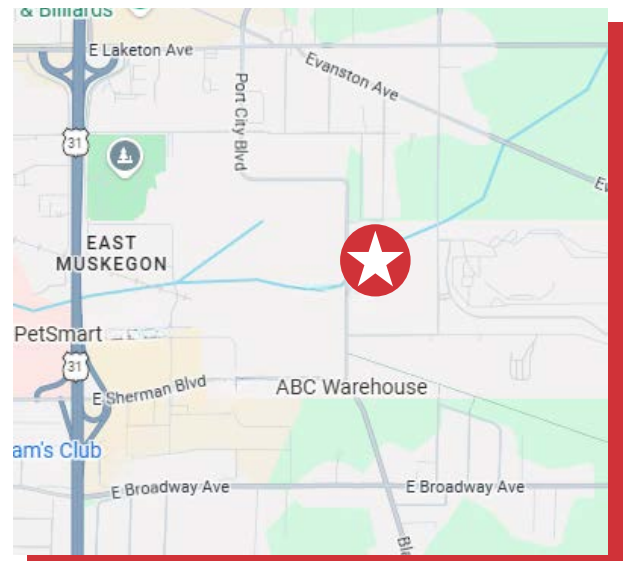




2350 BLACK CREEK RD MUSKEGON, MI 49444

- 24,849 SF industrial manufacturing facility
- Functional layout suitable for manufacturing, fabrication, warehousing, or distribution
- Located within Muskegon's established Port City Industrial corridor
- Strong access to US-31, Sherman Boulevard, and regional transportation routes
- Convenient connectivity to Grand Rapids, Holland, and major Midwest markets
- Ample outdoor area for parking, storage, or truck circulation



FOR MORE INFORMATION, CONTACT:

STU KINGMA, SIOR
616.581.5000
skingma@naiwwm.com



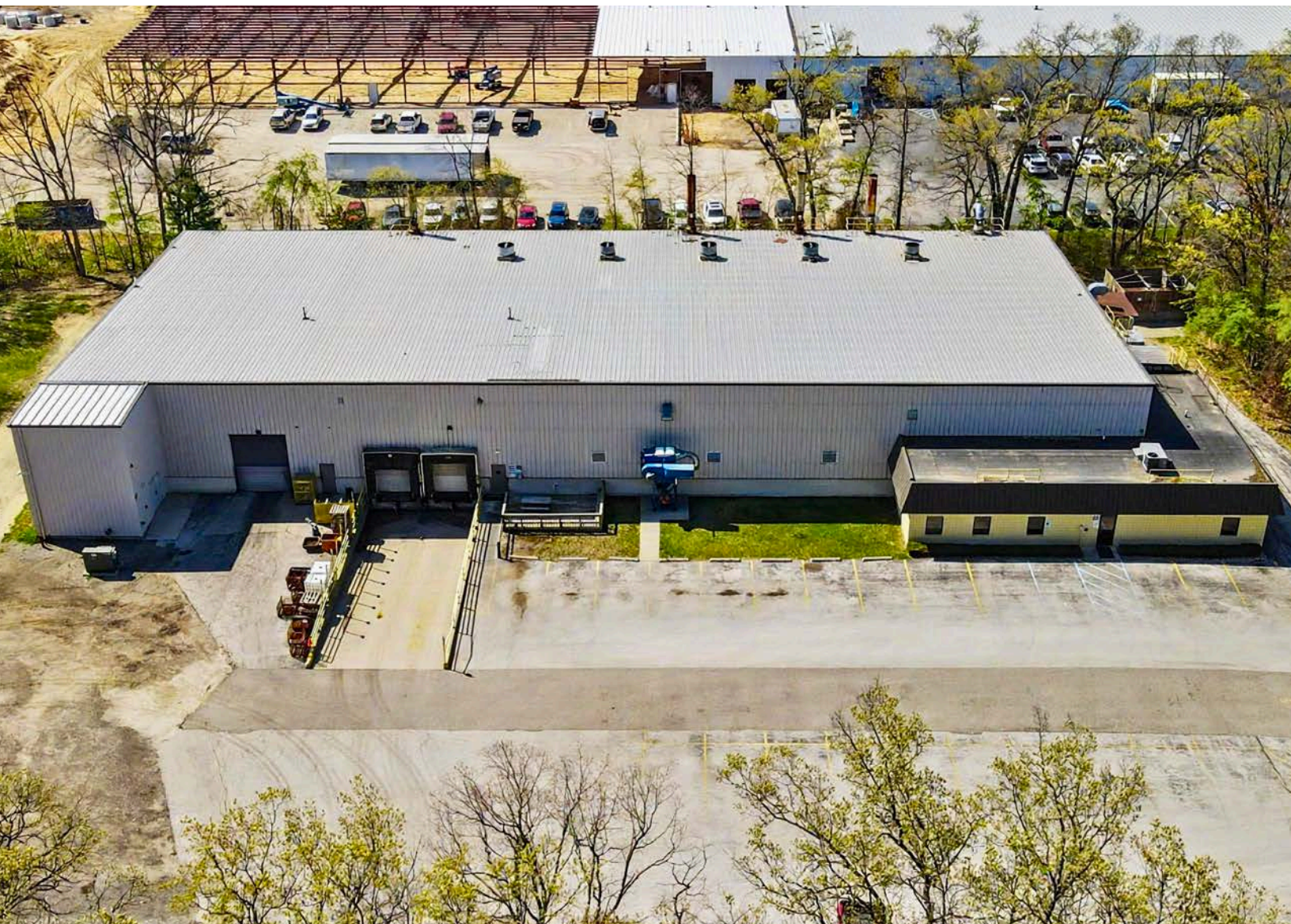
naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SALE OR LEASE
INDUSTRIAL FACILITY

Located within the established Port City Industrial corridor, 2350 Black Creek Rd offers a strategic industrial location well-suited for manufacturing, fabrication, warehousing, or distribution operations.

The property combines functional industrial infrastructure, ample site area, and strong regional transportation access within one of Muskegon's most active manufacturing districts. Surrounded by a diverse base of industrial employers and supported by ongoing investment throughout the Muskegon market, the property presents an excellent opportunity for users seeking operational efficiency and long-term growth potential in West Michigan.



 **2350 BLACK CREEK RD**
MUSKEGON, MI 49444

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	24,849 SF
Warehouse SF:	22,829 SF
Office SF:	2,020 SF
Floors / Mezzanine:	1
Column Spacing:	Varies
Constructed / Renovated:	1998
Acreage:	7.14 acres
Construction:	Pre-engineered steel and block
Roof:	Standing seam metal
Ceiling Height:	22'
Electric Service:	480v, 3-phase
Security System:	Yes
Sprinklered:	Yes; not 100% coverage
Compressed Air:	Yes
Floor Drains:	No
Loading Docks:	2
Grade Level Doors:	1
Cranes:	Yes
Signage:	Monument
Parking:	46 parking spaces
Fenced Yard:	No
Outside Storage:	Yes
Rail Siding:	No
Zoning:	I-2

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

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.

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LEASE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

LEASE INFORMATION

Available:	Summer 2026
Lease Type:	NNN
Terms:	\$4.65 /SF NNN
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:	Structural and Roof Repairs/Replacement
Renewal Option:	Negotiable

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE	DOCKS / DOORS	BASE RENT RATE PSF/Y	CAM RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM	TOTAL MONTHLY RENT
Entire Bldg.	24,849	22,829	2,020	2 / 1	\$4.65	\$1.75	\$9,628.99	\$3,623.81	\$13,252.80



 **2350 BLACK CREEK RD**
MUSKEGON, MI 49444

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SALE OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

SALE INFORMATION

Price:	\$1,615,000.00
Per SF:	\$64.99 /SF
Parcel Number:	24-134-400-0006-00
Taxable Value:	\$430,884.00
Summer Taxes:	\$5,007.71
Winter Taxes:	\$22,289.12
Total Taxes:	\$27,296.83
Possession:	At Close



LEGAL DESCRIPTION

CITY OF MUSKEGON THAT PT OF NE 1/4 OF SE 1/4 SEC 34 T10N R16W DESC AS FOLLOWS: COM AT E 1/4 COR OF SD SEC TH N 89D 43M 20S W ALG E/W 1/4 LNOF SD SEC 33 FT TO W LN OF SHERIDAN RD TH S 00D 48M 00S W ALG SD W LN 724.67 FT TH N 89D 43M 20S W 650 FT FOR POB TH S 00D 48M 00S W 603.73 FT TO S LN OF SD NE 1/4 OF SE 1/4 TH N 89D 55M 30S W ALG S LN 647.55 FT TH N 00D 36M 10S W 124.35 FT TH N 37D 55M 38S E 674.53 FT TH S 77D 25M 00SE 245.97 FT TO POB CONTAINS 7.13 ACRES

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MUSKEGON, MI 49444

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PROPERTY PHOTOS

FOR SALE OR LEASE
INDUSTRIAL FACILITY



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PROPERTY PHOTOS

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PROPERTY PHOTOS

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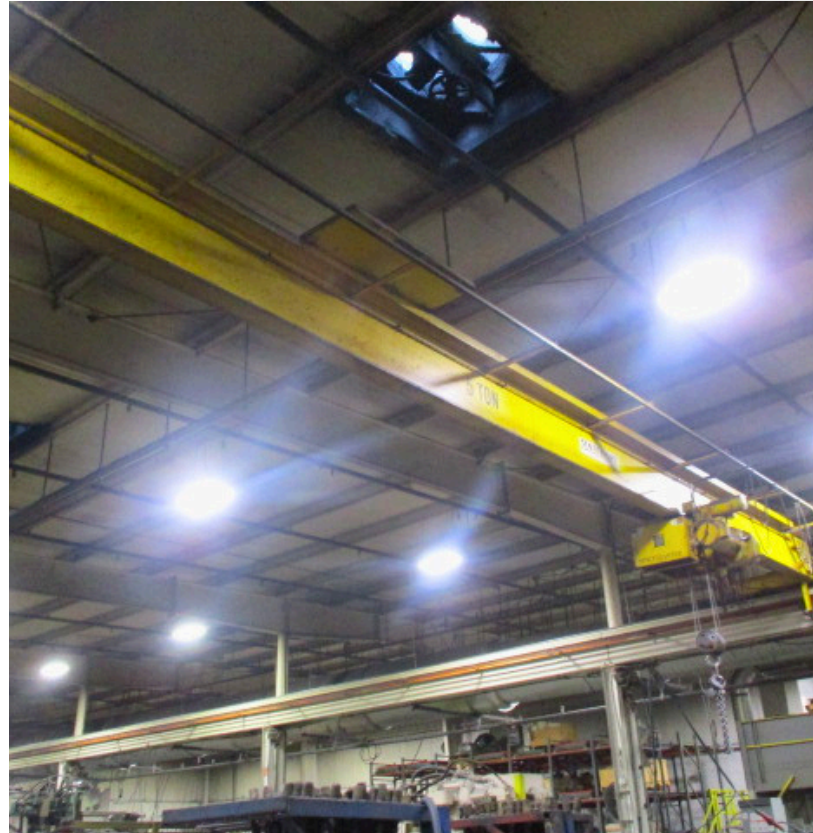


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PROPERTY PHOTOS

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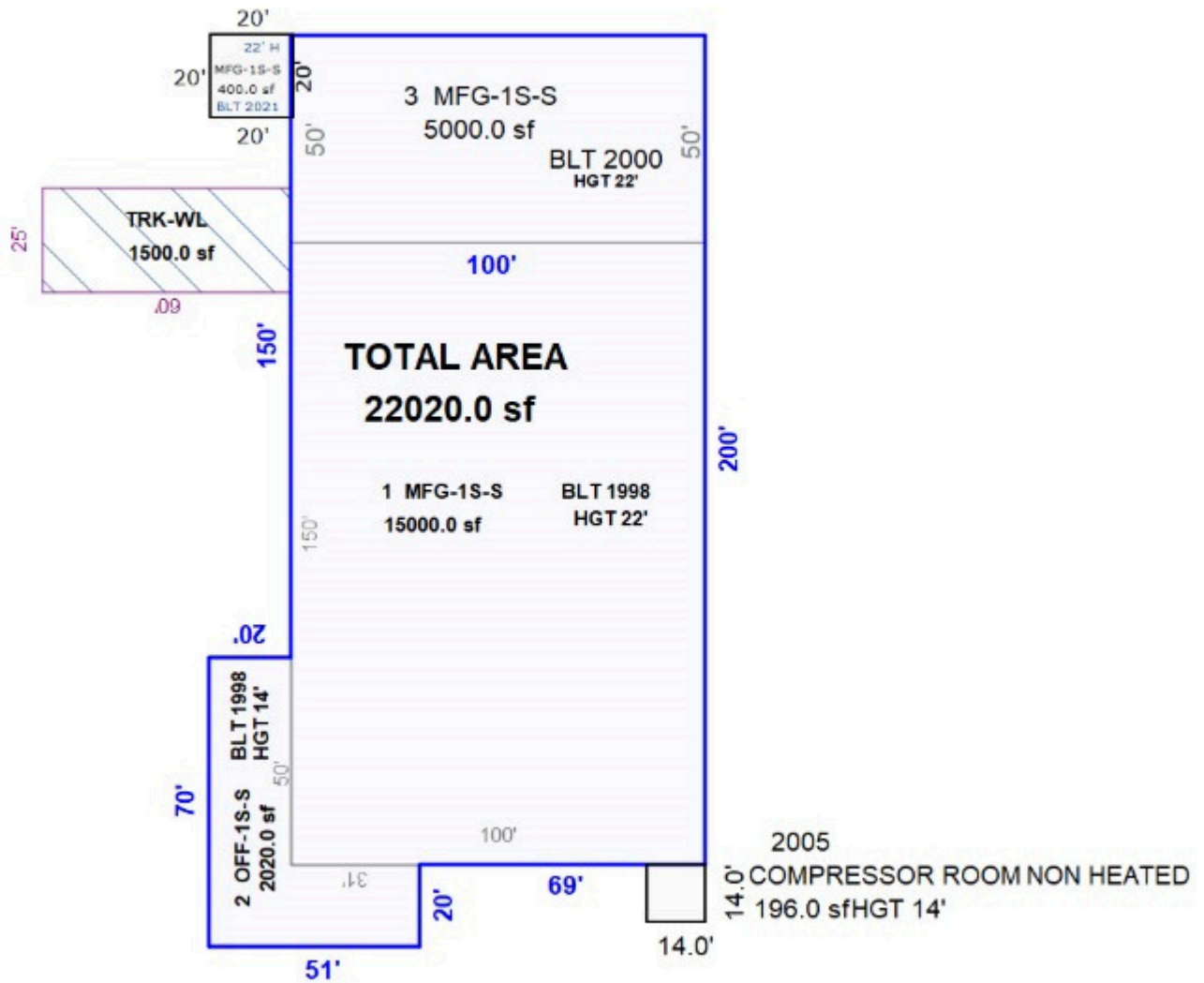


 **2350 BLACK CREEK RD**
MUSKEGON, MI 49444

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FLOOR PLAN

FOR SALE OR LEASE
INDUSTRIAL FACILITY



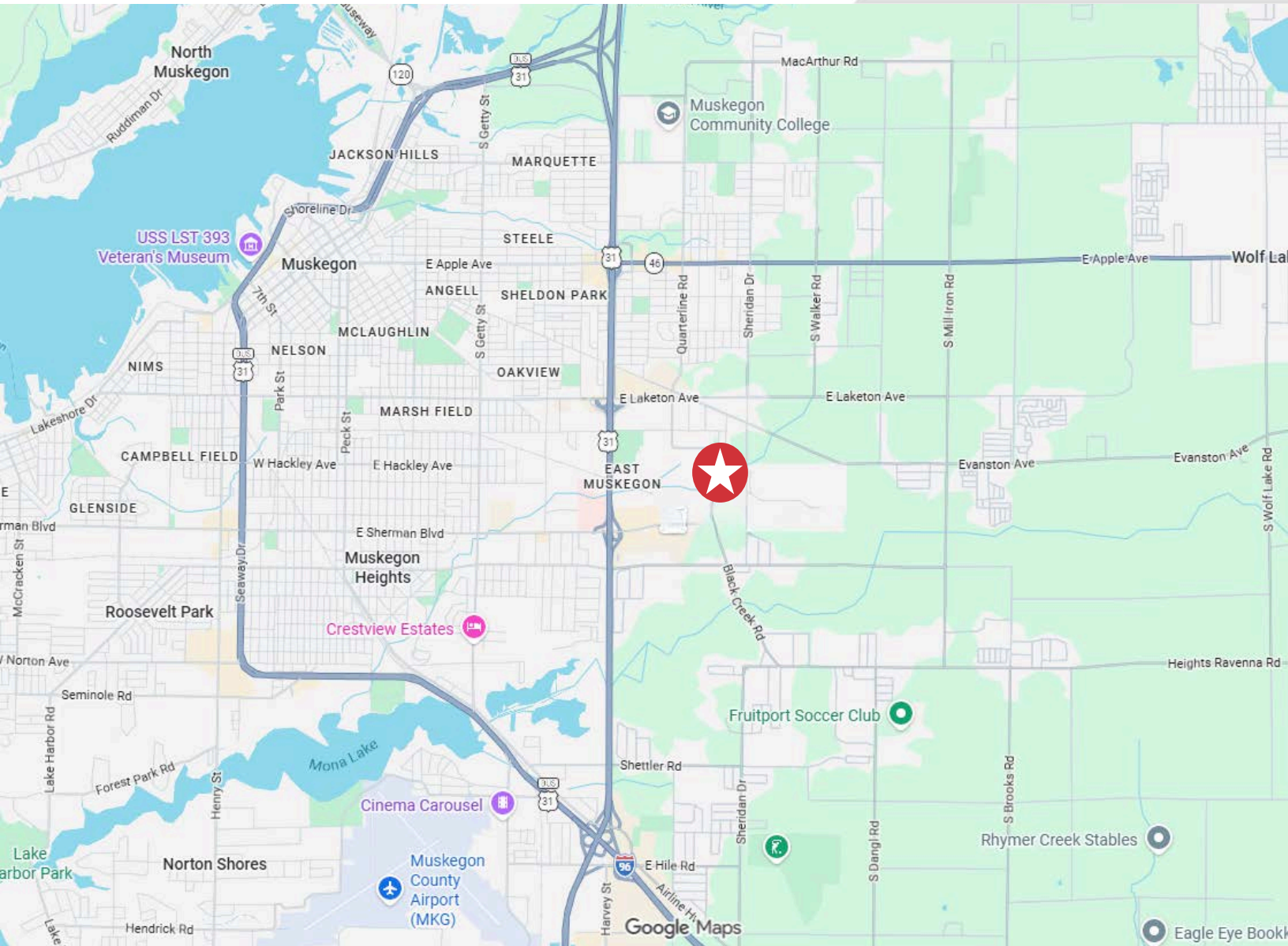
BLACK CREEK RD

2350 BLACK CREEK RD
MUSKEGON, MI 49444

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LOCATION MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



PROXIMITY

Business US-31	1.3 miles
I-96	3.9 miles
US-131	40.6 miles
Muskegon Municipal Airport	7.6 miles
Port of Muskegon	6.3 miles
Gerald R Ford International Airport	49.7 miles

 **2350 BLACK CREEK RD**
MUSKEGON, MI 49444

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AERIAL PHOTO

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INDUSTRIAL FACILITY

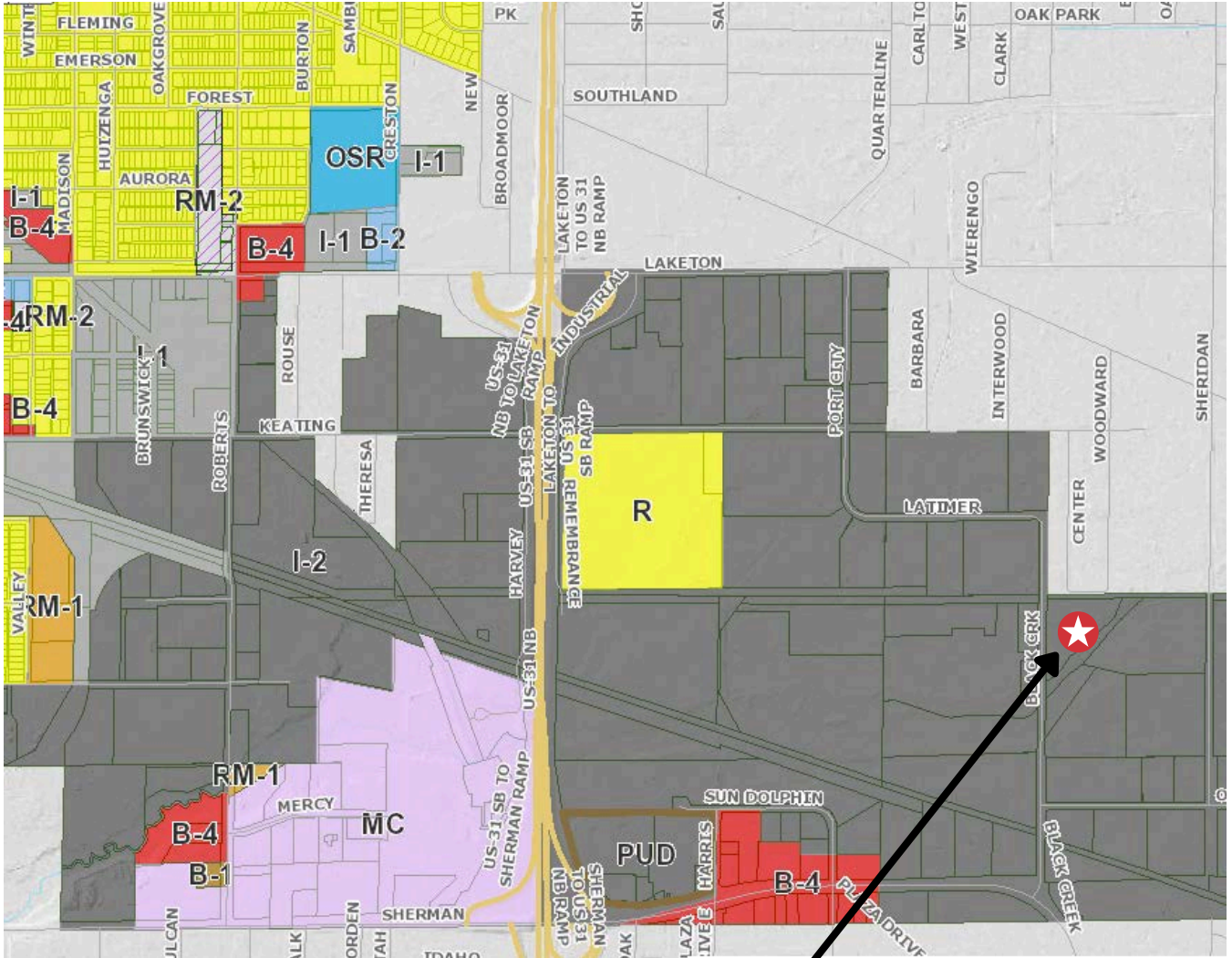


2350 BLACK CREEK RD
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ZONING MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



Partial Zoning Map

SUBJECT PROPERTY
I-2 GENERAL INDUSTRIAL

- City of Muskegon Zoning
- R: NEIGHBORHOOD RESIDENTIAL
 - RT: TWO-FAMILY RESIDENTIAL
 - RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
 - B-1: LIMITED BUSINESS
 - B-2: CONVENIENCE COMPARISON BUSINESS
 - B-3: CENTRAL BUSINESS
 - B-4: GENERAL BUSINESS
 - B-5: GOVERNMENTAL SERVICES
 - I-1: LIGHT INDUSTRIAL
 - I-2: GENERAL INDUSTRIAL
 - LR: LAKEFRONT RECREATION
 - MC: MEDICAL CARE
 - OSC: OPEN SPACE CONSERVATION
 - OSR: OPEN SPACE RECREATION
 - WLPUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
 - WM: WATERFRONT MARINE

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PARCEL MAP

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INDUSTRIAL FACILITY

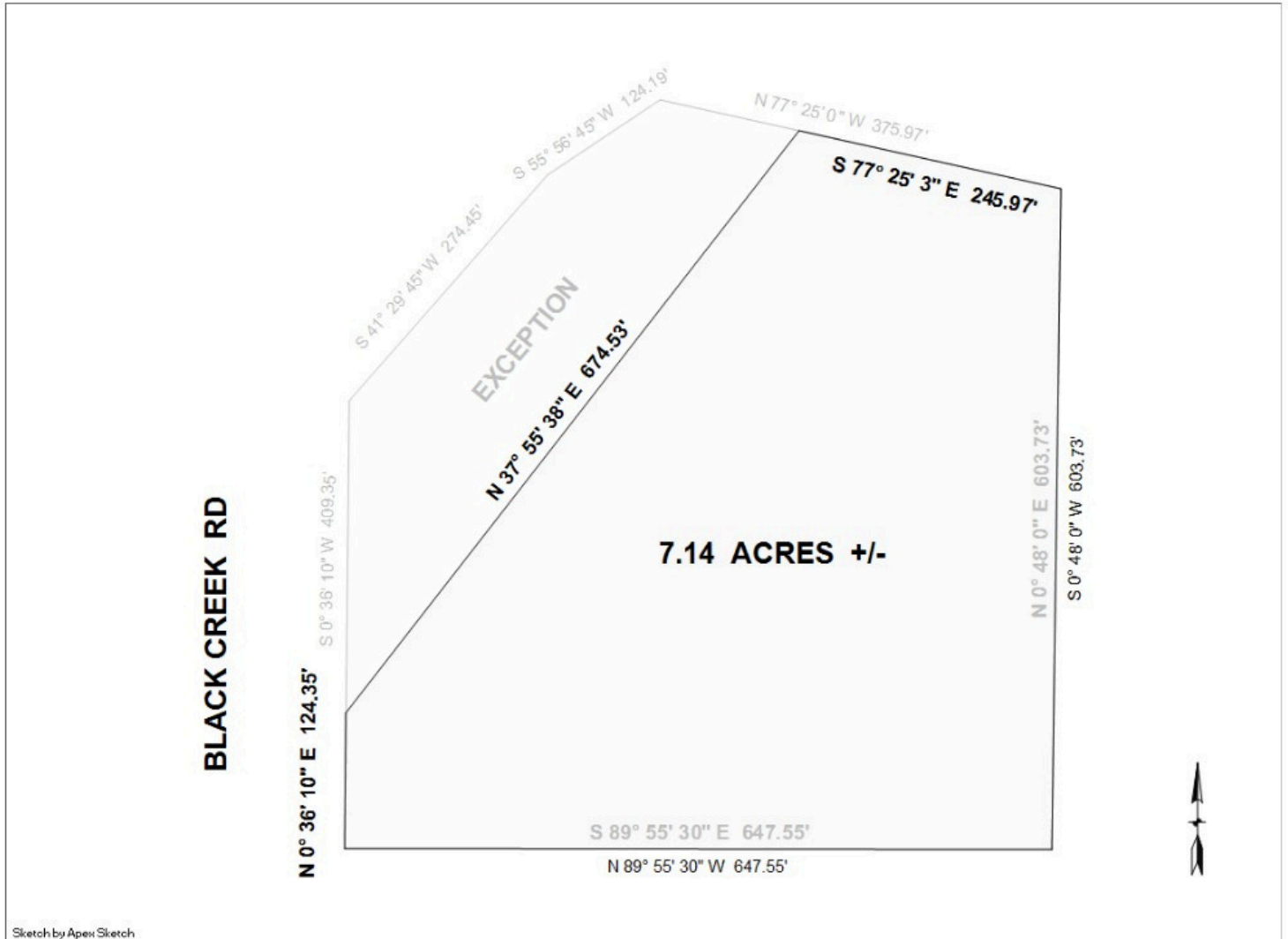


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PARCEL DIMENSIONS

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INDUSTRIAL FACILITY



 **2350 BLACK CREEK RD**
MUSKEGON, MI 49444

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West Michigan

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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Holland

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Grand Rapids

W WalletHub

BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon



THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven

