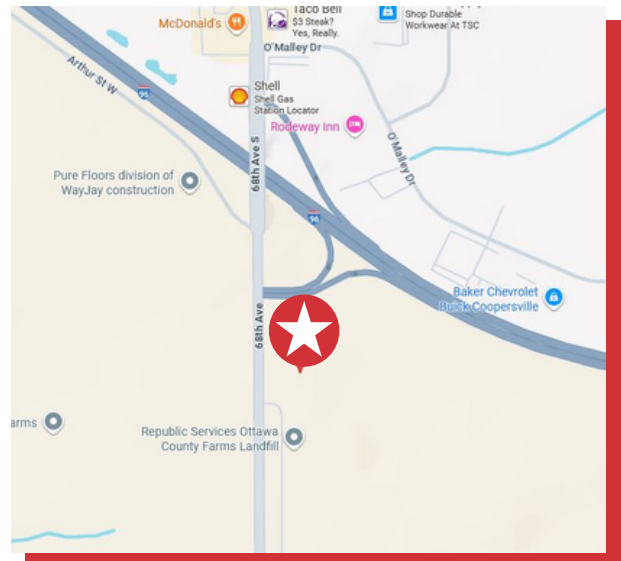




15630 68TH AVE COOPERSVILLE, MI 49404

- Equipped with Solar Panels
- Fully AC
- Equipped with Cranes
- Up to 20' clear height
- Modern Office space
- 400 amps, 2 grade level doors



FOR MORE INFORMATION, CONTACT:

KURT KUNST, SIOR, CCIM
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KYLE KUNST
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kylek@naiwwm.com



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PROPERTY OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL

PROPERTY - BUILDING INFORMATION

Total Building Size:	11,496 SF (2 buildings)
Warehouse SF:	9,980 SF with barn included
Office SF:	1,516 SF with breakroom included
Year Built:	1987
Acreage:	1.04
Construction:	Brick; Pole building
Roof:	Shingled; New in 2025
Floors / Mezzanine:	2 / Yes
Elevators:	No
Security System:	Yes
Signage:	Building
Parking:	On Site; Ample
Fenced Yard:	No
Room to expand:	No
Outside Storage:	No
Zoning:	I-PUD
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary / Storm Sewer:	Septic
Water:	Well



MUNICIPALITY / TAXES

Municipality:	Polkton Twp
PPN:	70-05-27-200-026 70-05-27-200-041
SEV (2025):	\$298,600
Taxable Value (2025):	\$219,148
Total Property Taxes (2024):	\$10,574.68

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.

 **15630 68TH AVE**
COOPERSVILLE, MI

NAI Wisinski of
West Michigan

SALE & LEASE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL

SALE INFORMATION

Sale Price:	\$975,000.00
Per SF:	\$84.81
Possession:	At closing

LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 Months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/Lawn care (Tenant responsible to contract and pay), Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Yes
Date Available:	12/1/2025

AVAILABLE SPACE FOR LEASE

SUITE	SF	WAREHOUSE SF	OFFICE SF	DOCKS / DOORS	RATE PSF/Y	CAM MONTHLY (\$1.50 SF/YR)	MONTHLY BASE RENT	TOTAL MONTHLY RENT
ALL	11,496	9,980 SF	1,516 SF	0 / 2	\$6.95	\$1,437.00	\$6,658.10	\$8,095.10

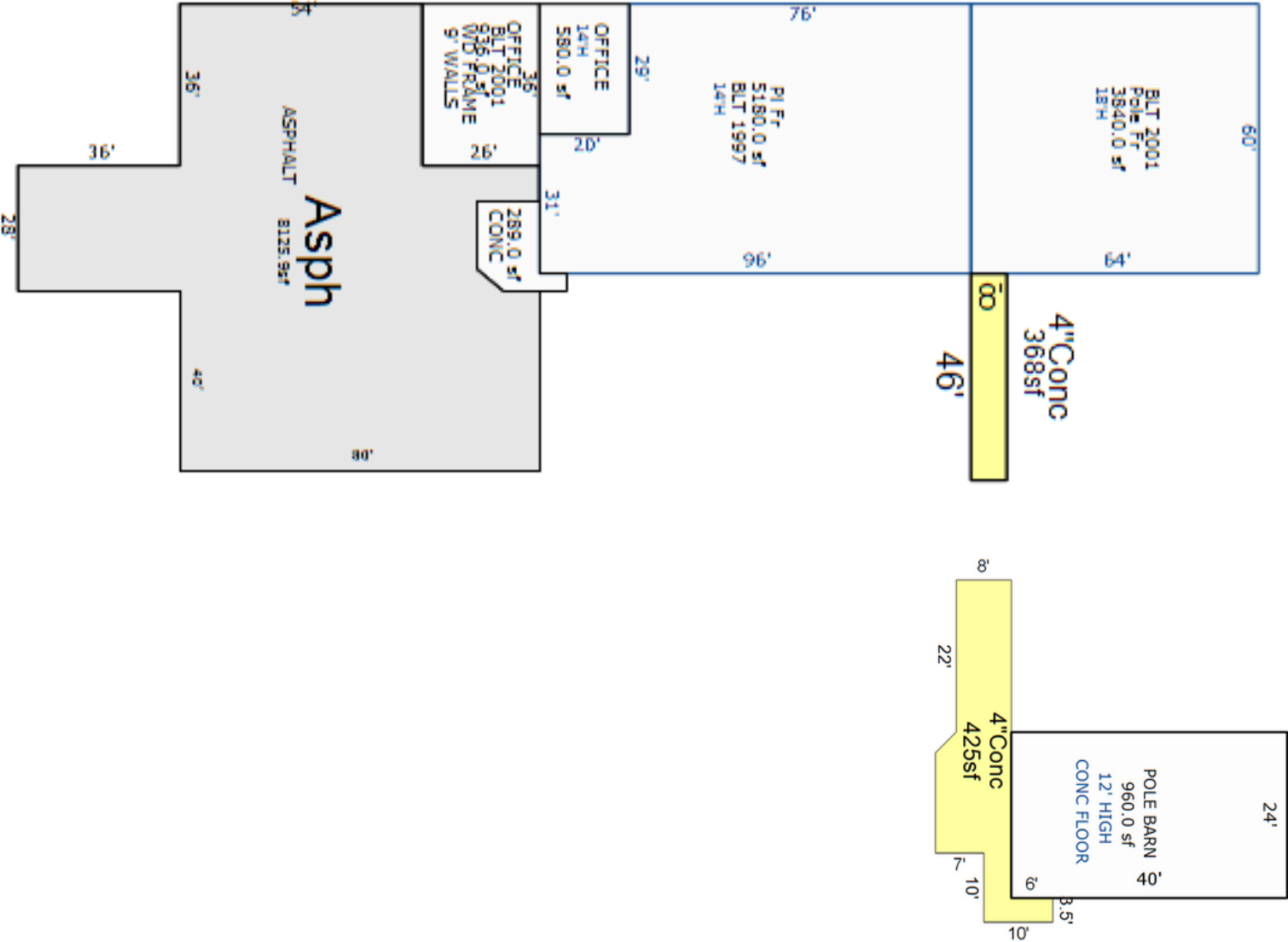


 **15630 68TH AVE**
COOPERSVILLE, MI

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BUILDING LAYOUT

FOR SALE OR LEASE
INDUSTRIAL



15630 68TH AVE
COOPERSVILLE, MI

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BUILDING OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL



WAREHOUSE INFORMATION

Warehouse SF:	9,020 SF 960 SF - Pole barn
Floors:	2 - Office Mezzanine
Air Conditioning:	Yes
HVAC:	Natural Gas; Forced Air
Ceiling Height:	14' to 20' clear
Clear Span:	Yes
Spinklered:	No
Lighting:	LED
Electric Service:	400 amps
Grade Level Doors:	2 (12x12 and 12x10)
Loading Docks:	0
Floor Drains:	No
Compressed Air:	Yes
Cranes:	4 - 3 ton to remain with Building
Shop Office:	Yes - Mezzanine
Shop Restrooms:	Yes
Shop Breakroom:	Yes

OFFICE INFORMATION

Office SF:	936 SF 800 SF - mezzanine
Floors:	1
Air Conditioning:	Yes
HVAC:	Natural Gas; Forced Air
Ceiling Height:	9'
Spinklered:	No
Lighting:	LED
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes

 **15630 68TH AVE**
COOPERSVILLE, MI

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PROPERTY PHOTOS

FOR SALE OR LEASE
INDUSTRIAL



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PROPERTY PHOTOS

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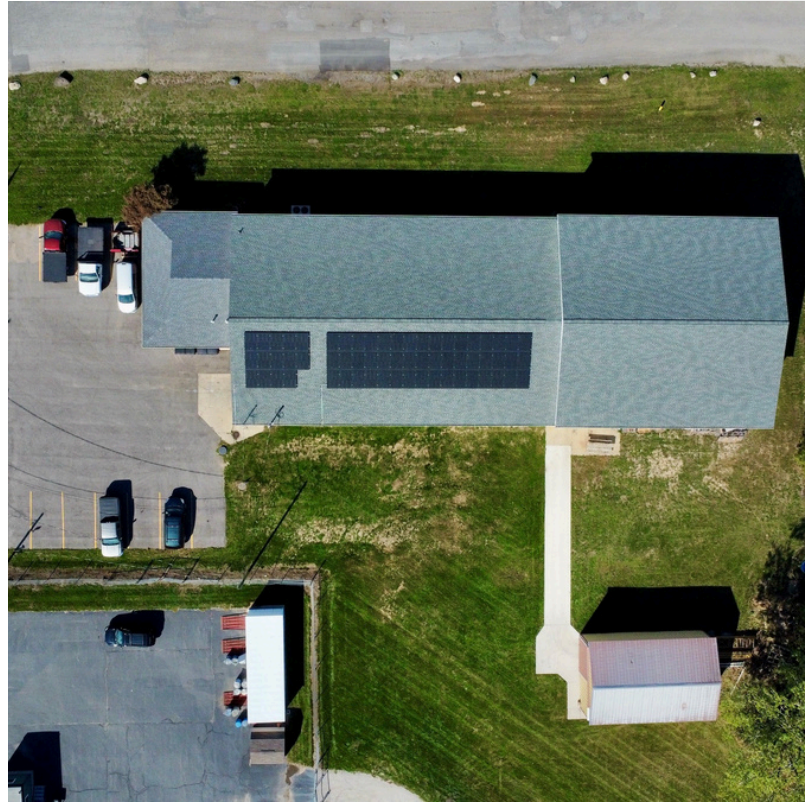


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PROPERTY PHOTOS

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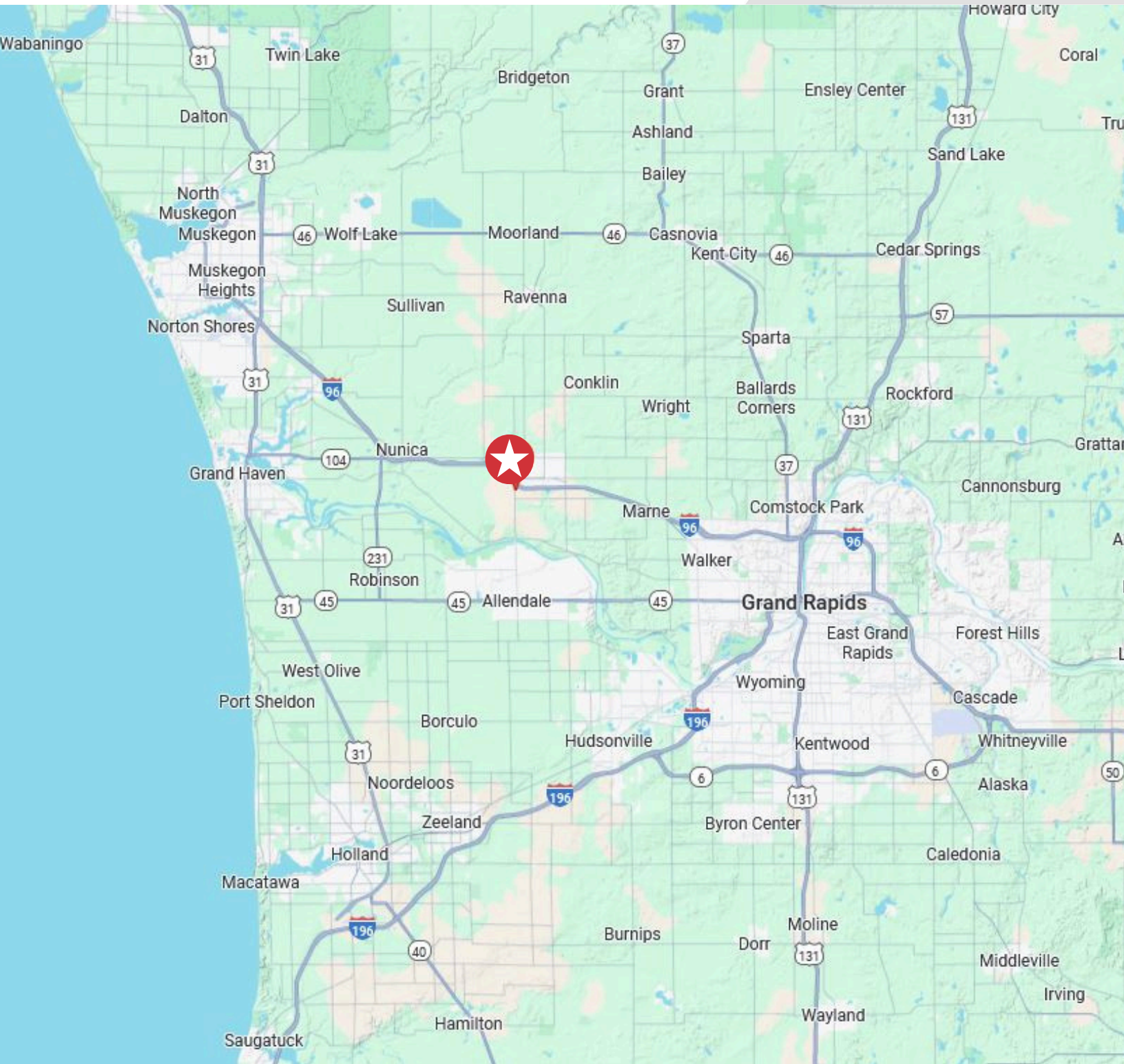


 **15630 68TH AVE**
COOPERSVILLE, MI

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LOCATION MAP

FOR SALE OR LEASE
INDUSTRIAL



 **15630 68TH AVE**
COOPERSVILLE, MI

NAI Wisinski of
West Michigan

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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MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

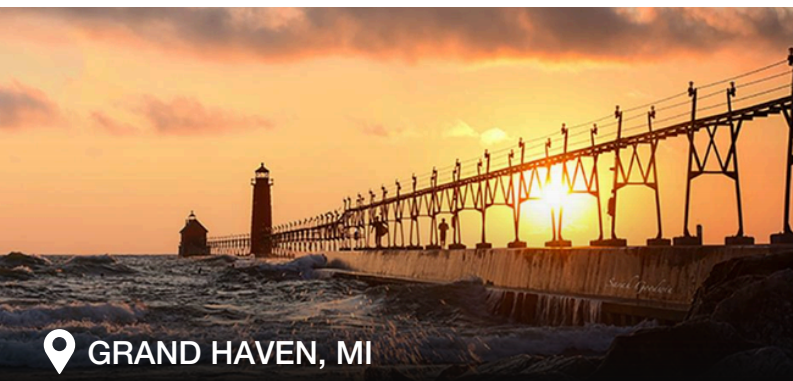
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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