.87 sf / 43560.0 sf = 48.37 AC M/L

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Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.



Failure to comply is a misdemeanor.

Import ID:

Tax No:	Permit No:	County: Muskegon		Township: Egelston	
Well ID: 61000001615 Elevation: 658 ft. Latitude: 43.2126231925 Longitude: -86.1324601939 Method of Collection: Interpolation-Map		Town/Range: 10N 15W	Section: 31	Well Status: Unknown	WSSN:
		Source ID/Well No:			
		Distance and Direction from Road Intersection:			
		Well Owner: SUN CHEMICAL CO.			
		Well Address: 4501 EVANSTON AVE MUSKEGON, MI 49442		Owner Address: 4501 EVANSTON AVE MUSKEGON, MI 49442	

Drilling Method: Cable Tool Well Depth: 116.00 ft. Well Type: Replacement Casing Type: Unknown Casing Joint: Welded Casing Fitting: Drive shoe Diameter: 18.00 in. to 87.00 ft. depth 10.00 in. to 89.00 ft. depth Borehole:		Pump Installed: No Pressure Tank Installed: No Pressure Relief Valve Installed: No																																																	
Well Use: Industrial Date Completed: 12/30/1977 Height:																																																			
Static Water Level: 26.00 ft. Below Grade Well Yield Test:		<table border="1"> <thead> <tr> <th>Formation Description</th> <th>Thickness</th> <th>Depth to Bottom</th> </tr> </thead> <tbody> <tr><td>Sand Dry</td><td>26.00</td><td>26.00</td></tr> <tr><td>Sand Fine Water Bearing</td><td>21.00</td><td>47.00</td></tr> <tr><td>Clay Sandy</td><td>25.00</td><td>72.00</td></tr> <tr><td>Sand Fine W/Silt</td><td>23.00</td><td>95.00</td></tr> <tr><td>Sand Water Bearing</td><td>21.00</td><td>116.00</td></tr> <tr><td>Sand Wet/Moist</td><td>3.00</td><td>119.00</td></tr> <tr><td>Clay</td><td>1.00</td><td>120.00</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		Formation Description	Thickness	Depth to Bottom	Sand Dry	26.00	26.00	Sand Fine Water Bearing	21.00	47.00	Clay Sandy	25.00	72.00	Sand Fine W/Silt	23.00	95.00	Sand Water Bearing	21.00	116.00	Sand Wet/Moist	3.00	119.00	Clay	1.00	120.00																								
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Screen Installed: Yes Screen Diameter: 10.00 in. Screen Material Type: Stainless steel-wire wrapped Screen Installation Type: Unknown Slot Length Set Between: 25.00 26.00 ft. 89.00 ft. and 115.00 ft. Fittings: None		Filter Packed: No Blank: 0.00 ft. Above																																																	
Well Grouted: No		Geology Remarks:																																																	
Wellhead Completion: Other, 12 inches above grade		Drilling Machine Operator Name:																																																	
Nearest Source of Possible Contamination: <table border="1"> <thead> <tr> <th>Type</th> <th>Distance</th> <th>Direction</th> </tr> </thead> <tbody> <tr> <td>Unknown</td> <td>100 ft.</td> <td></td> </tr> </tbody> </table>		Type	Distance	Direction	Unknown	100 ft.		Employment: Unknown																																											
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Abandoned Well Plugged: No Reason Not Plugged: Unknown		Contractor Type: Unknown Business Name: Business Address:																																																	
		Reg No: 64-0471																																																	
		Water Well Contractor's Certification This well was drilled under my supervision and this report is true to the best of my knowledge and belief.																																																	
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