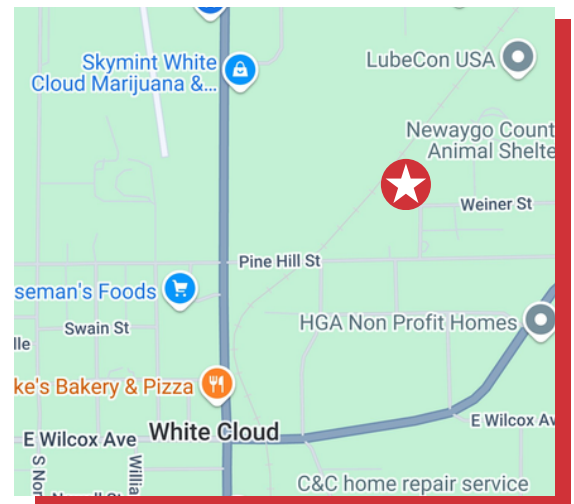




1341 E PINE HILL AVE
WHITE CLOUD, MI 49349

Industrial Space for Lease

- Excellent industrial building in NW Grand Rapids
- Nicely appointed offices
- Ample parking
- Heavy power capacity
- Fully fire protected
- Loading docks and overhead door
- Excellent highway access



LISTING AGENT:

STUART J. KINGMA, SIOR

O: 616.575.7022 | C: 616.581.5000
skingma@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

PROPERTY OVERVIEW

During a time where industrial lease rates continue to climb and space is hard to find, 1341 E Pine Hill offers a cost effective alternative with flexible lease terms. Space A could be a good option for manufacturing or warehousing with ceiling heights up to 21'. Space C is cold storage, and is a great budget-friendly option with direct access to a 14' overhead door. There are offices and conference rooms in the building, which, if desired, could be negotiated into the lease. Additional docks/doors can also be shared if needed.

PROPERTY INFORMATION

Location:	M-37 North to White Cloud to M-20 (E Pine Hill Ave), East on Pine Hill to site on the north side of the road
Total Building Size:	88,049 SF
Acreage:	6.06 acres
Lot Dimensions:	Irregular
Construction:	Steel
Roof:	Rubber/Steel
Eave Height:	15'-21'
Parking:	Surface
Zoning:	I-1
Municipality:	City of White Cloud
PPN:	11-32-400-033

TAX INFORMATION

SEV (2023):	\$221,600.00
Taxable Value (2023):	\$218,556.00
Summer Taxes (2023):	\$6,698.68
Winter Taxes (2023):	\$8,172.11
Total Taxes (2023):	\$14,870.79

UTILITIES

Electric:	Consumers Energy
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Whitecloud
Storm Sewer:	City of Whitecloud
Water:	City of Whitecloud

LEGAL DESCRIPTION

PT SE1/4 COM AT PT S 89 DEG 35 MIN W 1326.89 FT & N 0 DEG 43 MIN 37 SEC E 263 FT FROM SE CORTHEREOF TH S 89 DEG 35 MIN W 333.49 FT TO R.R. R/W N 40 DEG 5 MIN 15 SEC E 156.89 FT N 38 DEG 45 MIN 45 SEC E 673.9 FT N 89 DEG 36 MIN 46 SEC E 251.59 FT S 0 DEG 32 MIN 54 SEC W 456.04 FT TO N R/W WEINER ST S 85 DEG 5 MIN 22 SEC W 317.61 FTS 0 DEG 36 MIN 45 SEC W 160.72 FT S 89 DEG 35 MIN W 118.8 FT TO BEG SEC 32, T14N R12W CITY OF WHITE CLOUD

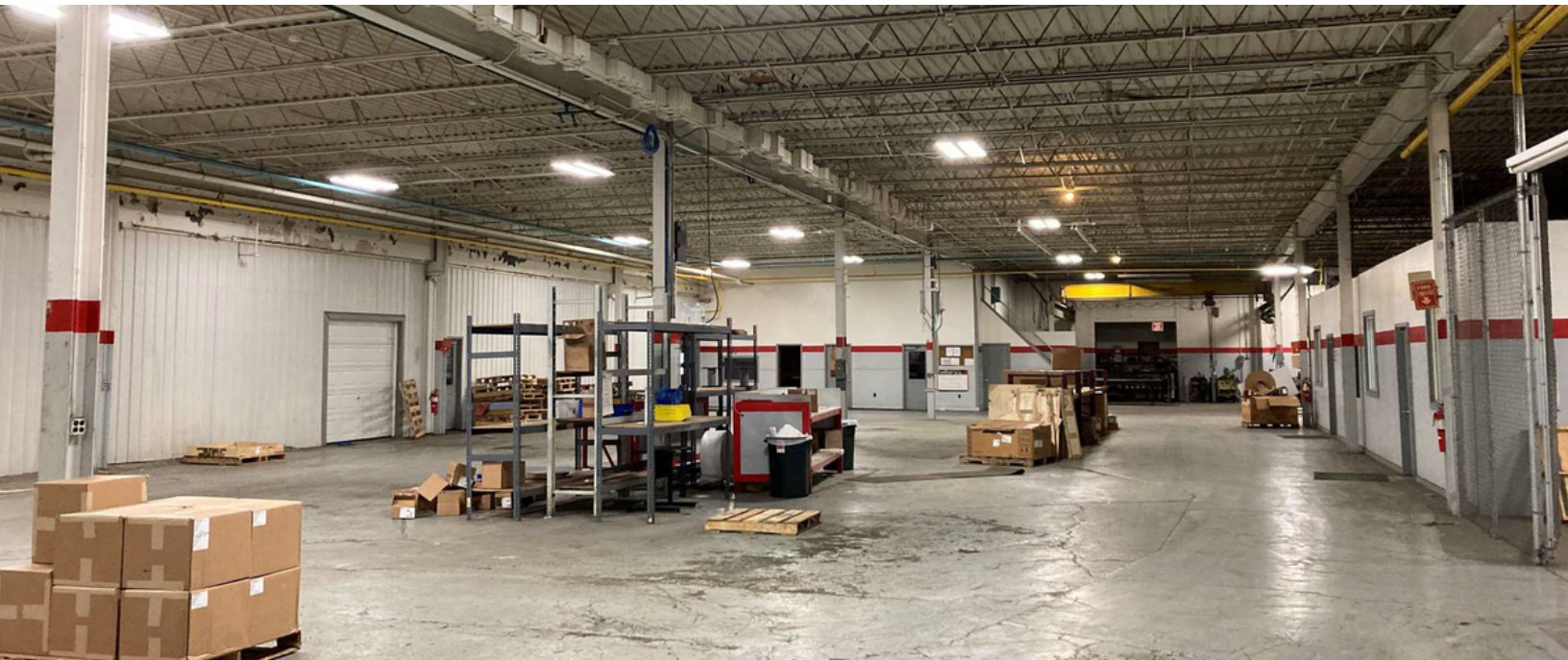
LEASE OVERVIEW

LEASE INFORMATION

Lease Type:	MG; Gross - Varies by Suite
Terms:	36 months
Tenant Provides:	Varies by Suite
Landlord Provides:	Roof & Structural - Varies by Suite
Present Use:	Vacant/Partially leased
Possession:	At Lease Signing
Renewal Option:	Negotiable

AVAILABILITY

SUITE	RENTABLE SF	WAREHOUSE AREA	DOCKS/DOORS	RATE/SF/YR	MONTHLY RENT	CEILING HEIGHTS
A	10,200 SF	10,200 SF	1/1 shared	\$3.50	\$2,975.00	15'
C	13,600 SF	13,600 SF	0/1	\$3.50	\$3,966.67	21'
D	15,345 SF	15,345 SF	-	\$3.50	\$4,475.63	21'
A&C	23,800 SF	23,800 SF	1/1 shared	\$3.50	\$6,941.67	15' - 21'
A&D	25,545 SF	25,545 SF	1/1 shared	\$3.50	\$7,450.63	15' - 21'
C&D	28,945 SF	28,945 SF	0/1 shared	\$3.50	\$8,442.29	21'
A,C,&D	39,145 SF	39,145 SF	1/1 shared	\$3.50	\$11,417.29	15' - 21'



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.

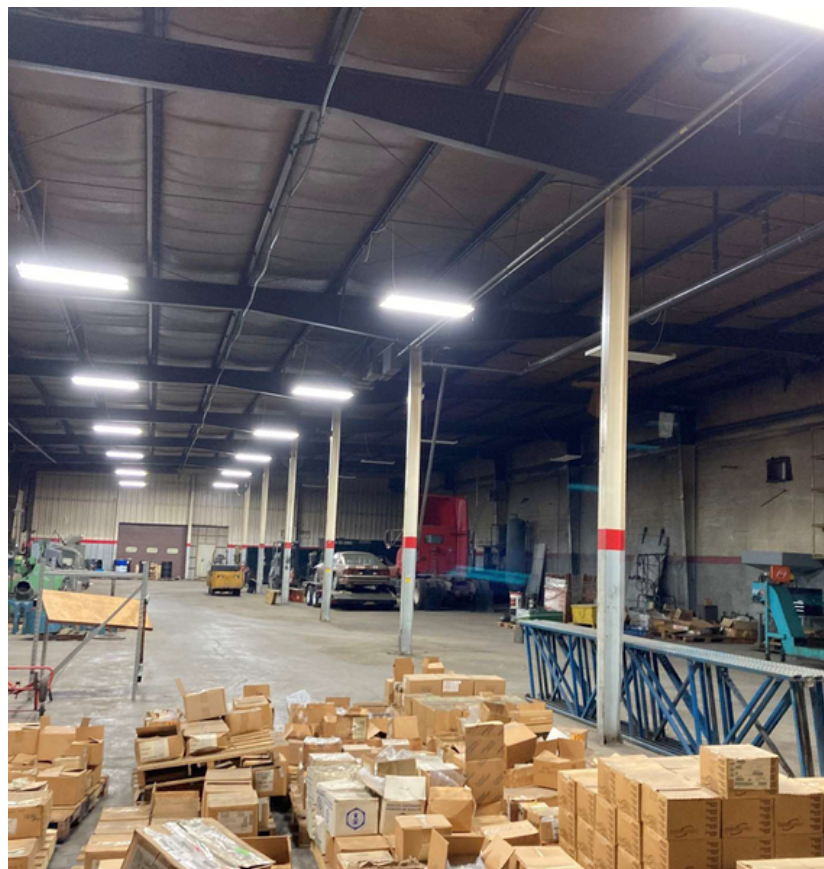
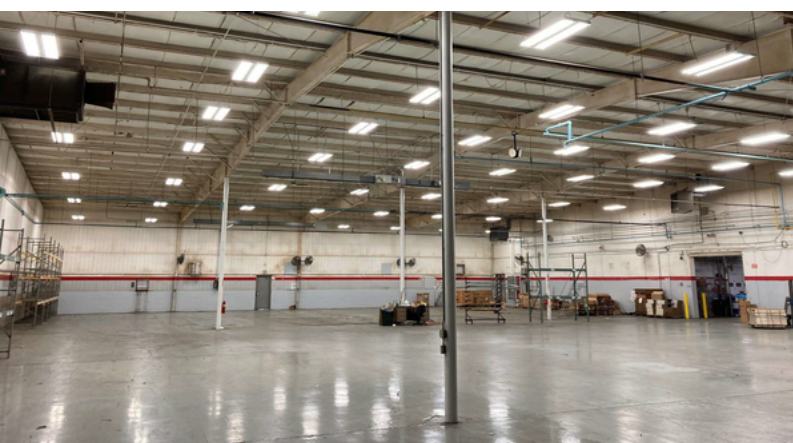
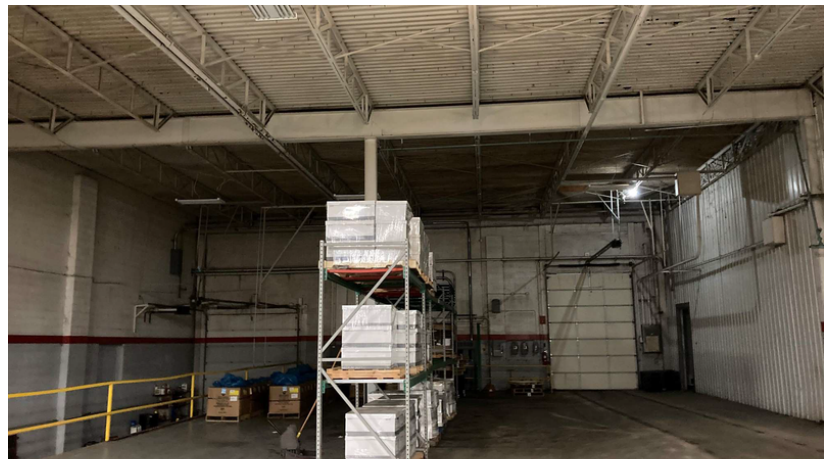
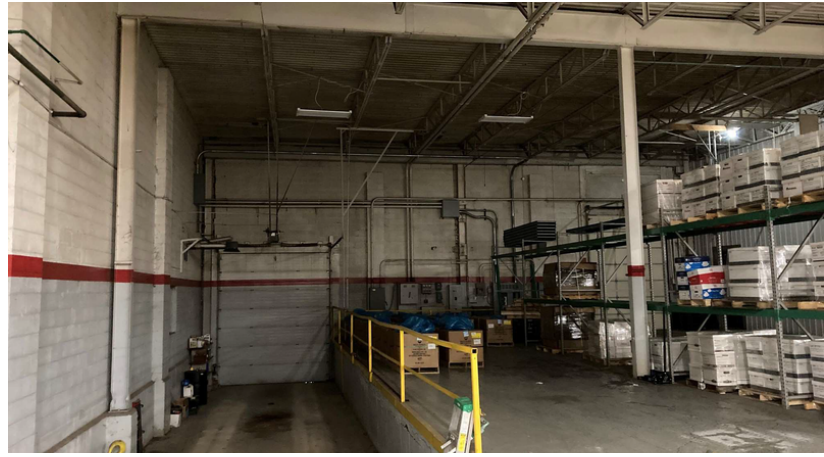
BUILDING OVERVIEW

WAREHOUSE INFORMATION

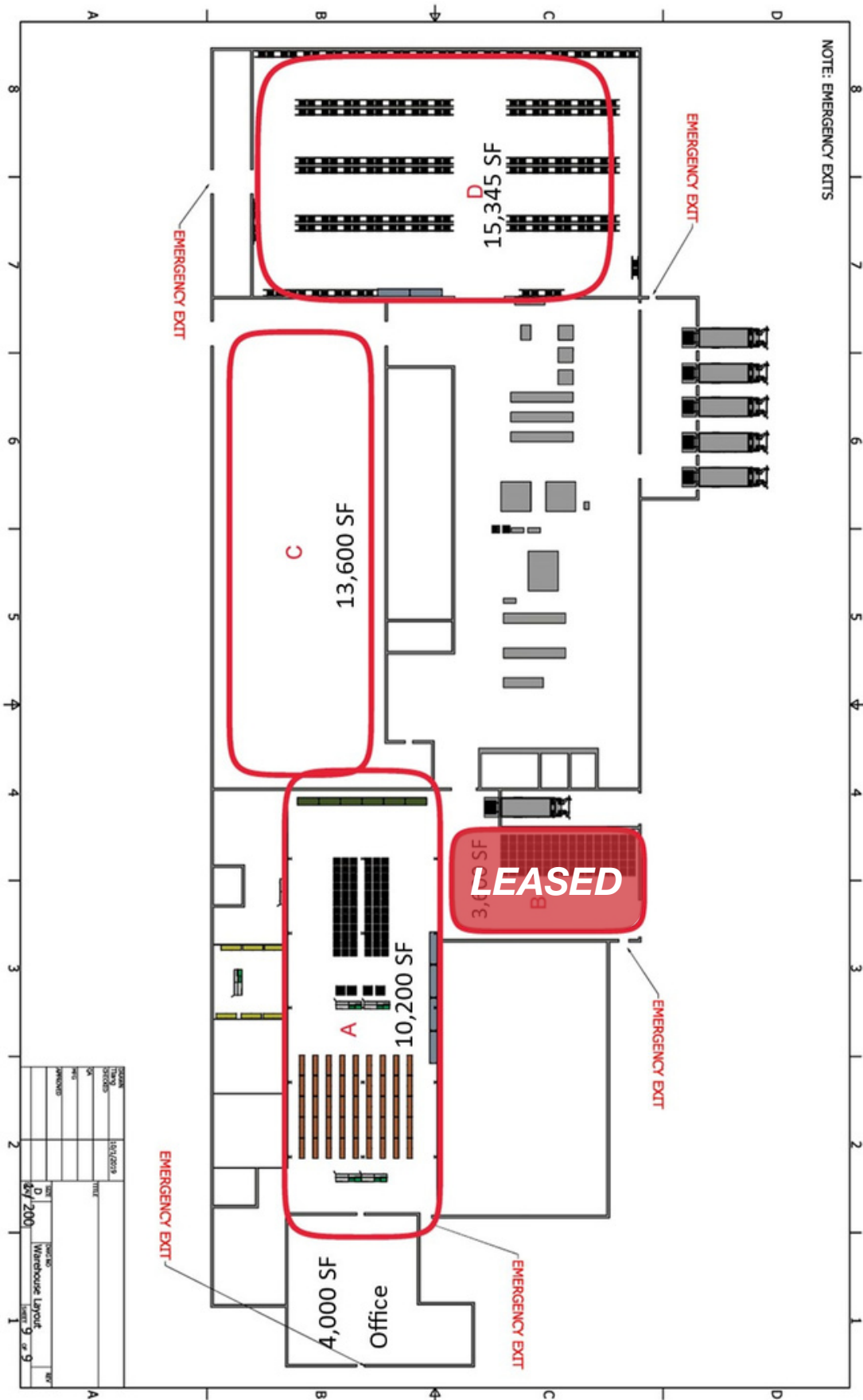
Warehouse SF:	42,745 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	15'-21'
Spinklered:	No
Lighting:	Fluorescent
Electric Service:	480v; 3-phase
Column Spacing:	Various
Grade Level Doors:	2
Loading Docks:	8
Rail Siding:	No
Floor Drains:	No
Compressed Air:	Yes
Cranes:	No
Elevators:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes - 2



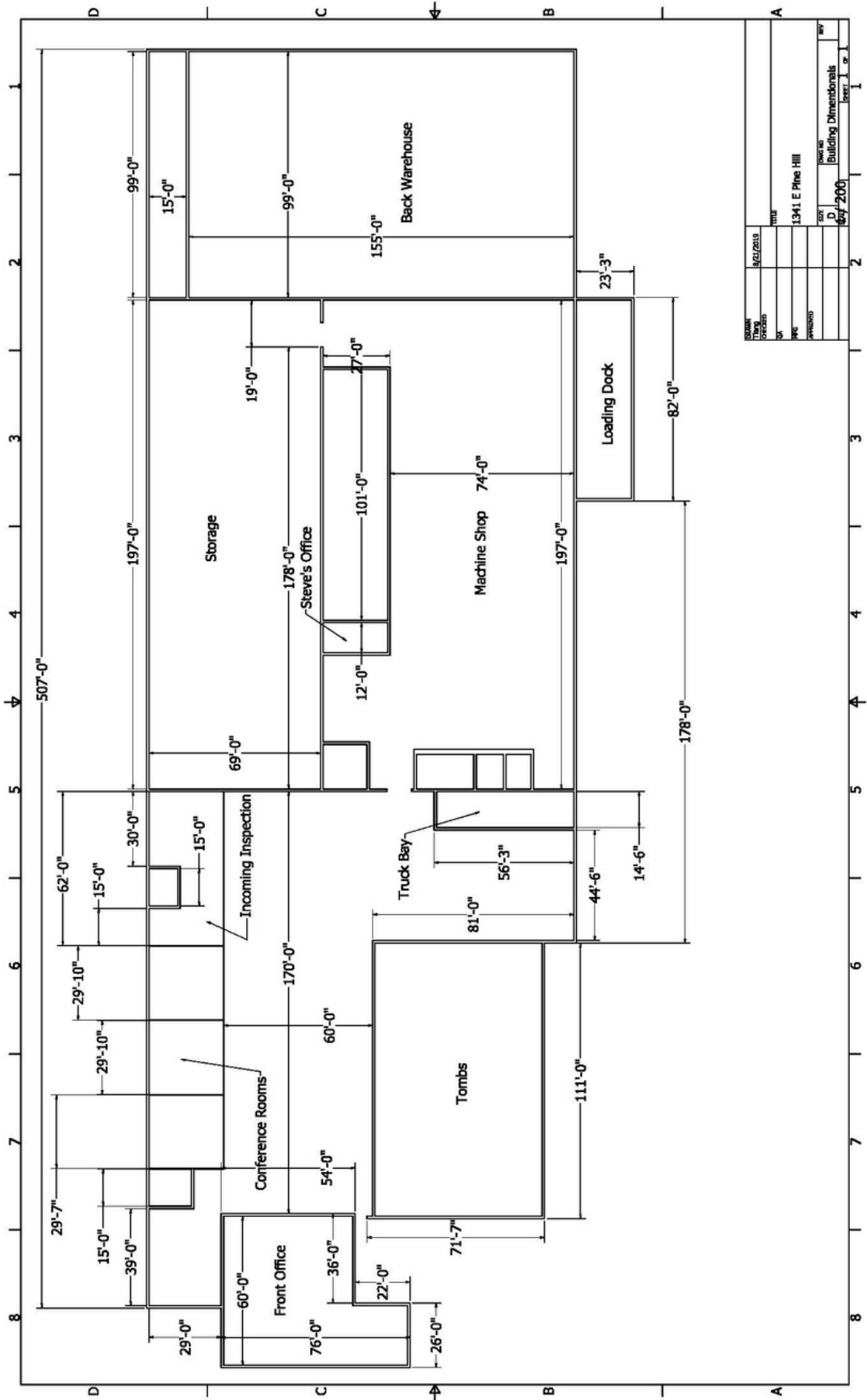
WAREHOUSE



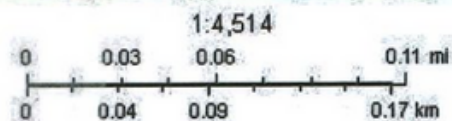
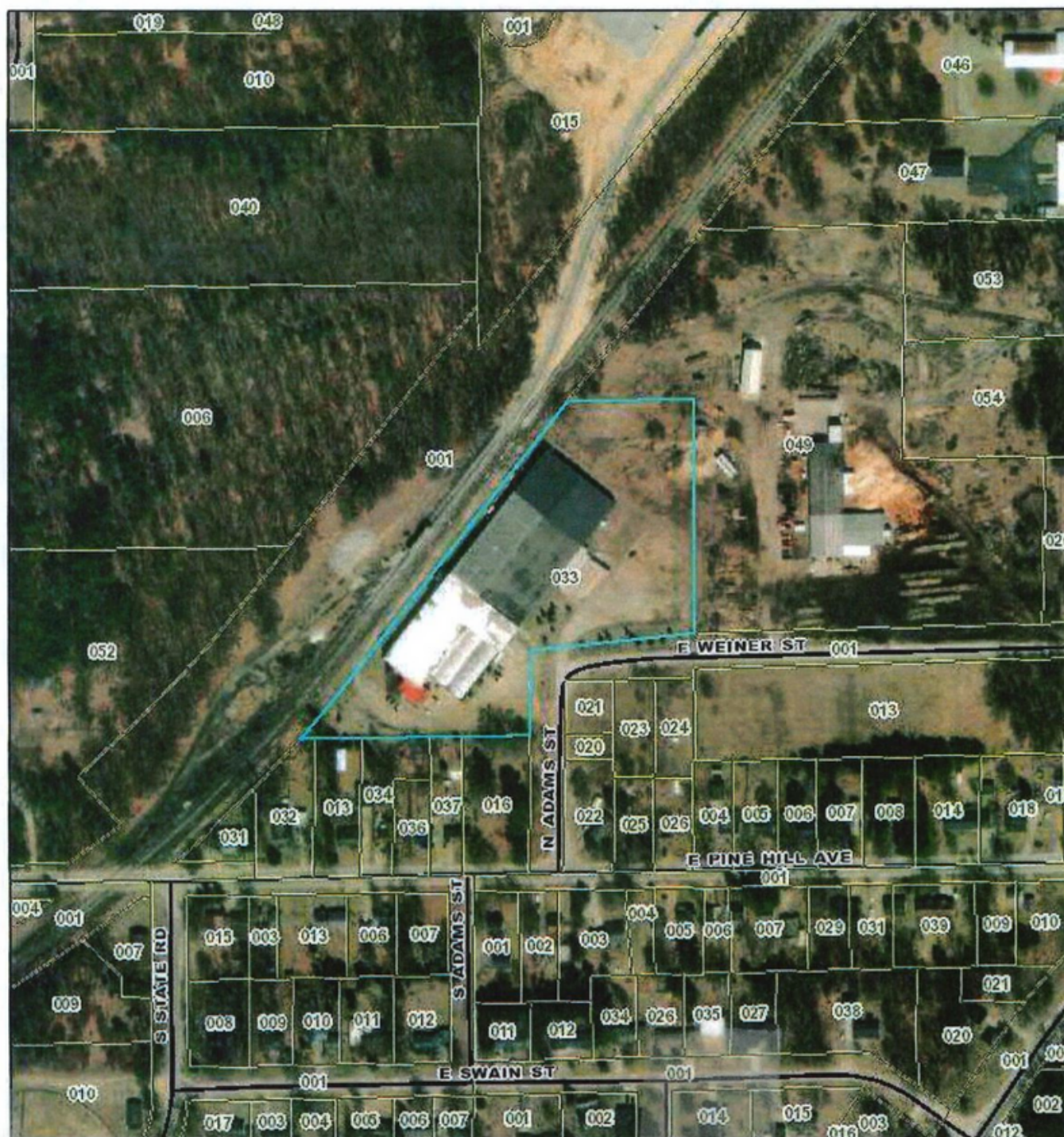
FLOOR PLAN

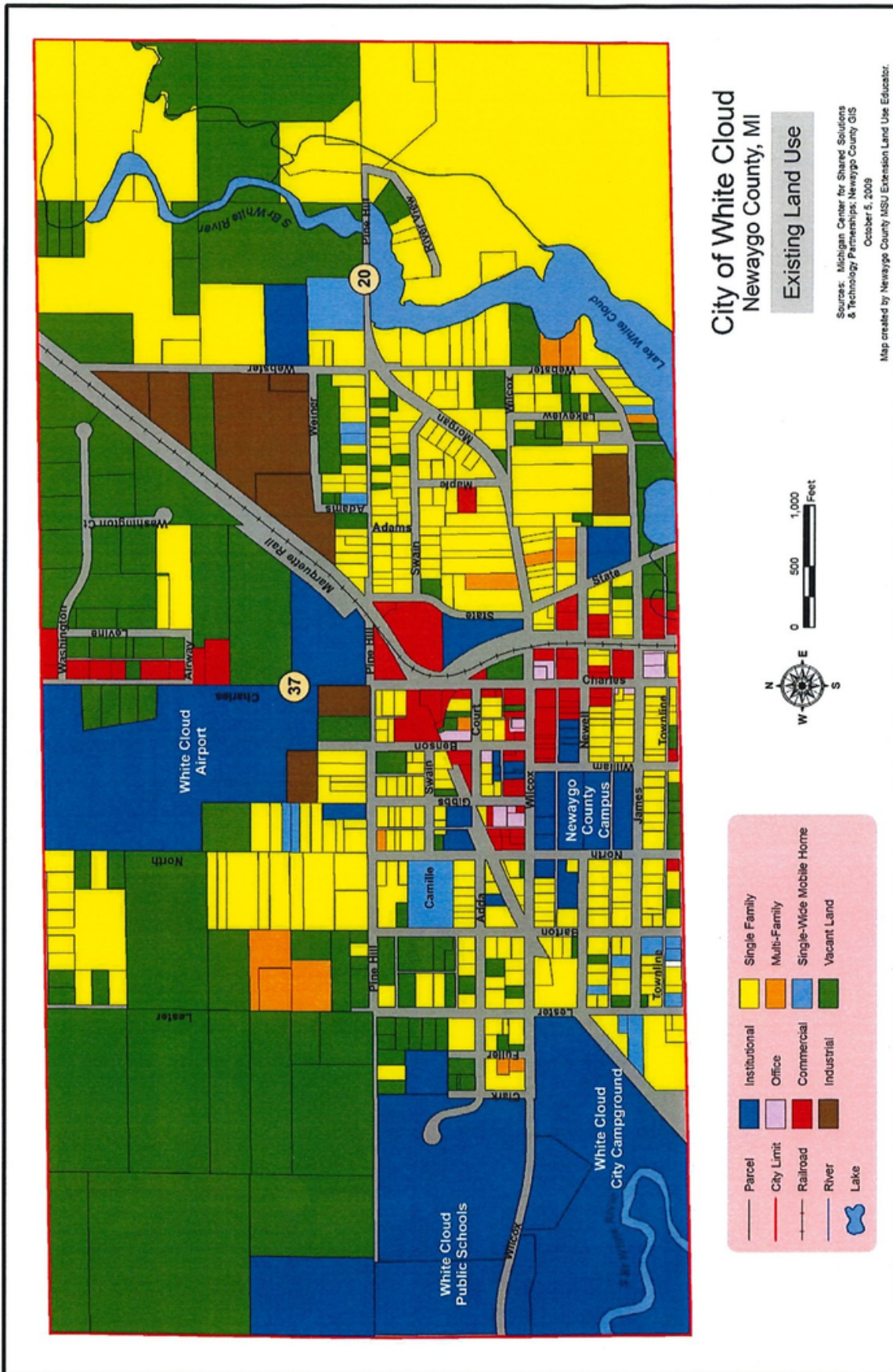


FLOOR PLAN

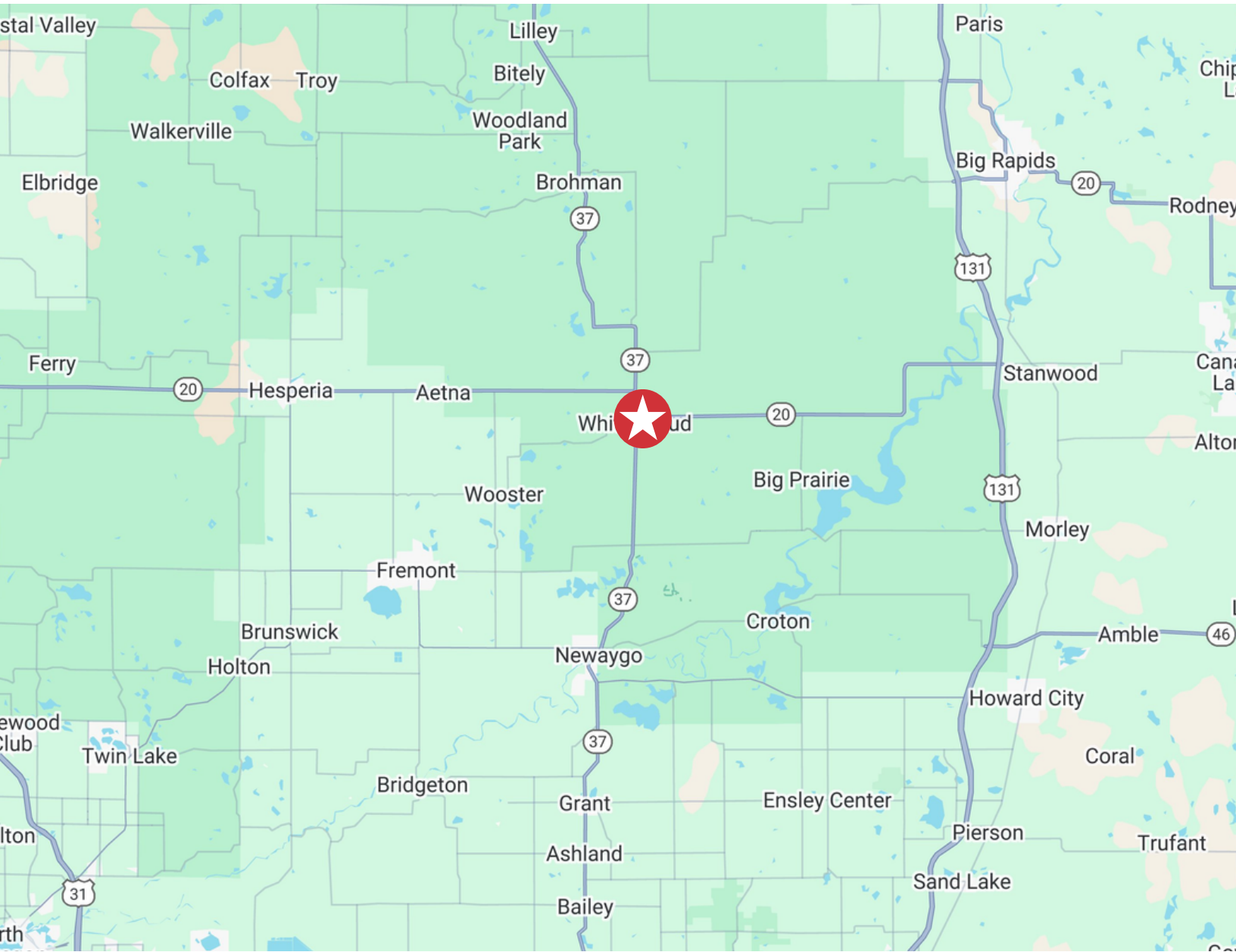


1341 E Pine Hill Ave - PP # 11-32-400-033





LOCATION MAP



PROXIMITY

SR-20	Property fronts SR-20
SR-37	0.20 miles
US-10	26.62 miles
US-131	15.70 miles
I-96	41.30 miles

DEMOGRAPHICS

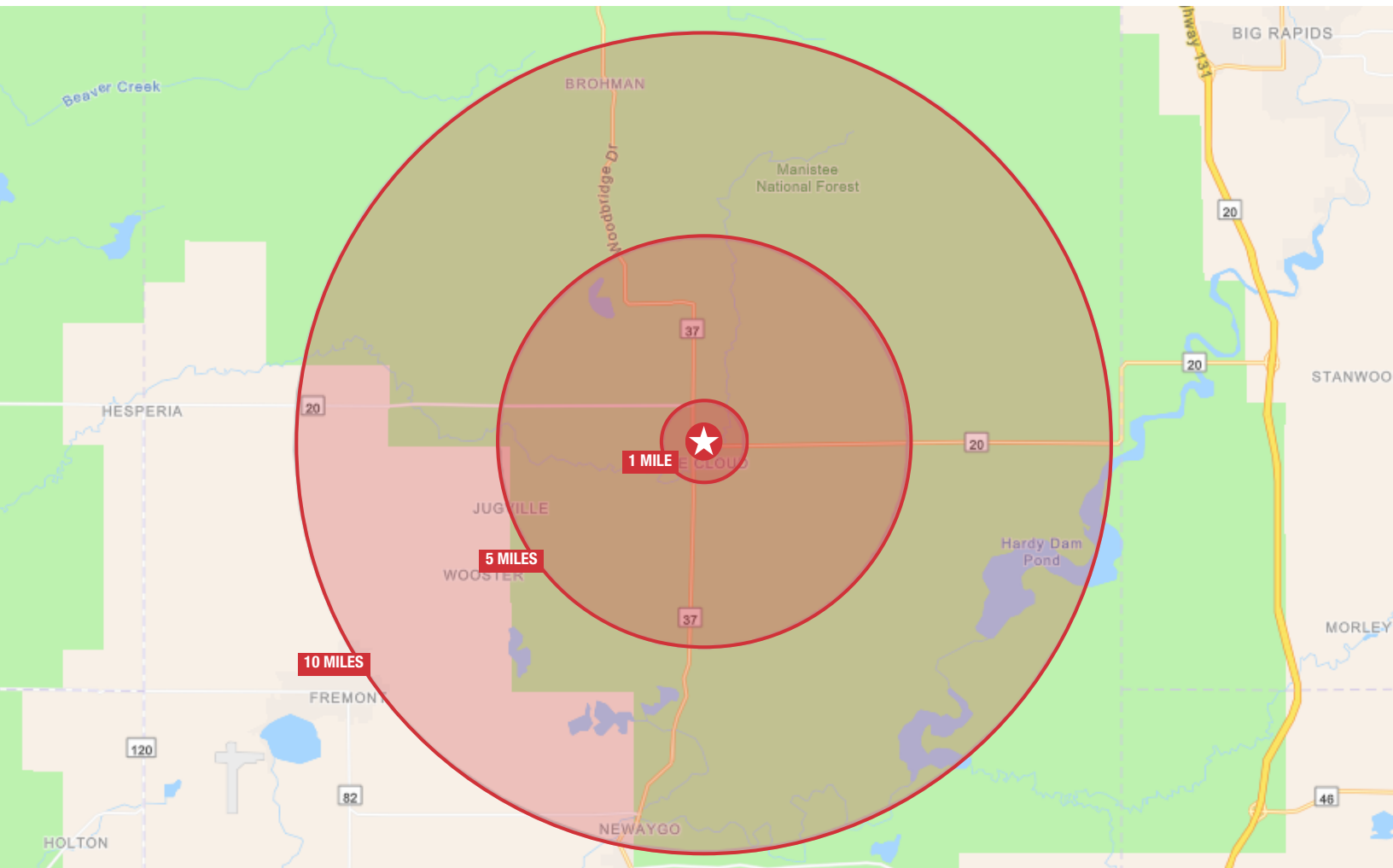
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,559	5,237	17,817
Median Age	38.4	42.7	45.1
HOUSEHOLDS			
Total Households	498	1,921	6,995
# of Persons per Household	2.61	2.57	2.48
HOUSEHOLD INCOME			
Median Household Income	\$52,671	\$53,900	\$59,114
Median House Valuation	\$155,909	\$183,812	\$208,013

17K

POPULATION
(10 MILES)

\$53K

MEDIAN HH INCOME
(5 MILES)



Welcome to...

WEST MICHIGAN



“

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

michigan.org



GRAND RAPIDS, MI

From world-class attractions and outdoor recreation to nationally ranked food and craft beverage scenes - Grand Rapids, MI is filled with spectacular art, live music, and endless opportunities for family fun!



MUSKEGON, MI

Located along the beautiful Lake Michigan shoreline, Muskegon County boasts three state parks, two major paddle sport rivers, and 26 miles of beaches. Muskegon County is the outdoor recreation hub of Michigan's sunset coast, every season of the year!



HOLLAND, MI

Nestled into the wildly beautiful Lake Michigan shoreline and rich with it's deep-rooted Dutch heritage, Holland, MI is a year-round destination known for many things - springtime tulips, summer festivals, fall orchards, winter's holidays and more!



KALAMAZOO, MI

Here you'll find a unique and exciting city vibe, but with the comfort of warm people, an easy-going pace of life, and truly beautiful countryside. With abundant lakes, trails, and parks and a walkable downtown that boasts the nation's first outdoor pedestrian shopping mall, there's a tailored experience for every interest.

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CNN

MICHIGAN'S LARGEST WATER & AMUSEMENT PARK

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