

PRODUCTION-READY FACILITY OFF US-31 WITH UNIQUE SHORELINE PRESENCE



**FOR SALE OR
LEASE**

330 Washington St.
Manistee, MI

**AVAILABLE:
83,068 SF**

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Martin

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83,068 SF TURNKEY INDUSTRIAL FACILITY STRATEGIC US-31 ACCESS | COASTAL LAKE MICHIGAN VIEWS

This 83,068 SF integrated facility is engineered for immediate, high-capacity production. The site is equipped with a professional automated finishing line, featuring precision spray booths, integrated curing ovens and a 5-stage pretreatment washer.

Logistics & Infrastructure

Shipping and receiving are seamless with 7 dock doors (equipped with levelers and locks) and 2 drive-in doors. The production floor offers 19' clear heights, heavy power and a robust dual compressed air system (100-HP and 60-HP). The workspace is optimized with high-efficiency LED lighting and ceiling-suspended gas heaters.

Executive Environment

The property includes 3,068 SF of professional office space, providing a refined environment for administration. This executive area offers a premier professional profile with coastal views of Lake Michigan.

A Proven Industrial Hub

Historically known for its lumber industry, Manistee's economy is now supported by a varied industrial base. This property is positioned among major institutional employers—including **Morton Salt, Martin Marietta, and Packaging Corporation of America**—reflecting a skilled regional workforce and robust industrial infrastructure.

The Location Advantage

Combining immediate US-31 access with unique shoreline presence, this is a rare, move-in-ready asset that balances high-end industrial utility with an exceptional lakefront setting.

SALE PRICE:

\$5,100,000

CASH OR NEW MORTGAGE

LEASE RATE:

\$5.50

PSF/YR, NNN



PROPERTY FEATURES:



AVAILABLE:
83,068 SF
Building



BUILT: 1995,
2019



CEILING:
19' Clear
23' to Deck



SITE: 10.50 Acres,
Zoned: Industrial
District

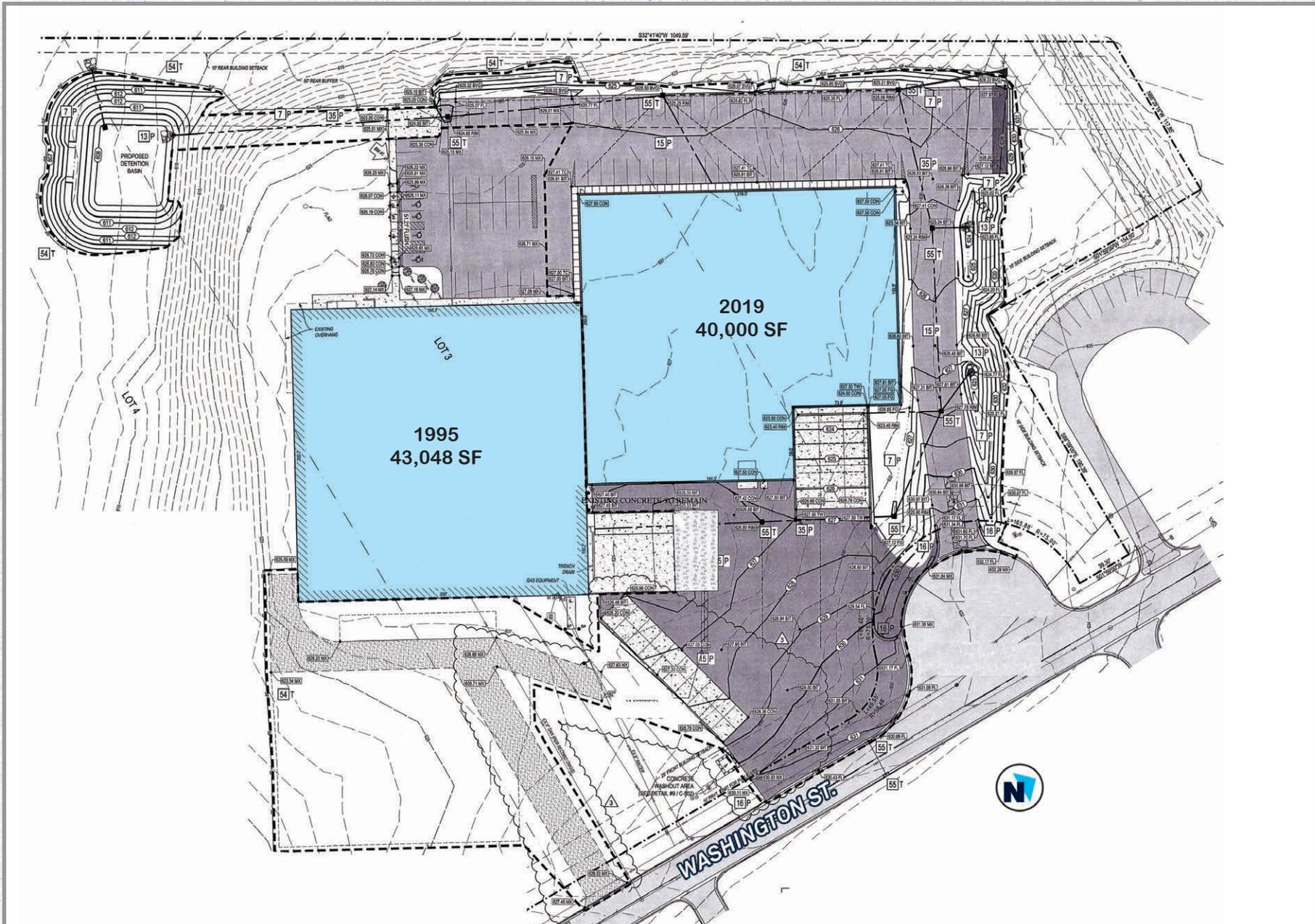


DOORS:
7 Docks and
2 Overhead Doors



UTILITIES:
3-Phase, 480 V,
1200 AMP Power
& Sprinkled

SITE PLAN:



SALIENT FACTS:

Address	330 Washington St., Manistee, MI
Size	83,068 SF (incl. 3,068 SF of office)
Ceiling Heights	19' clear, 23' ceiling deck height
Docks/Doors	7 docks w/levelers and door locks: (3) 8'x 9' and (4) 8' x 10' 2 drive-in doors – both are 14'
Compressors	100 HP and 60 HP Air Compressors
Powder Coating	2 powder coating booths, 2 ovens and a 5-stage washer
Power	3-Phase, 480 V, 1200 AMP
Warehouse Heat	Ceiling-suspended gas heaters
Fire Control	Sprinkled
Lighting	LED
Taxing Authority	City of Manistee
Parcel Number	51-155-002-01
Assessed Value/SEV	\$1,833,800
Taxable Value	\$1,696,194



OFFICE



POWDER COATING LINE

GALLERY:



OVEN



WAREHOUSE



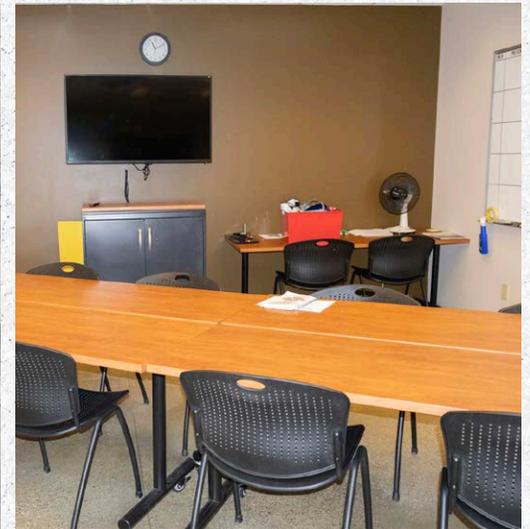
OFFICE CONFERENCE ROOM



WAREHOUSE DOCKS



WAREHOUSE DOORS



MEETING ROOM

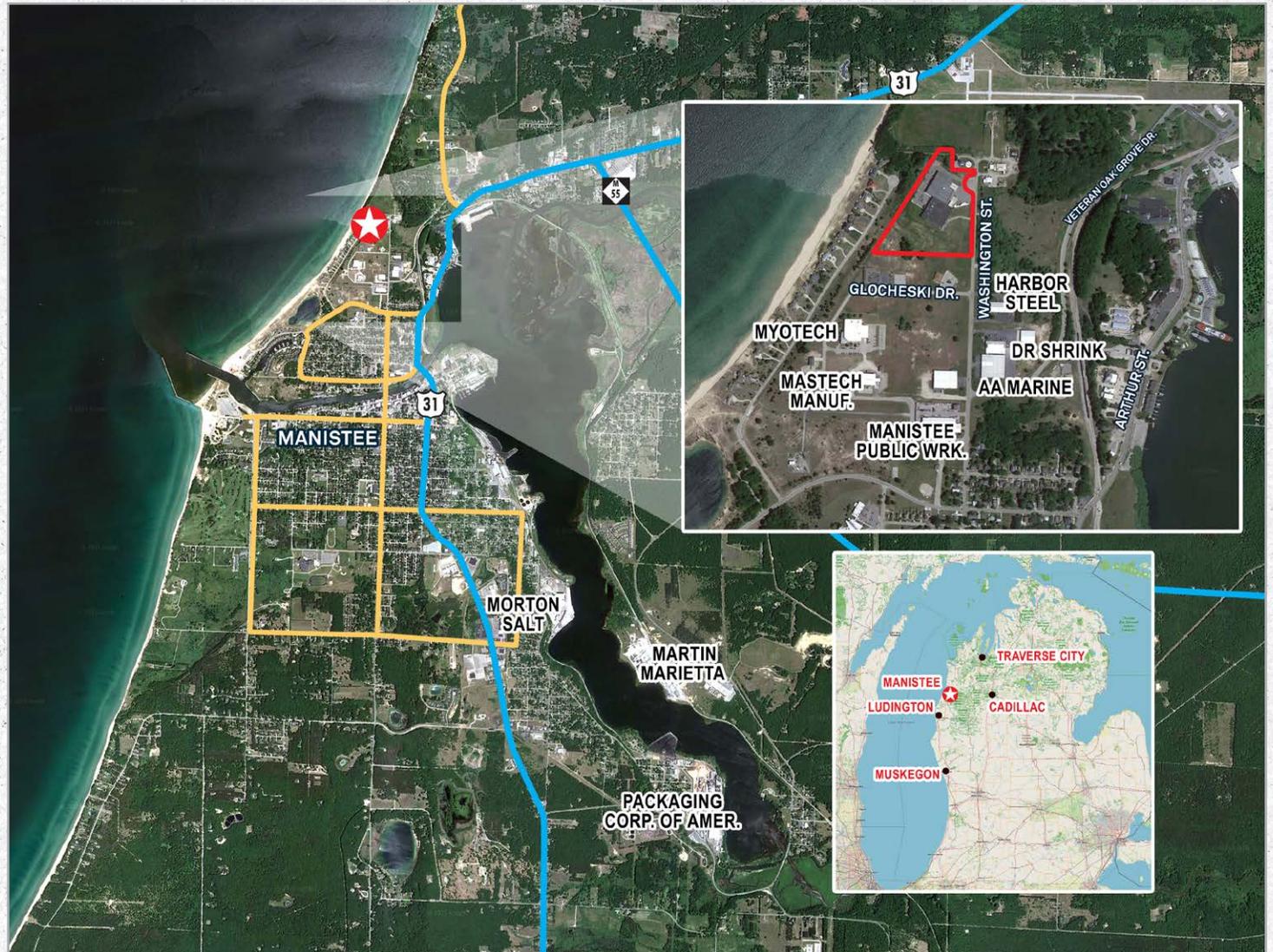
AREA INFORMATION

<1 Mile
to US-31

1 Mile
to Downtown Manistee

<1.5 Hours
to Traverse City, Muskegon,
Big Rapids and Cadillac

Located
in Manistee, one of the top
5 largest cities in Northern
Michigan, and home to major
industrial sites Morton Salt,
Martin Marietta and Packaging
Corporation of America.



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