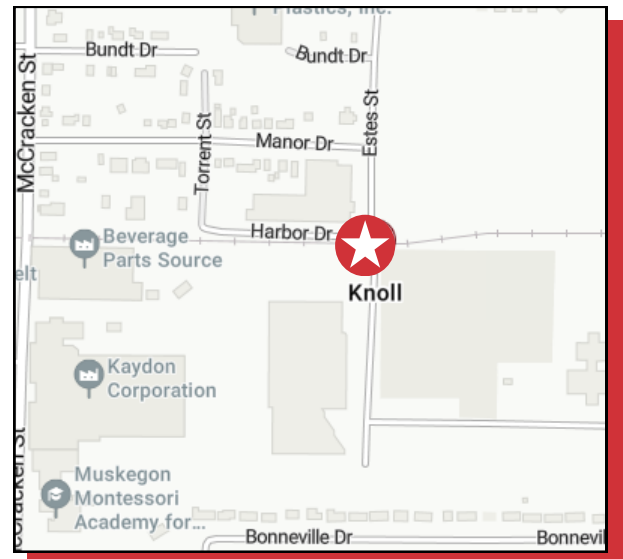




2800 ESTES ST SE NORTON SHORES, MI 49441

BUILDING FOR SALE

- Site location is well-connected to the Muskegon Metro area
- 21.5 acres plus two adjacent parcels for a total of 36.33 acres
- Building size is 350,378 SF & can be split for multiple users
- Significant infrastructure in place
- Paved with ample parking
- Heavy electric power, an abundance of loading docks, compressed air throughout & multiple overhead cranes of various tonnages



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



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PROPERTY SUMMARY

FOR SALE
MUSKEGON FACILITY

PROPERTY SUMMARY

A Rare Large-Scale Industrial Opportunity in the Muskegon Area

2800 Estes Street represents one of the largest and most versatile industrial facilities in the Muskegon region. The property features approximately 350,378 square feet* under roof on 21.5 acres, with two adjacent parcels expanding the total site to 36.33 acres—offering exceptional flexibility and future development potential.

Originally constructed for heavy manufacturing, the facility is equipped with robust power capacity, extensive fire protection, multiple cranes, and numerous loading docks, making it ideal for users requiring significant infrastructure and operational capability.

The property's flexible layout allows for potential subdivision or multi-tenant configurations, providing opportunities for manufacturers, warehouse operators, or logistics companies seeking large-scale, high-quality space with strong regional access.

The building has been well maintained by its current occupant and remains in excellent condition. A variety of loading options and expansive clear areas make it equally suitable for high-volume warehousing or distribution. The excess land accommodates future expansion, trailer parking, or outdoor storage, and a potential rail component adds another layer of connectivity for industrial users.

2800 Estes offers a unique combination of scale, infrastructure, and flexibility rarely found in the Muskegon market.

* per City records



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 **2800 ESTES ST**
NORTON SHORES, MI 49441

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE
MUSKEGON FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	350,378
Warehouse SF:	337,120
Office SF:	13,258
Year Built:	1948 - 2019
Acreage:	36.33
Construction:	Masonry
Roof:	Membrane
Floors / Mezzanine:	2
Eave Height:	up to 25'
Elevators:	Yes
Security System:	Yes
Signage:	Yes
Parking:	Surface, significant parking availability
Fenced Yard:	Yes
Room to Expand:	Yes
Outside Storage:	Ample
Zoning:	I-1 Industrial

It is recommended that interested parties contact the Zoning Department to verify that their intended use confirms to the current zoning code.

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal
Water:	Municipal

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 2800 ESTES ST
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BUILDING OVERVIEW

FOR SALE
MUSKEGON FACILITY



WAREHOUSE INFORMATION

Warehouse SF:	337,120
Floors:	1
Air Conditioning:	No
HVAC:	Gas/Forced Air
Ceiling Height:	18' - 25'
Column Spacing:	Varies
Sprinklered:	Yes
Lighting:	LED
Electric Service:	Multiple substations totaling 10,900 Amps, 480 volt, 3-phase
Grade Level Doors:	2
Loading Docks:	12
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	Several; Four 10-ton, One 5-ton & One 3-ton
Shop Office:	Yes
Shop Restrooms:	Yes
Shop Breakroom:	Yes
Rail Siding:	Yes

OFFICE INFORMATION

Office SF:	13,258
Floors:	2
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Ceiling Height:	up to 18'
Sprinklered:	Yes
Lighting:	LED
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Communications Equipment:	Possible

 **2800 ESTES ST**
NORTON SHORES, MI 49441

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SALE OVERVIEW

FOR SALE
MUSKEGON FACILITY

SALE INFORMATION

Sale Price:	\$9,995,000.00
Per SF:	\$28.53
Possession:	At close subject to Seller's remaining space needs and occupancy requirements.
Terms:	Cash at Close
Municipality:	City of Norton Shores, Muskegon County
PPNs:	27-002-200-0021-00 27-002-200-0027-00 27-002-200-0028-00
Taxable Value (2025):	\$2,570,674.00*
Summer Taxes (2025):	\$126,000.97*
Winter Taxes (2024):	\$55,313.36*
Total Taxes:	\$181,314.33*

LEGAL DESCRIPTIONS

PPN 27-002-200-0027-00: CITY OF NORTON SHORES PART OF SE 1/4 NE 1/4 SEC 2 N 22 1/2 ACS SE 1/4 NE 1/4 EXC COM AT A PT 535 FT E NW COR SE 1/4 NE 1/4 & EXTENDING W TO SDCOR TH S 50 FT TH ELY & PAR TO N LN SE 1/4 NE 1/4 335 FT TH NELY TO POB SEC 2 T9N R17W

PPN 27-002-200-0021-00: CITY OF NORTON SHORES S 10 AC OF NE 1/4 OF NE 1/4 EXC 50 FT ROW FOR SPUR TRACK 8.50A SEC 2 T9N R17W SUBJ TO INGRESS/EGRESS ESMT ETC L/P 2285/700 AND ALSO SUBJ TO ESMT RECT 2285/704

PPN 27-002-200-0028-00: CITY OF NORTON SHORES SEC 2 T9N R17W S 10 AC OF N 32 1/2 AC OF SE 1/4 NE 1/4 EXC S 85 FT TH'OF FOR PT OF NOR OAKS SUBD ALSO EXC S 25 FT USED FOR BUFFER SUBJ TO ESMT L789 P254

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NORTON SHORES, MI 49441

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PHOTOS

FOR SALE
MUSKEGON FACILITY



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NORTON SHORES, MI 49441

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PHOTOS

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MUSKEGON FACILITY

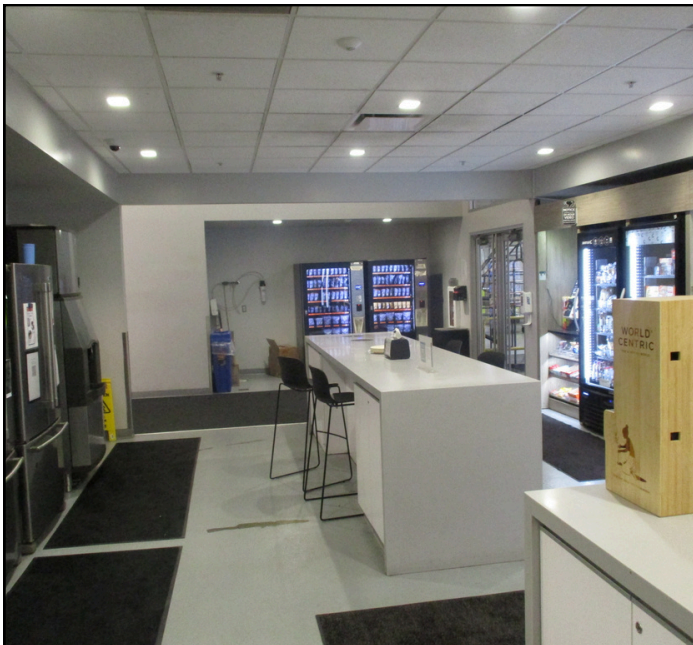


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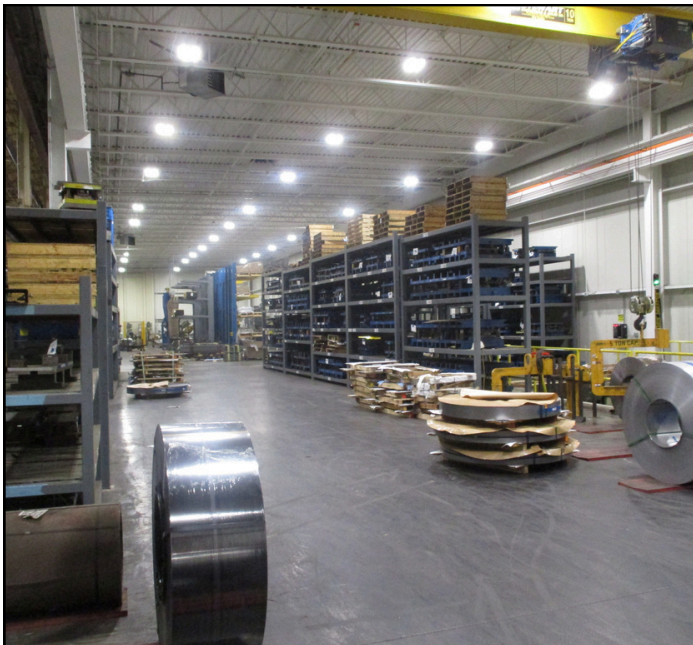


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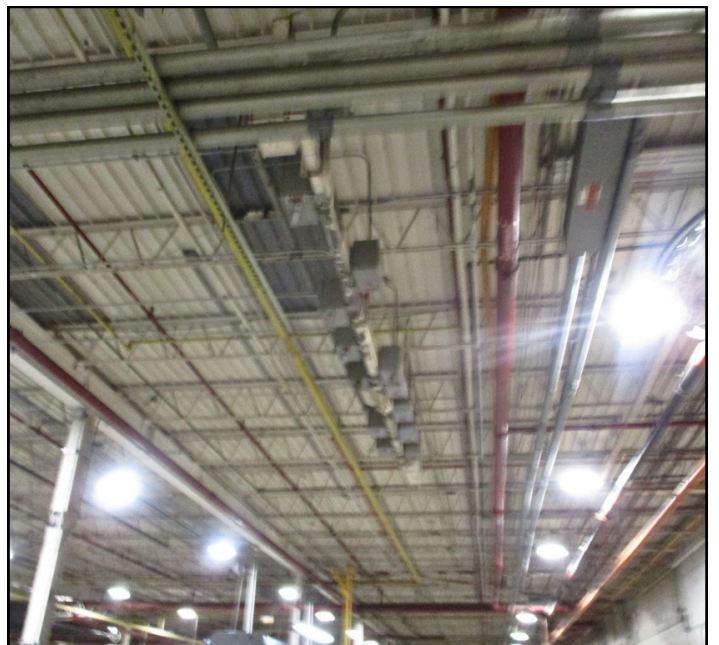


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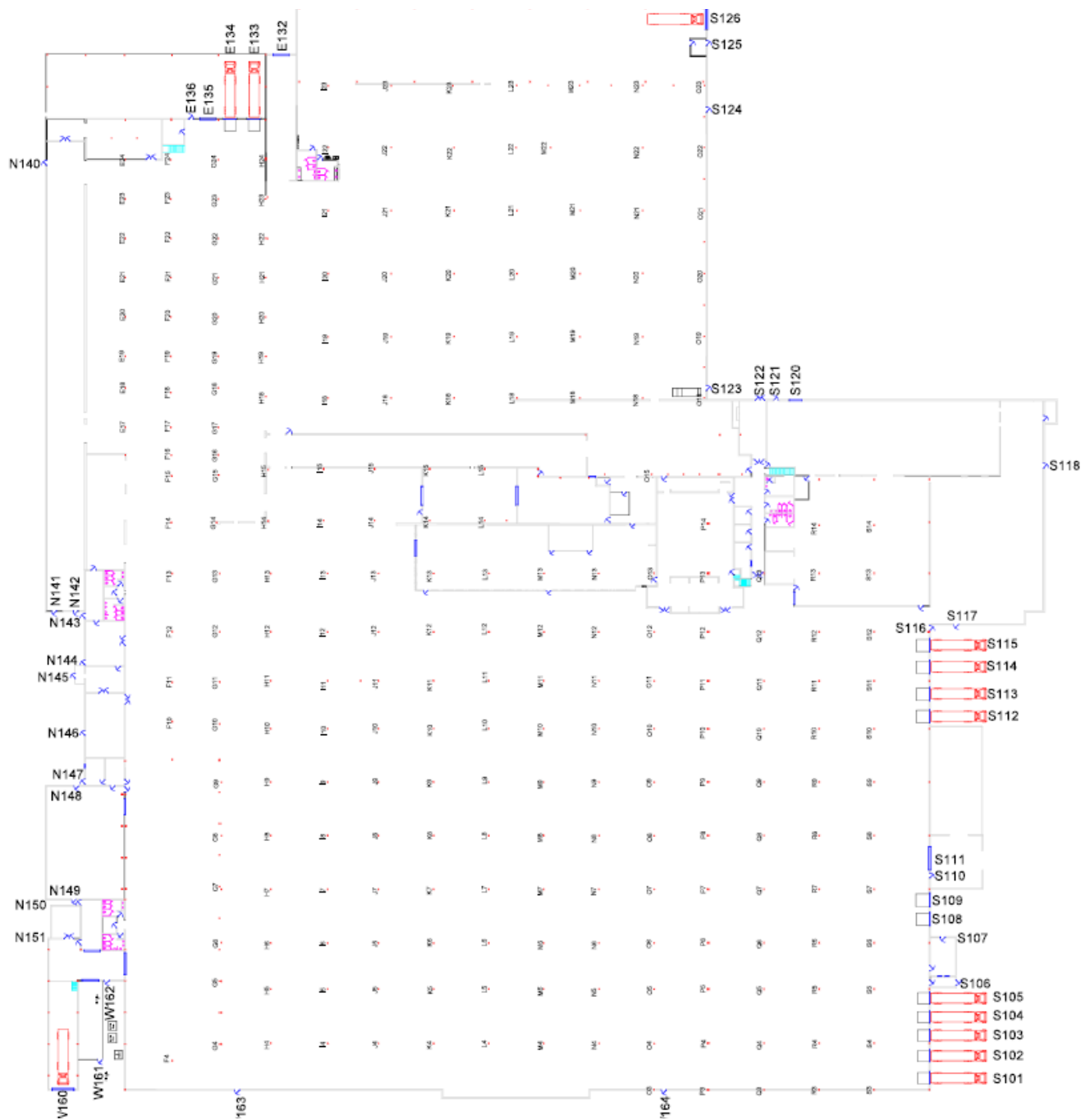
PHOTOS

FOR SALE
MUSKEGON FACILITY



FLOOR PLAN

FOR SALE
MUSKEGON FACILITY

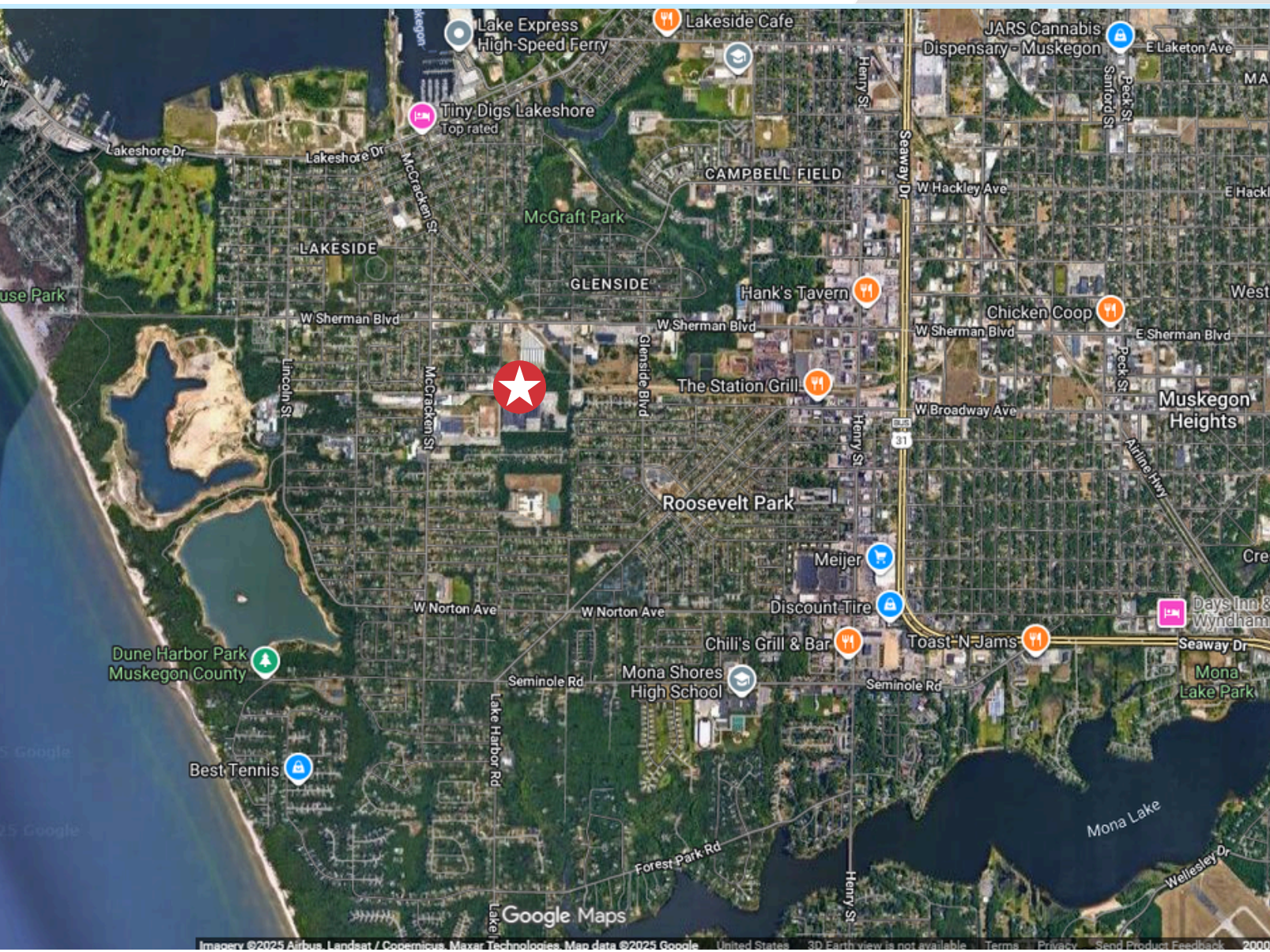


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LOCATION MAP

FOR SALE
MUSKEGON FACILITY



PROXIMITY

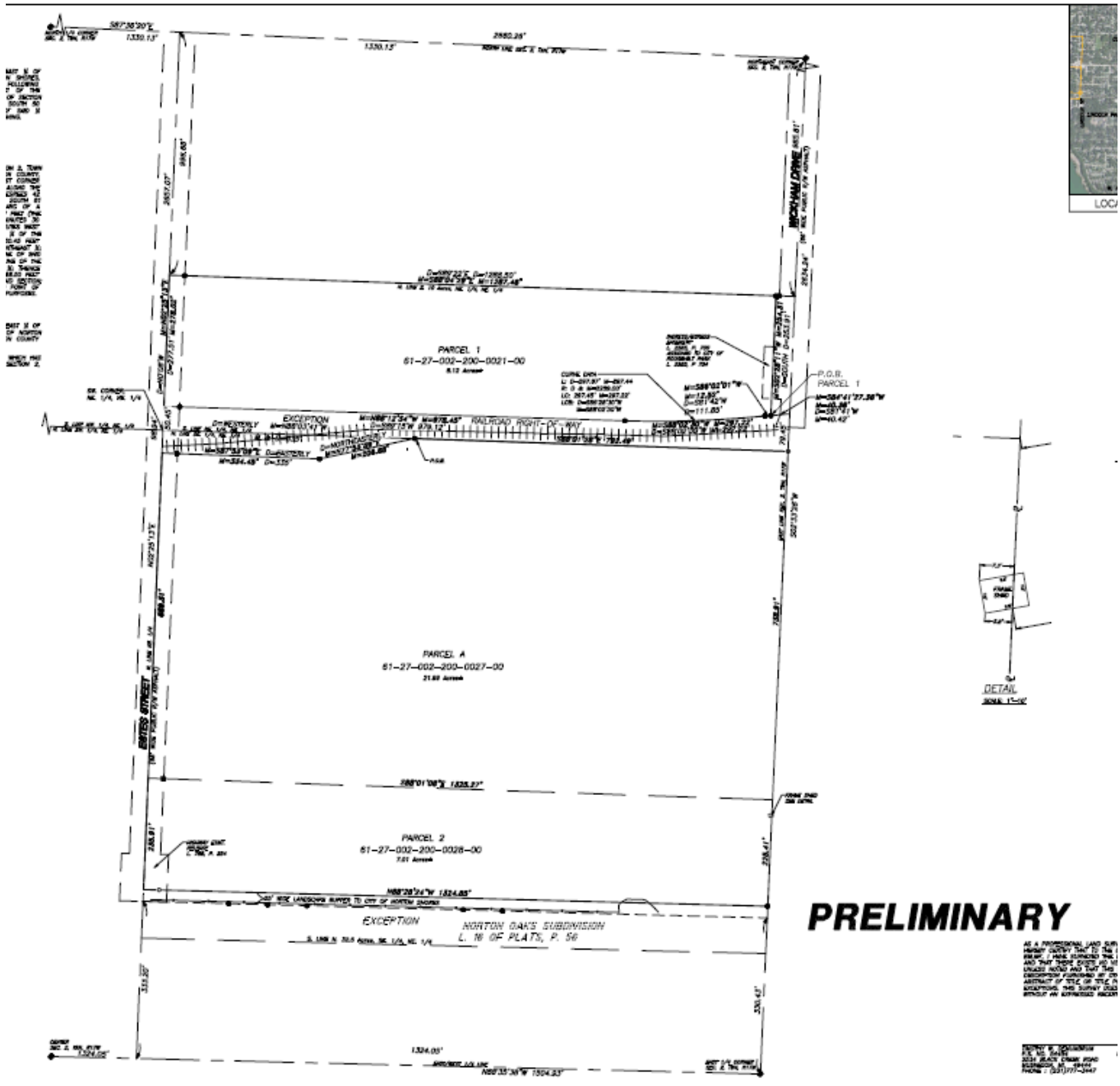
Business 31	2.3 miles
I-96	6.2 miles (via Business 31)
US-31	6.6 miles
Muskegon County Airport (MKG)	6.8 miles
Grand Rapids, MI	40.5 miles

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NORTON SHORES, MI 49441

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SURVEY

FOR SALE
MUSKEGON FACILITY

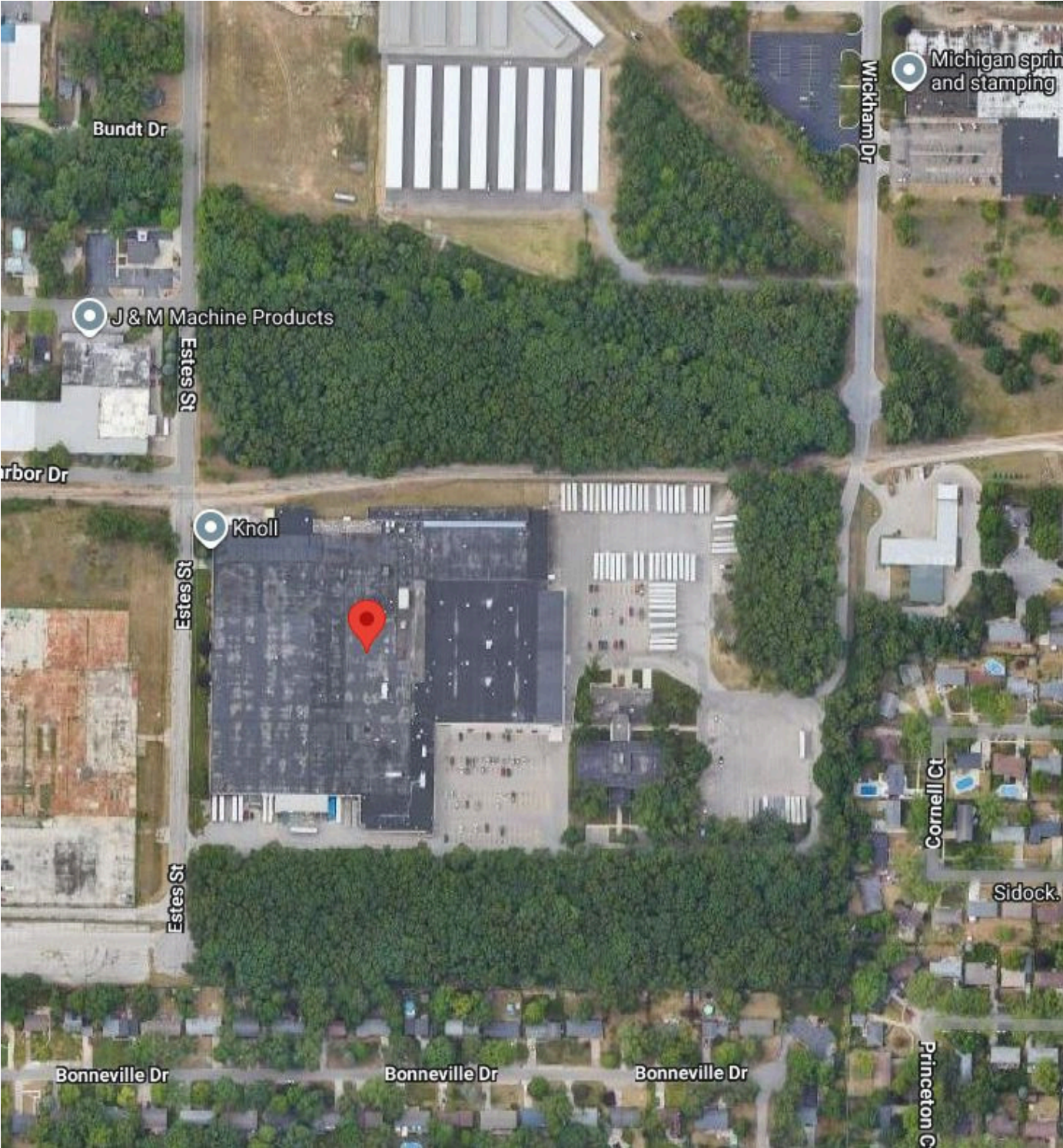


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AERIAL

FOR SALE
MUSKEGON FACILITY

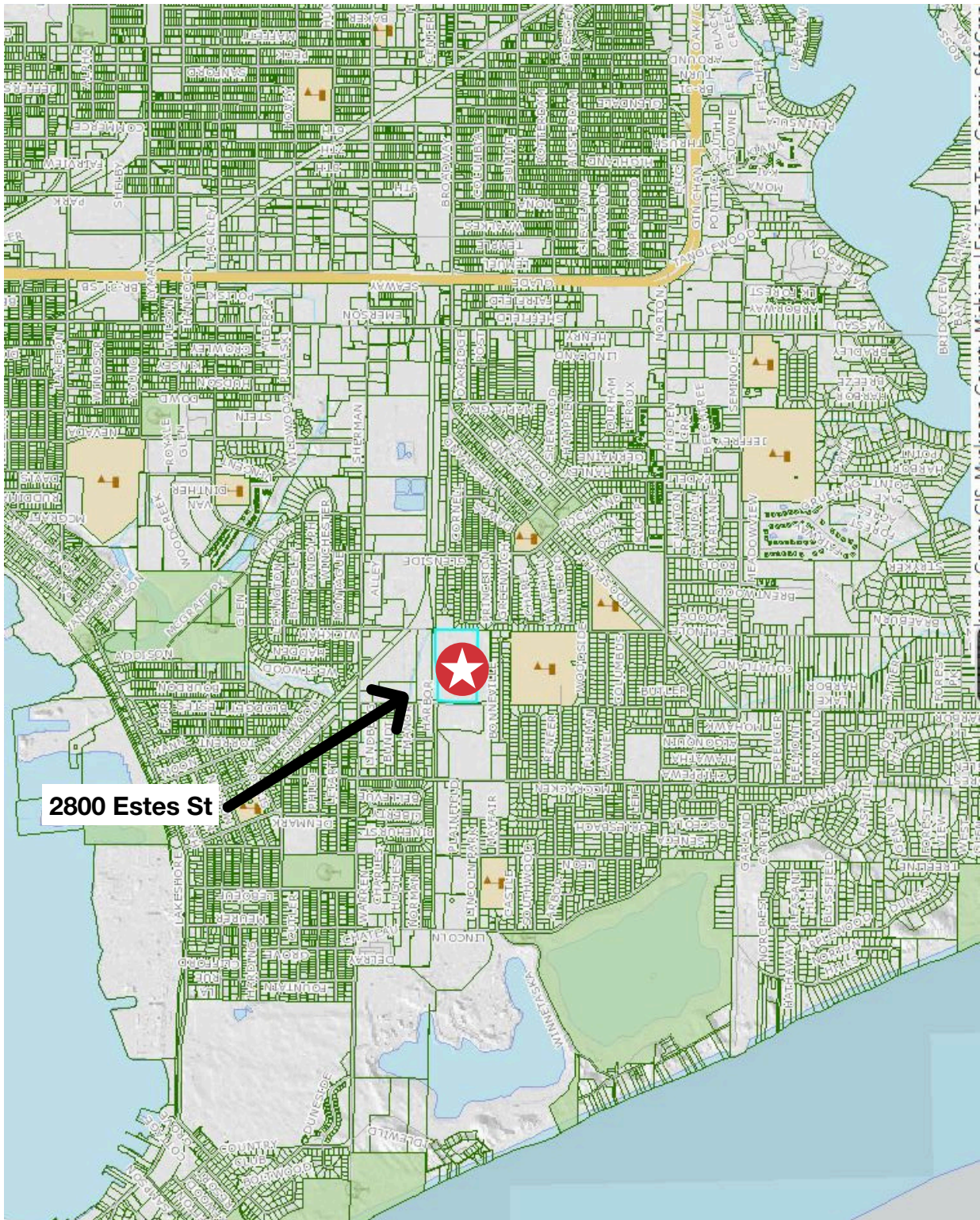


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AERIAL

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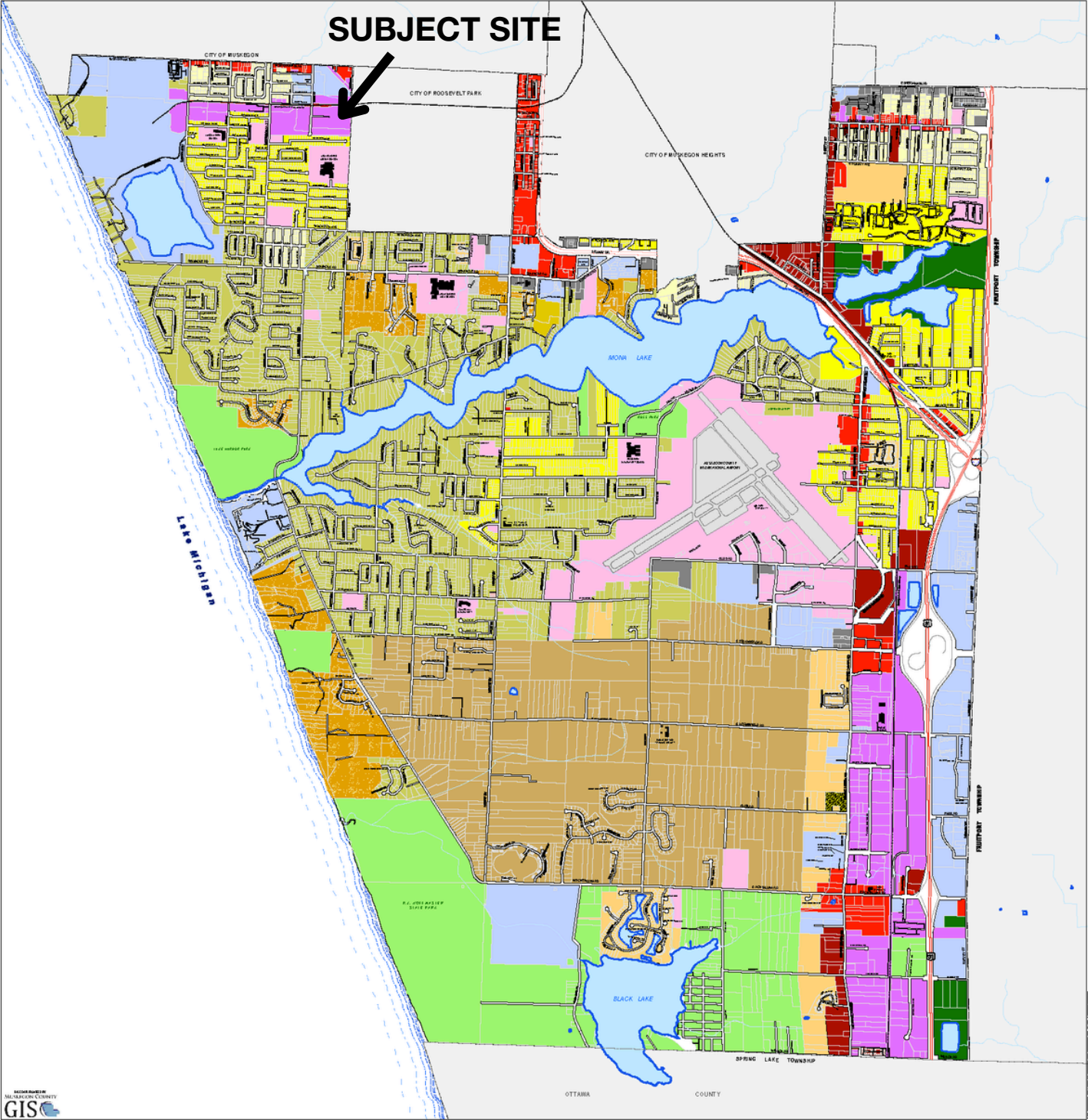


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ZONING MAP

FOR SALE
MUSKEGON FACILITY



City of Norton Shores
Muskegon County, Michigan
ZONING MAP

January 2018
Pricin & Newhof

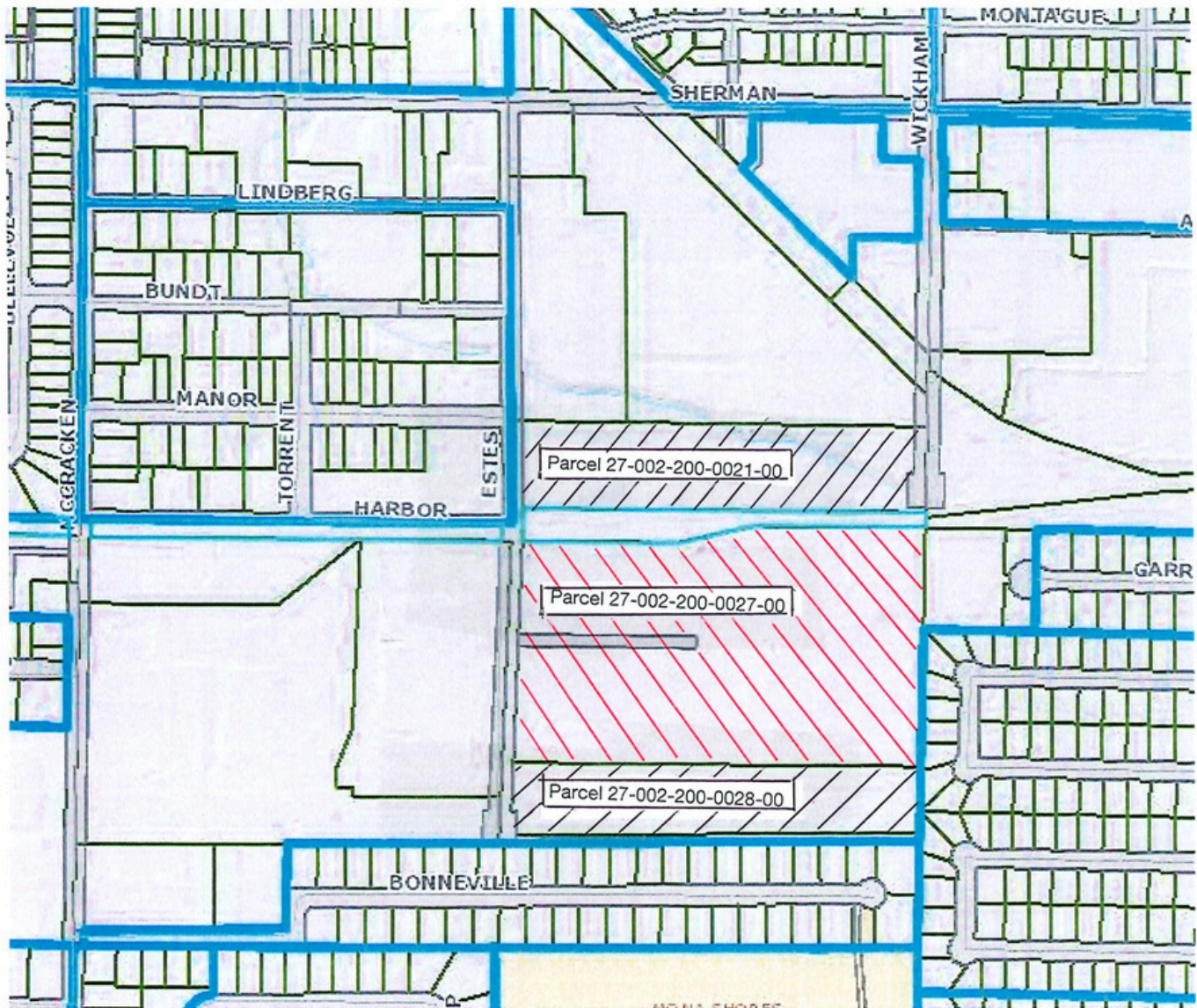
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PARCEL MAP

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27-002-200-0027-00
27-002-200-0028-00

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MUSKEGON FACILITY



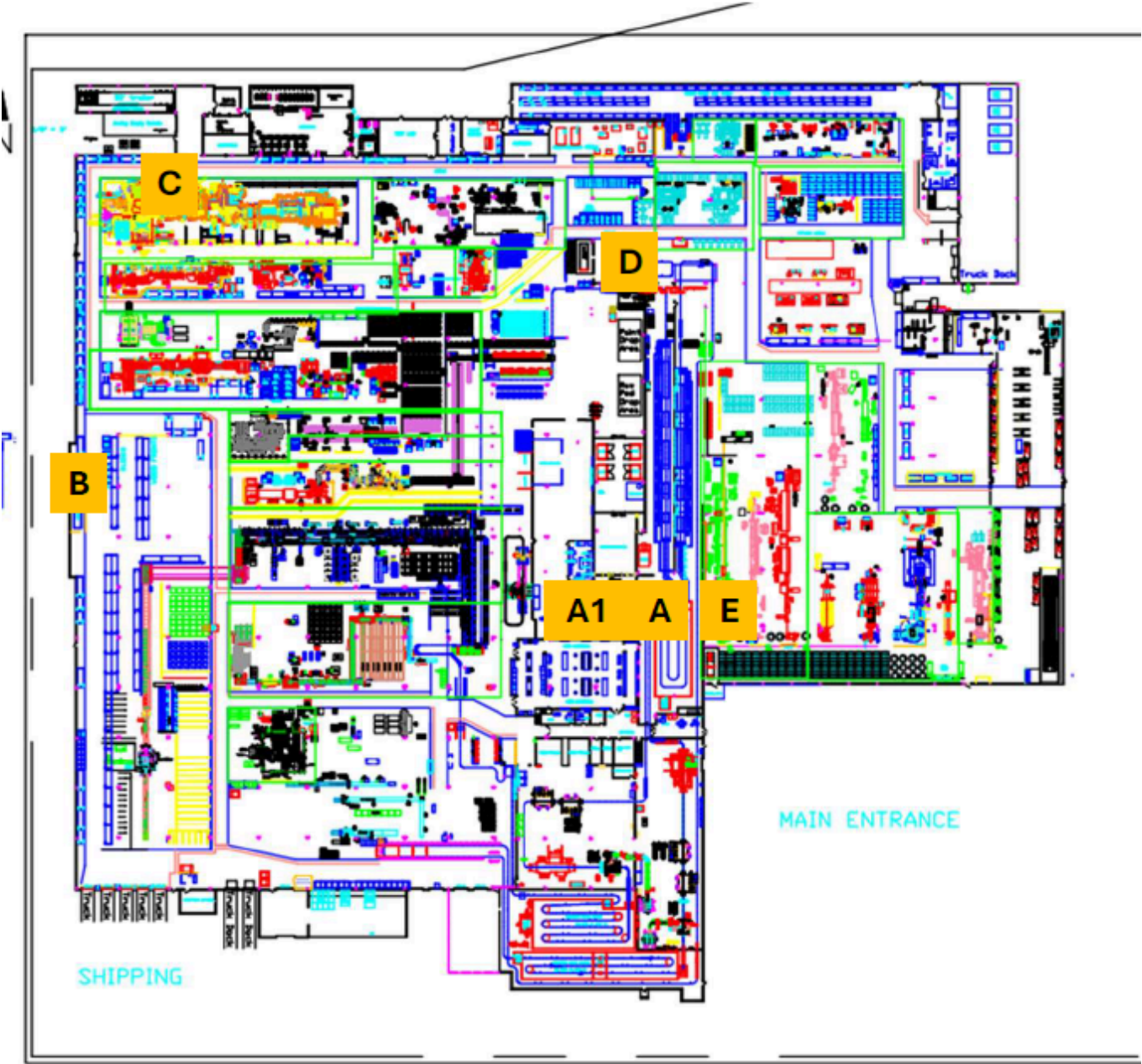
15'

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NORTON SHORES, MI 49441

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FLOOR PLAN
POWER DISTRIBUTION

FOR SALE
MUSKEGON FACILITY



Power	
Substation A	1200A
Substation A1	1200A
Substation B	3000A
Substation C	1000A
Substation D	2000A
Substation E	2500A

 **2800 ESTES ST**
NORTON SHORES, MI 49441

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

Grand Rapids

W WalletHub

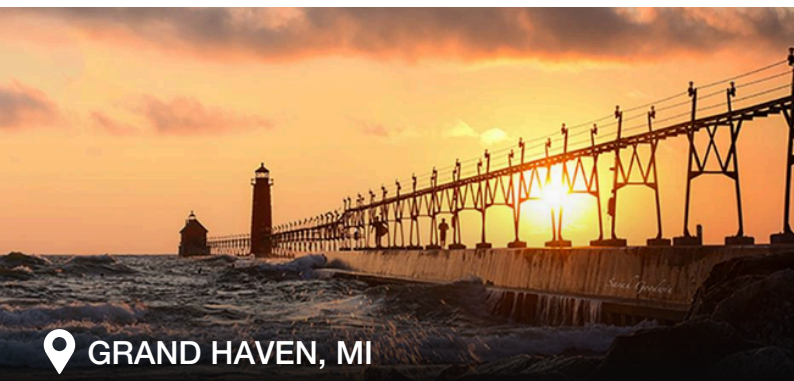
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



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

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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