

1254 E Barney Ave  
Muskegon, MI 49444



20,695  
Square Feet



15.90  
Acres



\$1,100,000  
Sale Price

## FOR SALE

Highly functional 20,695 SF standalone industrial building positioned on a sprawling 15.90-acre site at 1254 E Barney St in Muskegon, MI. This clear-span facility offers excellent versatility for manufacturing, distribution, or outdoor storage users. The property features two dock-high doors, two drive-in doors, newly installed 480V 3-phase power, and efficient LED lighting throughout. With roughly 7 acres of prepared outdoor yard space — and additional land available with tree clearing — the site supports heavy equipment, trailer storage, or expansion needs. Located just off E Sherman Blvd with immediate access to US-31, this property provides immediate connectivity to the entire West Michigan market.

## CONTACT

LANE WELLS

direct 616 327 2623

mobile 269 240 0438

[Lane.Wells@AdvantageCRE.com](mailto:Lane.Wells@AdvantageCRE.com)

STEVE MARCUSSE SIOR, CCIM

direct 616 327 2613

mobile 616 450 1669

[Steve.Marcusse@AdvantageCRE.com](mailto:Steve.Marcusse@AdvantageCRE.com)



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BUILDING SNAPSHOT



20,695 SF  
Total Building



15.90  
Acres



1996  
Year Built



24'  
Ceiling Height



2 | 2  
Docks | Doors



I-2  
Zoning

BUILDING SPECIFICATIONS

Total Building	20,695 SF
Acreage	15.90 Acres
Parcel Number	24-133-400-0010-00
Year Built	1996
Year Renovated	2025
Elevator(s)	No
Railroad Siding	No
Construction	Steel
Roof	Standing Seam
Column Spacing	Clearspan
Ceiling Height	24'
Clear Height	22'
Fire Suppression	Yes
Heating	Gas Unit Heaters

Air Conditioning	No
Lighting	LED
Driveway Surface	Gravel
Parking Spaces	Ample
Expandable	Yes
Outside Storage	Yes
Zoning	I-2, Industrial
Taxing Authority	City of Muskegon Heights
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	20,000 SF
Ceiling Height	24'
Clear Height	22'
Docks   Doors	2   2
Floor Drains	No
Air Lines	No
Power (Amps   Volts)	TBD
Heating	Gas Unit Heaters
Air Conditioning	No
Shop Office	No
Breakroom/Kitchen	No
Restrooms	Yes

OFFICE INFORMATION

Office Area	695 SF
Ceiling Height	9'
Private Offices	Yes
Conference Room(s)	No
Telcom Room	No
Breakroom/Kitchen	No
Restrooms	Yes



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SALE SNAPSHOT



20,695 SF  
Building



\$1,100,000  
Sale Price

\$53.15/SF  
Sale Price



SALE INFORMATION

Building Size	20,695 SF
Sale Price	\$1,100,000
Sale Price/SF	\$53.15/SF
Possession	At Close
Docks   Doors	2   2
Zoning	I-2, Industrial
Taxing Authority	City of Muskegon Heights





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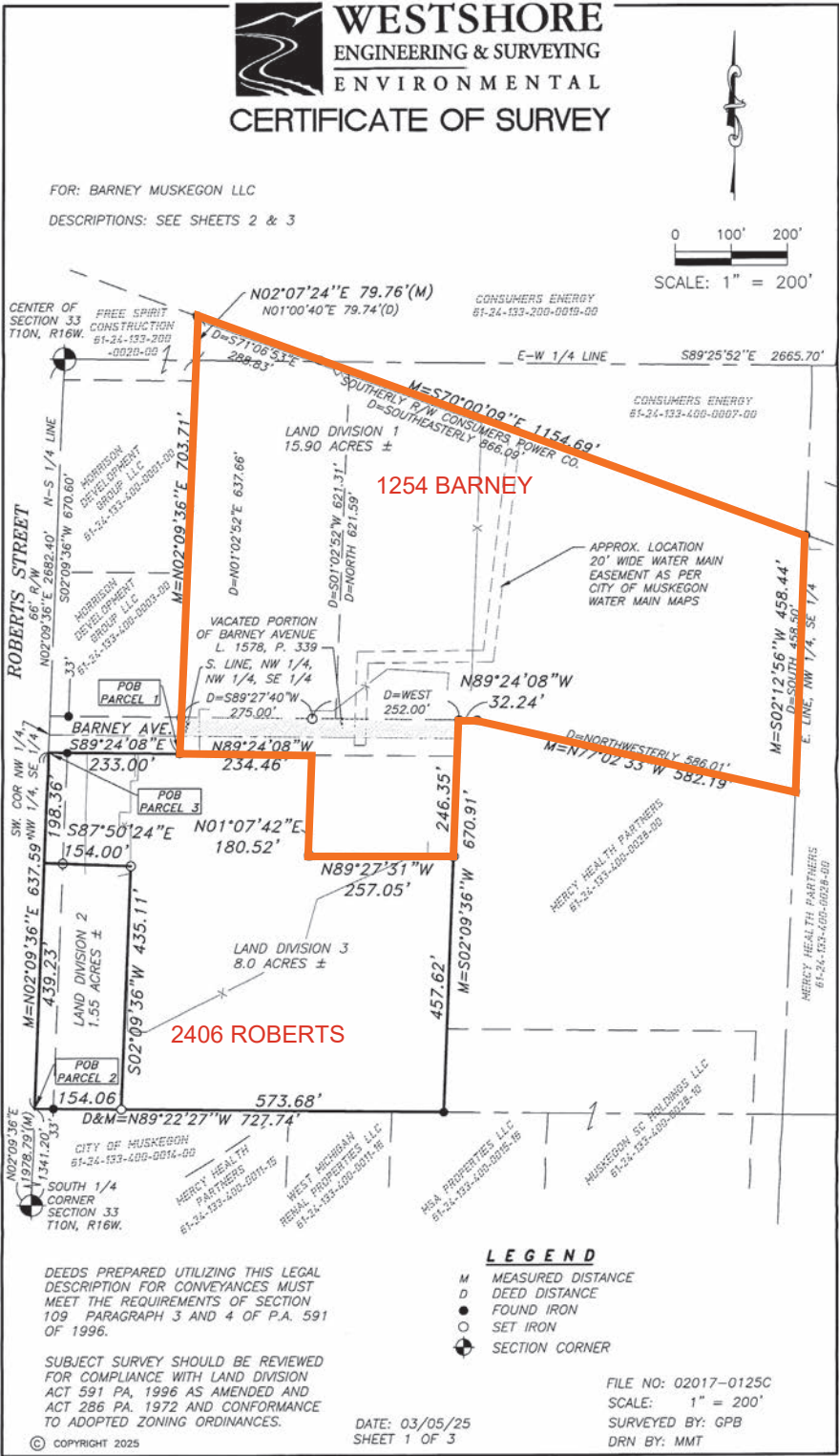


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SITE SURVEY

2410 ROBERTS





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## PROPERTY MAPPING

### PROXIMITY TO

Downtown Grand Rapids	38 miles
Gerald R. Ford International Airport	49 miles
Lansing	78 miles
Chicago	183 miles
Detroit	194 miles
Indianapolis	269 miles





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3333 Deposit Drive NE, Suite 100  
Grand Rapids, MI 49546  
[www.AdvantageCRE.com](http://www.AdvantageCRE.com)  
616 327 2800