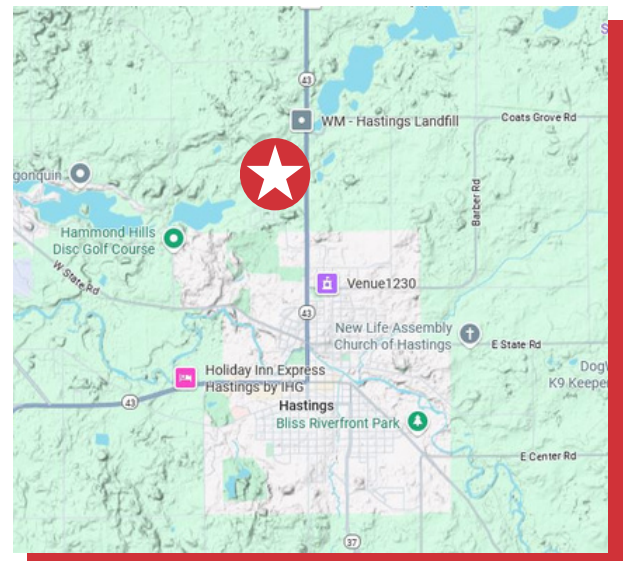




1351 N M 43 HWY HASTINGS, MI 49058

- 38,596 SF building situated on 5.27 acres
- 24,516 SF warehouse | 14,080 SF office
- New roof installed in 2024
- Equipped with heavy power
- Ample on-site parking



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL / OFFICE

PROPERTY - BUILDING INFORMATION

| | |
|----------------------|---|
| Total Building Size: | 38,596 SF |
| Warehouse SF: | 24,516 SF |
| Office SF: | 14,080 SF |
| Year Built: | 1970-2006 |
| Acreage: | 5.27 |
| Construction: | Pole Frame; Steel |
| Roof: | Metal - New in 2024 |
| Floors: | 1 in warehouse; 2 in office |
| Elevators: | No |
| Security System: | No |
| Signage: | Building & Monument |
| Parking: | Ample |
| Fenced Yard: | No |
| Room to expand: | Possible |
| Outside Storage: | Yes |
| Zoning: | LDR- Low Density Residential District 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: | Consumers Energy |
| Sanitary Sewer: | City |
| Water: | Well |
| Internet: | High speed fiber - AT&T |

MUNICIPALITY / TAXES

| | |
|------------------------------|----------------------|
| Municipality: | Township of Hastings |
| PPN: | 06-006-013-00 |
| SEV (2025): | \$979 500 |
| Taxable Value (2025): | \$529,184 |
| Total Property Taxes (2024): | \$22,101.89 |

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.

 **1351 N M43 HWY**
HASTINGS, MI

NAI Wisinski of
West Michigan

SALE & LEASE OVERVIEW

FOR SALE OR LEASE INDUSTRIAL / OFFICE

SALE INFORMATION

Sale Price: \$1,466,648.00

Per SF: \$38.00

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, 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: 1/1/2026

AVAILABLE OFFICE SPACE FOR LEASE

| SUITE | SF | RATE PSF/Y | MONTHLY BASE RENT | CAM MONTHLY (\$ SF/YR) | TOTAL MONTHLY RENT |
|-------|-----------|------------|-------------------|---------------------------|--------------------|
| UPPER | 7,040 SF | \$5.95 | \$3,490.67 | TBD | TBD |
| LOWER | 7,040 SF | \$5.95 | \$3,490.67 | TBD | TBD |
| BOTH | 14,080 SF | \$5.25 | \$6,160.00 | TBD | TBD |

LEGAL DESCRIPTON

COM SE COR SEC 6 T3N R8W, TH NO*21'20"W 1657.48FT ALG EL/SD SEC TO POB; TH S89*30'40"W 400FT, TH NO*21'20"W 320FT, TH W 100FT +/- TO CREEK, TH NE'LY ON C/L SAND CREEK TO E LI SD SEC, TH S0*21'20"E 549FT +/- TO POB. 5.27 ACRES +/-

 **1351 N M43 HWY**
HASTINGS, MI

NAI Wisinski of
West Michigan

AERIAL

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



 **1351 N M43 HWY**
HASTINGS, MI

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West Michigan

BUILDING OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



WAREHOUSE INFORMATION

| | |
|--------------------|---------------------------------|
| Warehouse SF: | 24,516 SF |
| Floors: | 1 |
| Air Conditioning: | Yes |
| HVAC: | Natural Gas; RTU and heat pumps |
| Ceiling Height: | 14' to 21' |
| Spinklered: | Unknown |
| Lighting: | Fluorescent |
| Electric Service: | 800 amps; 3 Phase |
| Grade Level Doors: | 2 |
| Loading Docks: | 1 |
| Floor Drains: | No |
| Compressed Air: | Yes |
| Cranes: | No |

OFFICE INFORMATION

| | |
|---------------------|---------------------------------|
| Office SF: | 14,080 SF |
| Floors: | 2 |
| Mezzanine: | No |
| Air Conditioning: | Yes |
| HVAC: | Natural Gas; RTU and heat pumps |
| Ceiling Height: | 18' to the eaves |
| Spinklered: | Unknown |
| Lighting: | Fluorescent |
| Private Offices: | Yes |
| Conference Room: | Yes |
| Restrooms: | Yes |
| Kitchen/Break Room: | Yes |

 **1351 N M43 HWY**
HASTINGS, MI

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WAREHOUSE AREA

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



 **1351 N M43 HWY**
HASTINGS, MI

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WAREHOUSE AREA

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



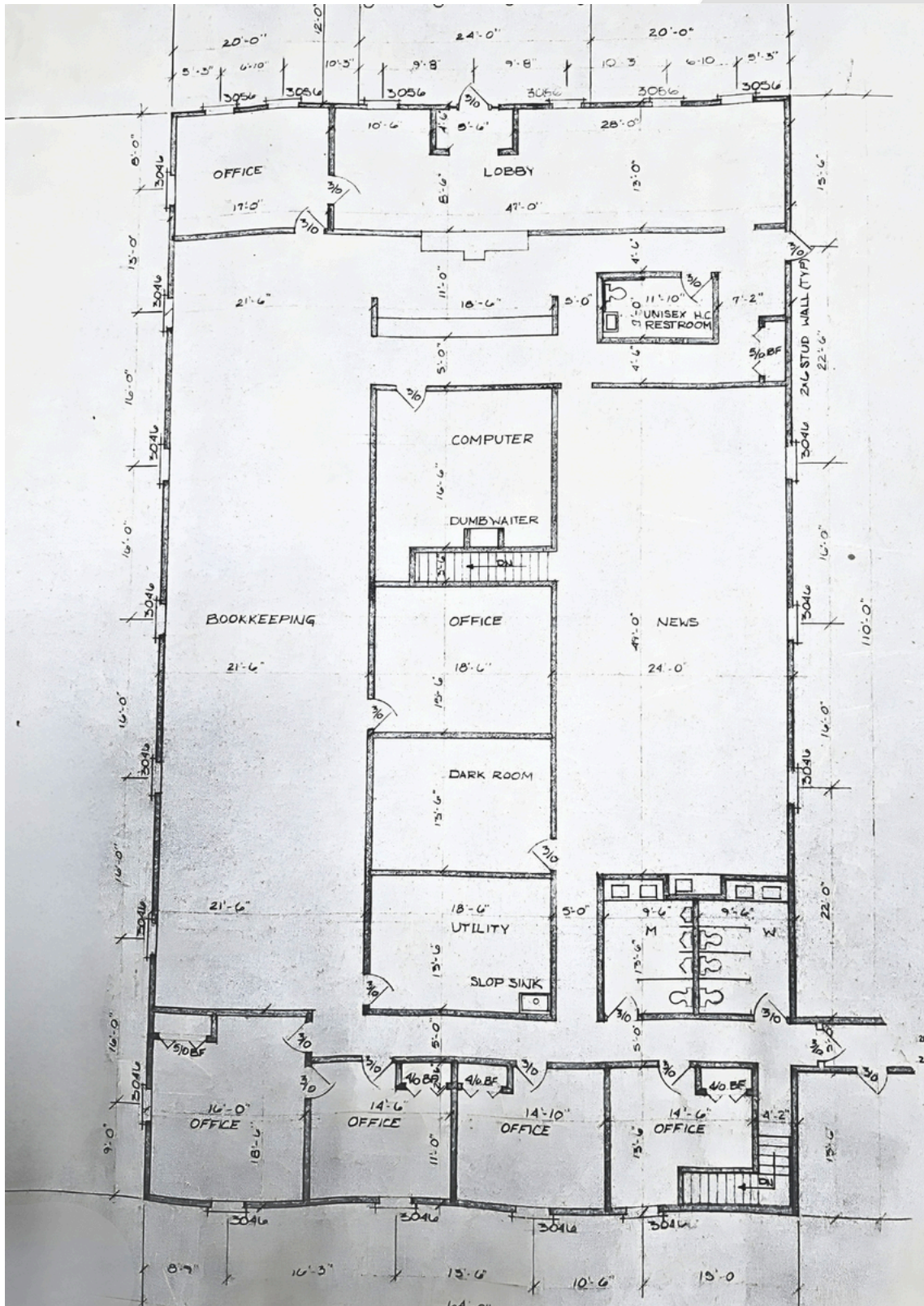
 **1351 N M43 HWY**
HASTINGS, MI

NAI Wisinski of
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FLOOR PLAN

OFFICE UPPER LEVEL

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



OFFICE UPPER LEVEL

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



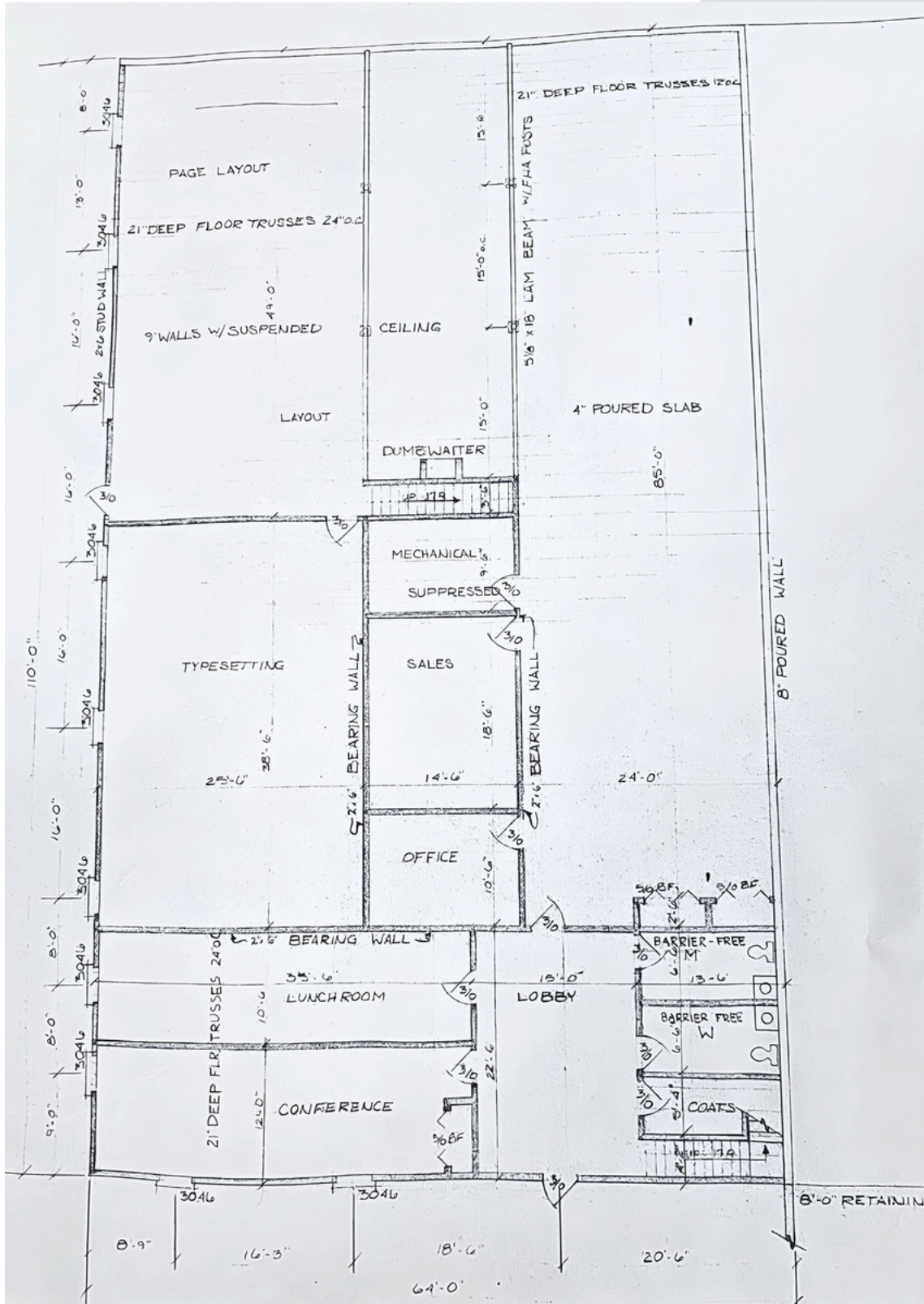
 **1351 N M43 HWY**
HASTINGS, MI

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FLOOR PLAN

OFFICE LOWER LEVEL

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



OFFICE LOWER LEVEL

FOR SALE OR LEASE
INDUSTRIAL / OFFICE

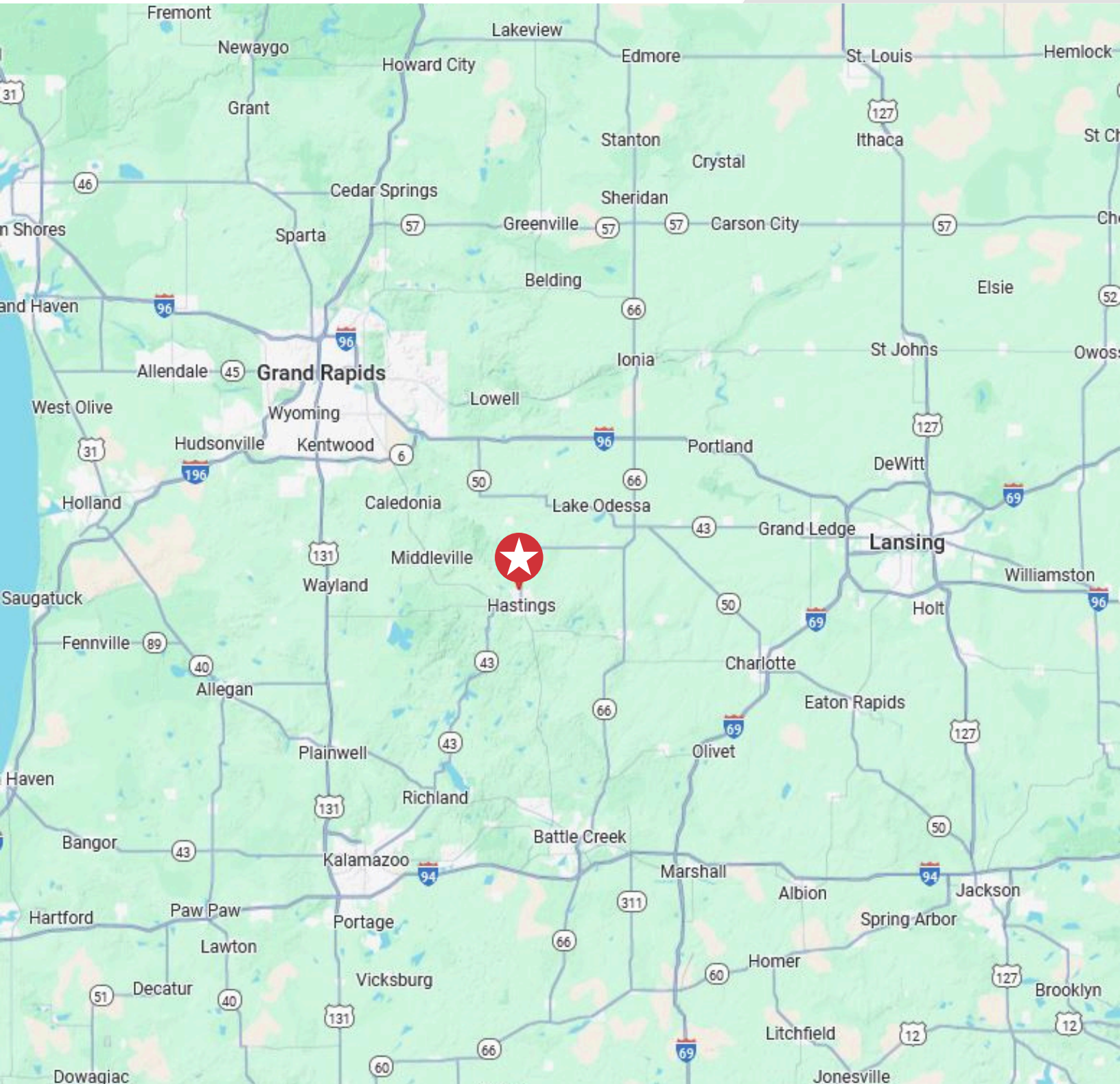


 **1351 N M43 HWY**
HASTINGS, MI

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LOCATION MAP

FOR SALE OR LEASE
INDUSTRIAL / OFFICE



 **1351 N M43 HWY**
HASTINGS, MI



LOCATION OVERVIEW

HASTINGS

Hastings is a picturesque small town in the heart of Barry County, known for its charming downtown, vibrant arts scene, and strong sense of community. Along State Street, visitors will find locally owned boutiques, coffee shops, galleries, and the historic Thornapple Plaza.

Outdoor enthusiasts enjoy the scenic Thornapple River for kayaking and fishing, while nearby parks like Tyden Park and the Paul Henry Thornapple Trail offer trails and green spaces for all ages.

Annual events such as the Barry-Roubaix bike race and the Hastings Summerfest bring locals and visitors together.



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GRAVEL RACE**



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SUMMER CITIES"**



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