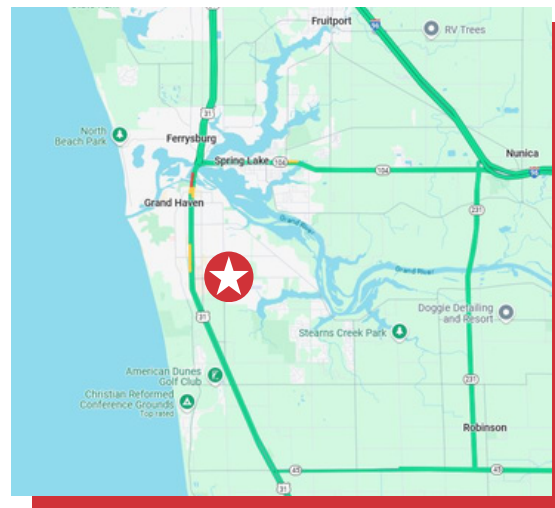




## 1809 INDUSTRIAL PARK DR Grand Haven, MI 49417

INDUSTRIAL - For LEASE

- 19,100 SF standalone industrial building
- Situated on 4.24 acres with room to expand building
- Prime Grand Haven location near US-31
- Features 2 docks and 2 overhead doors



### LISTING AGENTS:

**CHRIS PRINS, SIOR**

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kylek@naiwwm.com

### STAY CONNECTED



naiwwm.com  
616.776.0100

# PROPERTY OVERVIEW

## PROPERTY- BUILDING INFORMATION

|                                                                                                                                                |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Total Building Size:                                                                                                                           | 19,100 SF           |
| Warehouse SF:                                                                                                                                  | 15,307 SF           |
| Office SF:                                                                                                                                     | 3,793 SF            |
| Year Built:                                                                                                                                    | 1986-1992-2012      |
| Acreage:                                                                                                                                       | 4.24                |
| Construction:                                                                                                                                  | Glass, Steel        |
| Roof:                                                                                                                                          | Metal               |
| Floors / Mezzanine:                                                                                                                            | 1 / Mezz 1,547 SF   |
| Elevators:                                                                                                                                     | No                  |
| Security System:                                                                                                                               | Yes                 |
| Signage:                                                                                                                                       | Monument            |
| Parking:                                                                                                                                       | Ample. 30 spaces    |
| Fenced Yard:                                                                                                                                   | No                  |
| Room to expand:                                                                                                                                | Yes                 |
| PPN:                                                                                                                                           | 70-03-34-301-006    |
| Municipality:                                                                                                                                  | City of Grand Haven |
| SEV (2025):                                                                                                                                    | \$700,100           |
| Taxable Value (2025):                                                                                                                          | \$659,369           |
| Property Taxes (2024):                                                                                                                         | \$32,035.78         |
| Zoning:                                                                                                                                        | Industrial          |
| 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 Sewer: | Municipality     |
| Storm Sewer:    | Municipality     |
| Water:          | Municipality     |

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

## LEASE INFORMATION

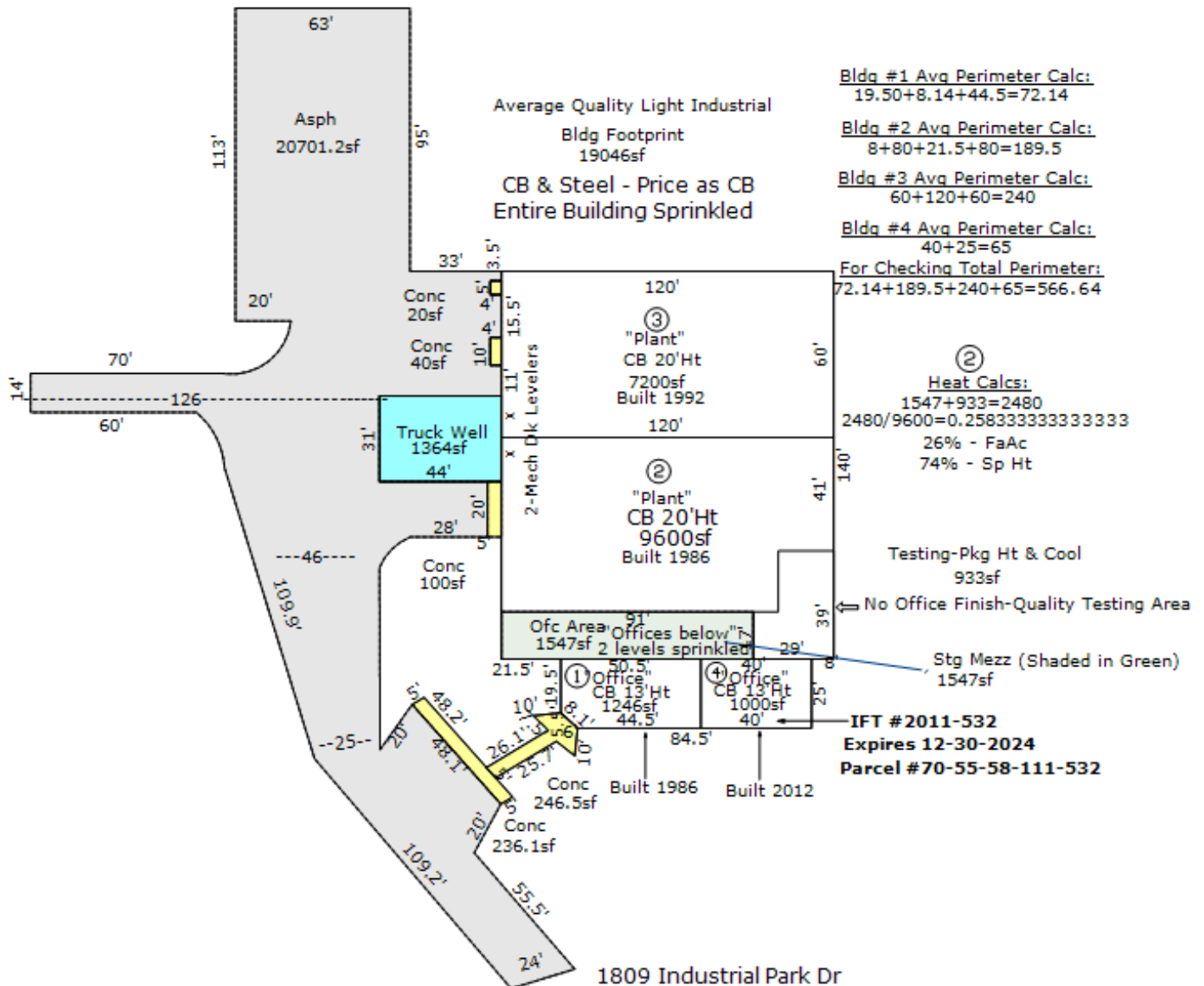
|                    |                                                                                                                                                                                                                                                            |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lease Type:        | NNN                                                                                                                                                                                                                                                        |
| Terms:             | 36-60 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: | Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement, Insurance                                                                                                                                                            |
| Renewal Option:    | Yes                                                                                                                                                                                                                                                        |
| Date Available:    | 8/1/2025                                                                                                                                                                                                                                                   |

## AVAILABILITY

| SUITE | SF        | WAREHOUSE SF | OFFICE SF | DOCKS / DOORS | RATE PSF/Y | CAM MONTHLY (\$ SF/YR) | MONTHLY BASE RENT | TOTAL MONTHLY RENT |
|-------|-----------|--------------|-----------|---------------|------------|------------------------|-------------------|--------------------|
| ALL   | 19,100 SF | 15,307 SF    | 3,793 SF  | 2 / 2         | \$6.25     | TBD                    | \$9,947.92        | TBD                |



# BUILDING LAYOUT / FLOOR PLAN





# BUILDING OVERVIEW



## WAREHOUSE INFORMATION

|                    |                         |
|--------------------|-------------------------|
| Warehouse SF:      | 15,307 SF               |
| Floors:            | 1                       |
| Air Conditioning:  | No                      |
| HVAC:              | Natural Gas; Forced air |
| Ceiling Height:    | 18' clear               |
| Column Spacing:    | 20' x 20'               |
| Spinklered:        | Yes                     |
| Lighting:          | Fluorescent             |
| Electric Service:  | 400a; 480v; 3P          |
| Grade Level Doors: | 2                       |
| Loading Docks:     | 2 with levelers         |
| Floor Drains:      | TBD                     |
| Compressed Air:    | Yes                     |
| Cranes:            | TBD                     |
| Shop Office:       | Yes                     |
| Shop Restrooms:    | Yes                     |
| Shop Breakroom:    | Yes                     |

## OFFICE INFORMATION

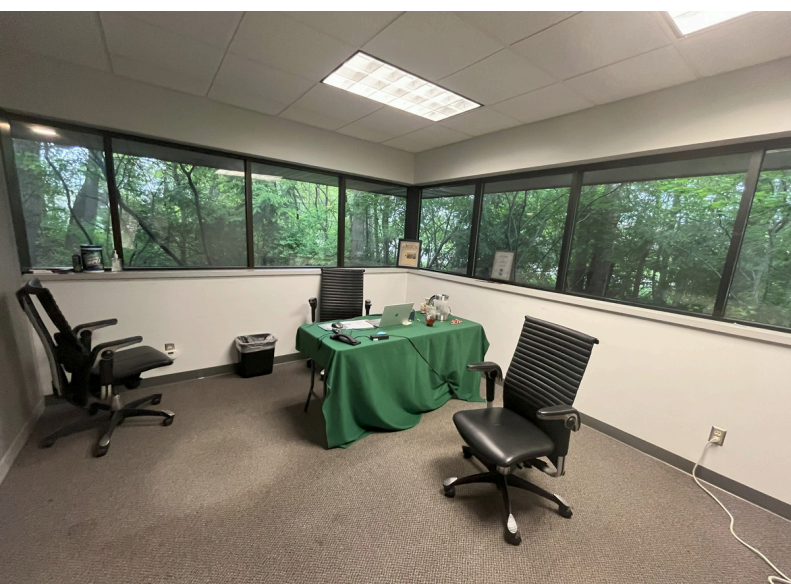
|                     |                         |
|---------------------|-------------------------|
| Office SF:          | 3,7993 SF               |
| Floors:             | 1                       |
| Air Conditioning:   | Yes                     |
| HVAC:               | Natural Gas; Forced air |
| Ceiling Height:     | 13'                     |
| Spinklered:         | Yes                     |
| Lighting:           | Fluorescent             |
| Private Offices:    | 4                       |
| Conference Room:    | 3                       |
| Restrooms:          | Yes                     |
| Kitchen/Break Room: | Yes                     |



# WAREHOUSE





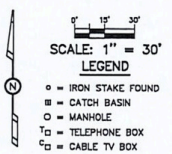
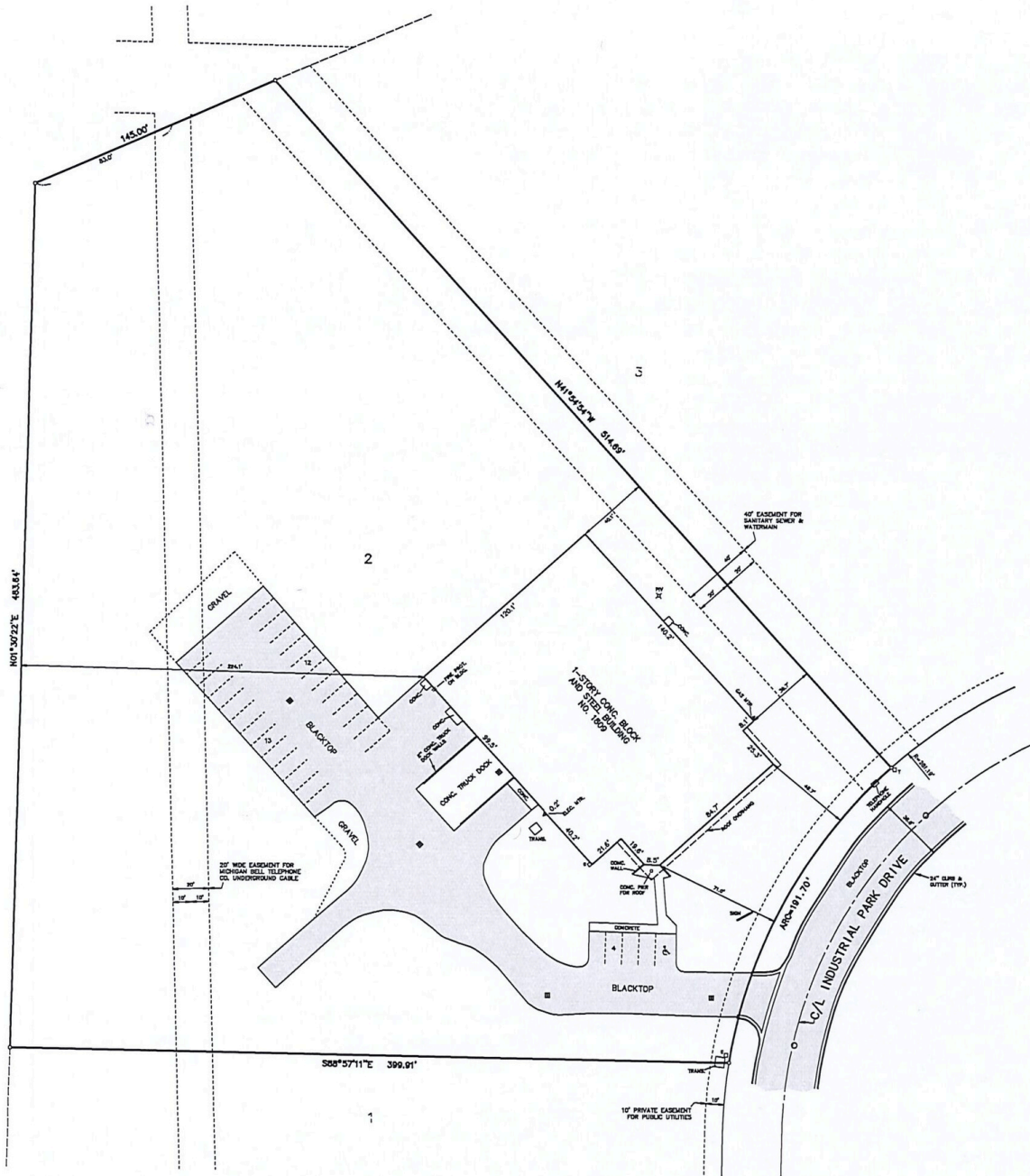




# PLAT MAP

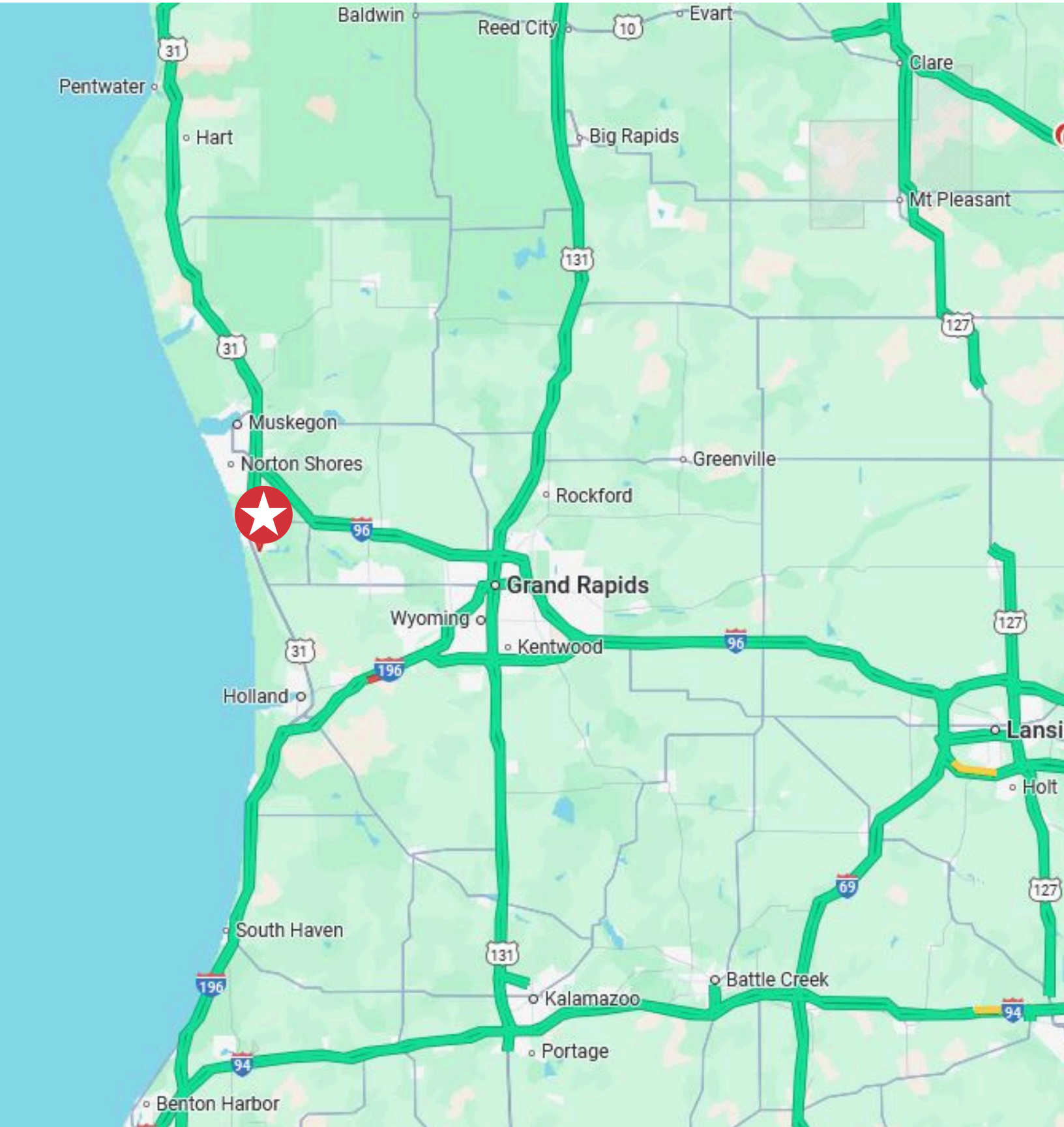








LOCATION MAP





Welcome to...

# WEST MICHIGAN

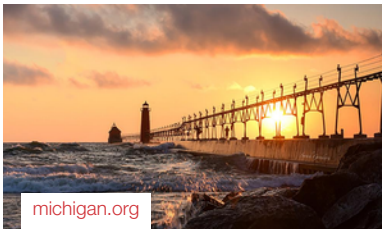
West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

*michigan.org*



## GRAND RAPIDS, MI

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.



## GRAND HAVEN, MI

In Grand Haven, there's something for everyone year-round. From leisurely strolls along the boardwalk to the summer spectacle of the Coast Guard Festival, boat rides on the water, delightful dining experiences, Winter Fest adventures, and serene beach relaxation, the options are endless.



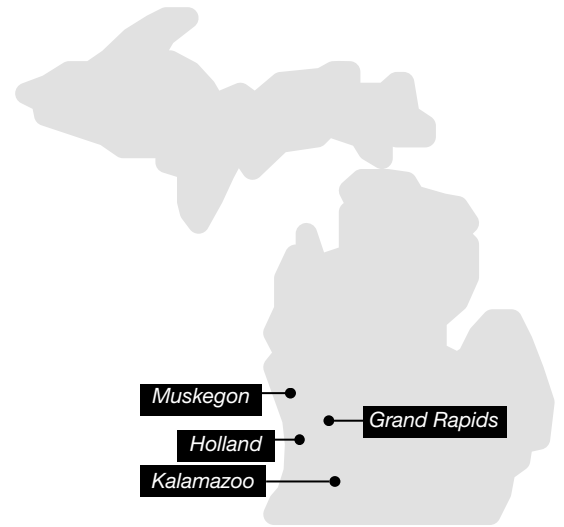
## HOLLAND, MI

Holland offers sandy beaches and an acclaimed downtown, merging small-town intimacy with urban conveniences. The city hosts numerous successful businesses, diverse entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.



## MUSKEGON, MI

Located 42 miles northwest of Grand Rapids, Muskegon is home to 26 miles of Lake Michigan shoreline and dunes, three state parks, endless outdoor activities, and countless other attractions.



## US CITIES WITH THE BEST QUALITY OF LIFE 2024

📍 Grand Rapids

**BUSINESS INSIDER**

## THE ONLY OFFICIAL COAST GUARD CITY, USA

📍 Grand Haven



## BEST OF THE MIDWEST AWARD

📍 Holland

**MidwestLiving**

## BEST SMALL CITIES FOR STARTING A BUSINESS

📍 Muskegon

**W WalletHub**