

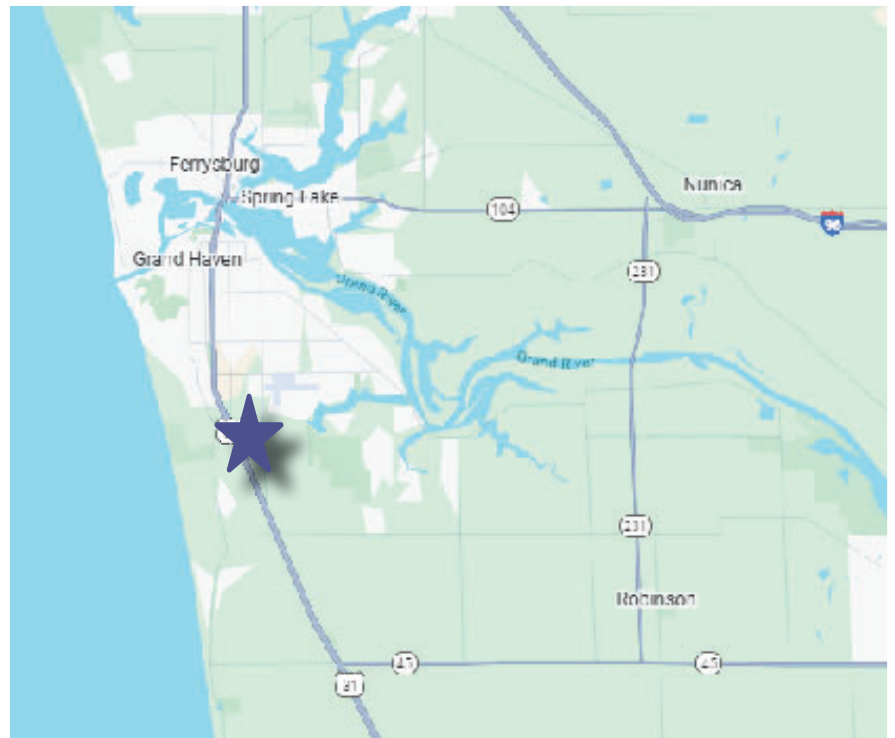
FOR SUBLEASE

**13690 172nd Avenue
Grand Haven, MI 49417**



SPACE HIGHLIGHTS

- 21,213 SF Available
- 3 Dock Doors
- 3 Grade Doors
- Power: 4,000 Amps, 480V, 3 Phase
- Sublease Rate: \$5.75/SF



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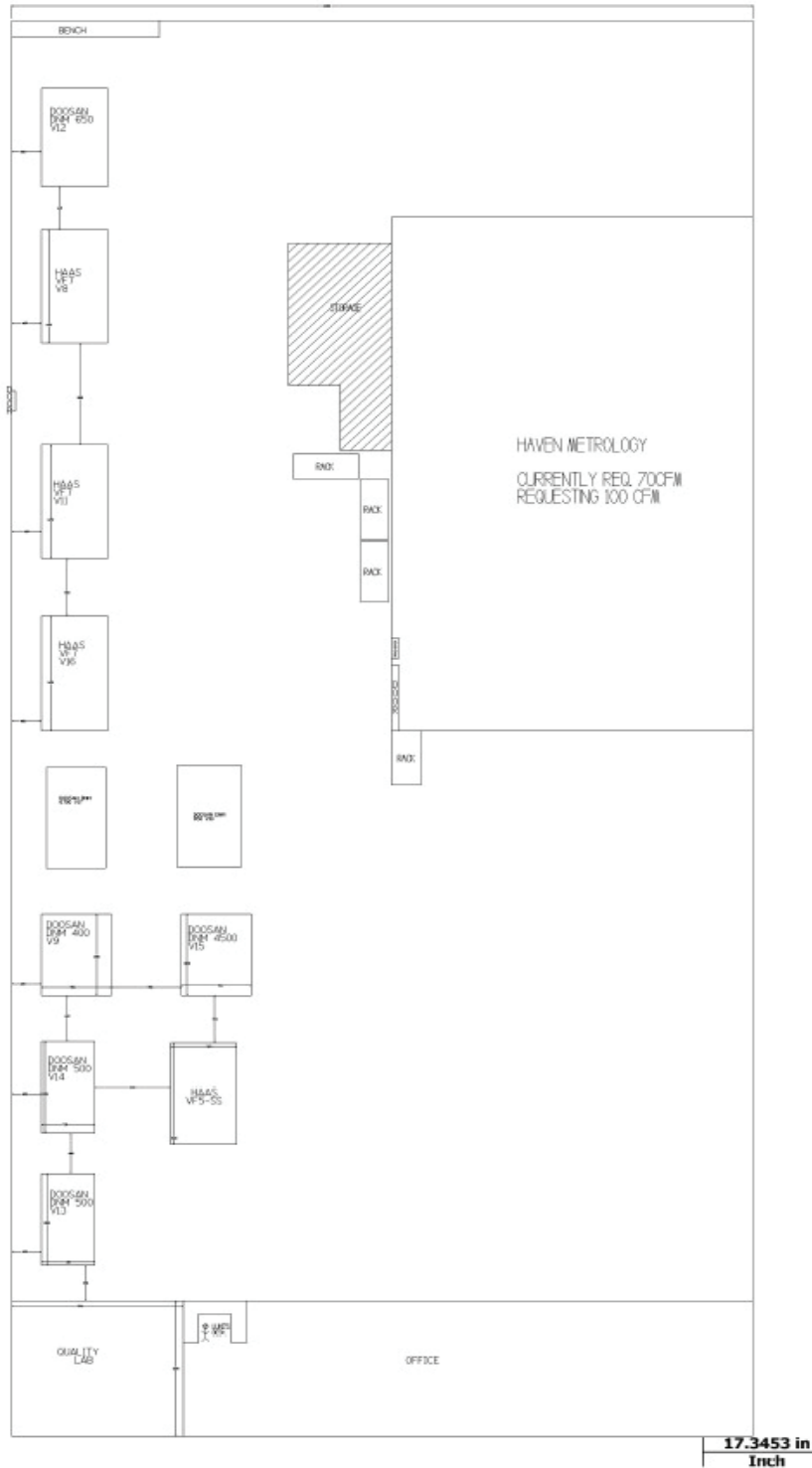
PROPERTY INFORMATION

Address	13690 172nd Ave. Grand Haven, MI 49417
Total Building Area	20,400 SF
Office Area	TBD
Industrial Area	Manufacturing
Primary Use	Manufacturing/Warehouse
Property Class	C
Year Built/Renovated	1974
Roof	Steel
Total Acreage	3.12 AC
Auto Parking	31 Surface Spaces
Loading	3 Dock Doors 3 Grade Doors
Zoning	I-1 Industrial
Construction	Steel
Outside Storage / Trailer Staging	None
Ceiling Height	16'
Industrial Area HVAC	Heated
Power	4,000 Amp, 480V, 3 Phase
Asking Rate	\$5.75/SF NNN
Taxes (2024)	\$21,718
Lease Term Length	Lease term through May 31, 2042



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FLOORPLAN



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PHOTOS



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AERIAL



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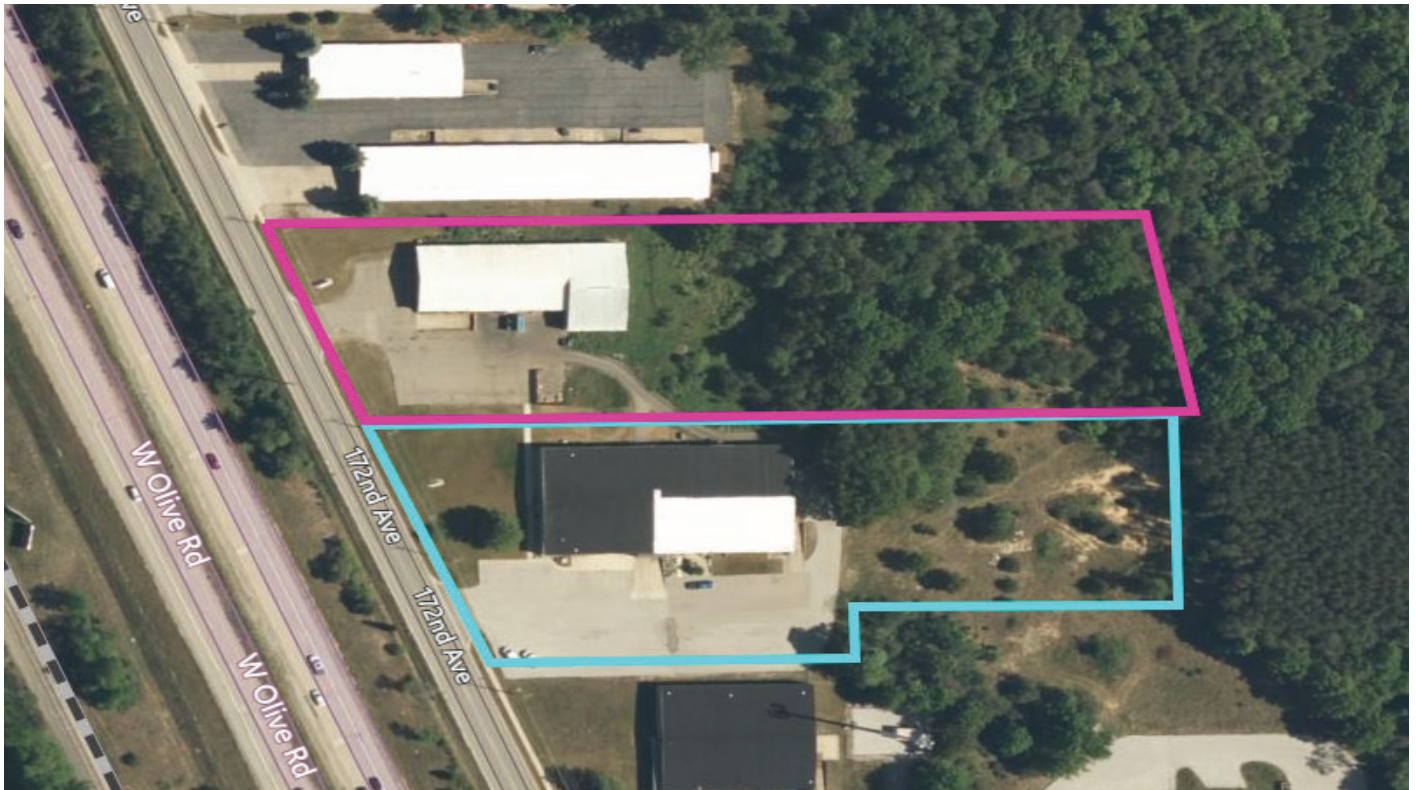
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COMBINED PROPERTY SUMMARY

Address	13690 & 13720 172nd Avenue Grand Haven, MI 49417
Total Building Area	31,080 SF
Property Class	C
Roof	Steel
Total Acreage	6.4 AC
Auto Parking	31 Surface Spaces
Loading	3 Dock Doors 6 Grade Doors

Zoning	I-1 Industrial
Construction	Steel
Industrial Area HVAC	14'-16'
Power	4,000Amp, 480V, 3 Phase
Asking Rate	\$5.75/SF NNN
Taxes (2024)	\$31,589
Lease Term	Lease term through May 31, 2042



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