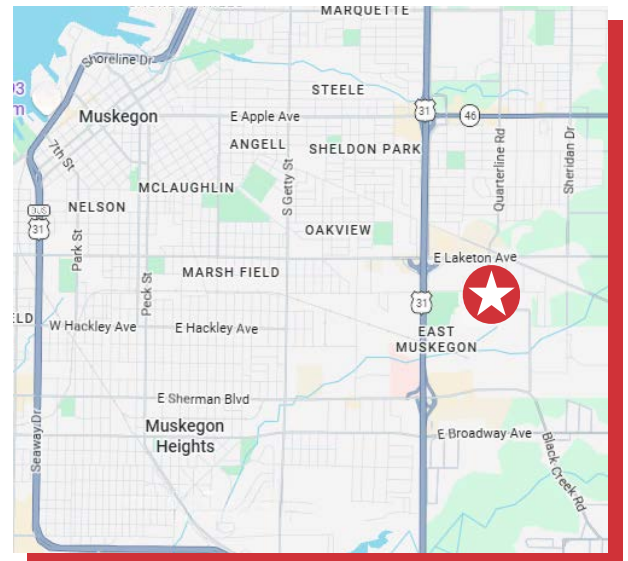




2281 PORT CITY BLVD MUSKEGON, MI 49442

- A 82,870 SF industrial footprint with scalable operational capacity
- 13.15-acre parcel offering strong site functionality
- Industrial zoning suitable for manufacturing, fabrication, warehousing, and distribution
- Close proximity to US-31, Apple Ave (M-46), Laketon Ave and Seaway Drive
- Access to regional transportation routes connecting Grand Rapids, Chicago, Detroit and broader Midwest markets
- Established industrial infrastructure within the surrounding business park
- Facility previously used for metal smelting



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

2281 Port City Blvd is an 82,870 SF facility located in the Port City Industrial Center, one of Muskegon's primary industrial and manufacturing corridors. The Center contains a mix of heavy industrial, manufacturing, plastics, automotive, aerospace, logistics, and warehouse users. Nearby industrial facilities include large-scale manufacturing and production buildings, reinforcing the area's reputation as a proven industrial employment center.

2281 Port City Blvd presents a rare opportunity to occupy a large-scale industrial facility within one of Muskegon's most established industrial corridors. The property offers excellent regional connectivity, heavy industrial zoning, strong site functionality, and proximity to major manufacturing and logistics employers throughout West Michigan. Its combination of building scale, acreage, transportation access, and established industrial infrastructure makes it well-suited for manufacturing, warehousing, distribution, or assembly operations seeking a strategic and cost-effective West Michigan location.



 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE OR LEASE
INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	82,870 SF
Warehouse SF:	75,720 SF
Office SF:	7,600 SF
Floors / Mezzanine:	1
Column Spacing:	Varies; portions are also clear span
Constructed / Renovated:	1978 & 1980 per Tax Assessor
Acreage:	13.15 acres
Construction:	Pre-engineered steel
Roof:	Standing seam metal roof with single-ply thermoplastic over metal
Ceiling Height:	24', higher at the middle of the facility
Electric Service:	Heavy power / 480v, 3-phase
Security System:	Yes
Sprinklered:	Yes; portions only
Compressed Air:	No
Floor Drains:	Yes
Loading Docks:	3 exterior
Grade Level Doors:	2; 12'w x 14'h
Cranes:	Yes
Signage:	Monument
Parking:	~63 surface parking spaces
Fenced Yard:	Yes
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.	

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 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

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LEASE OVERVIEW

FOR SALE OR LEASE INDUSTRIAL FACILITY

LEASE INFORMATION

Available:	Summer 2026
Lease Type:	NNN
Terms:	60 - 120 months
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.	82,870	75,720 SF	7,600	3 / 2	\$2.25	\$1.25	\$15,538.13	\$8,632.29	\$24,170.42



SALE OVERVIEW

FOR SALE OR LEASE INDUSTRIAL FACILITY

SALE INFORMATION

Price:	\$1,950,000.00
Per SF:	\$23.53 /SF
Parcel Number:	24-691-000-0014-00
Taxable Value:	\$883,854.00
Summer Taxes:	\$10,272.11
Winter Taxes:	\$45,700.42
Total Taxes:	\$55,972.53
Possession:	At Close



LEGAL DESCRIPTION

CITY OF MUSKEGON PORT CITY INDUSTRIAL CENTER LOT 14

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 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SALE OR LEASE
INDUSTRIAL FACILITY



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PROPERTY PHOTOS

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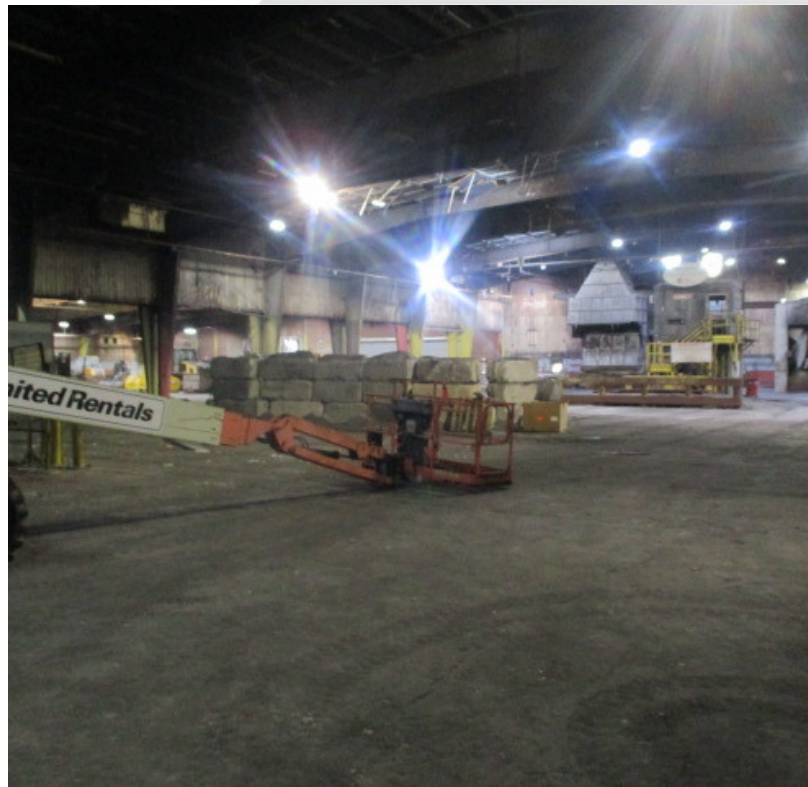


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PROPERTY PHOTOS

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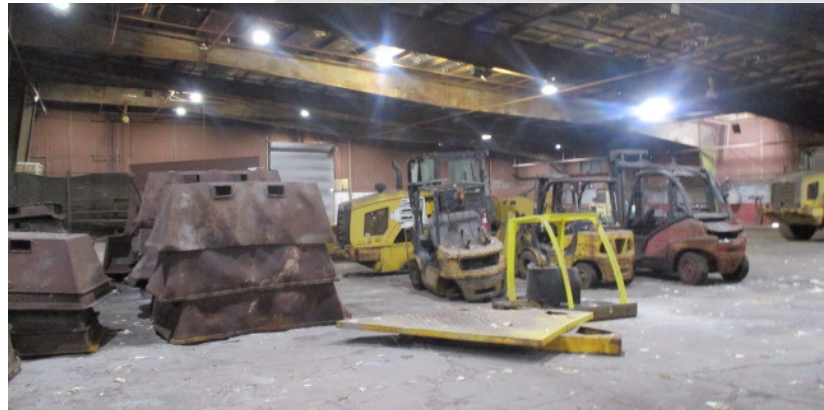


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PROPERTY PHOTOS

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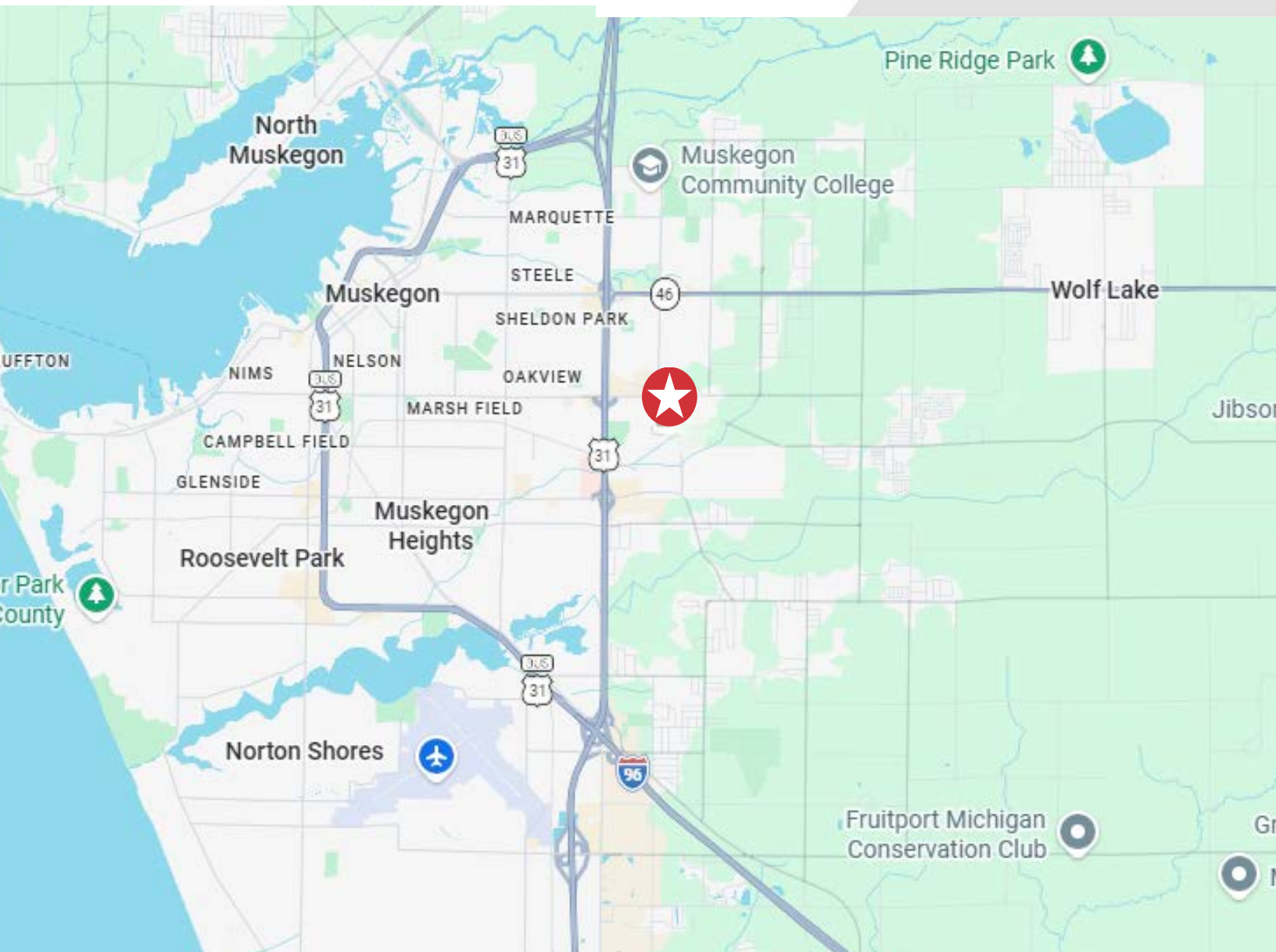


 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

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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

 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

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AERIAL PHOTO

FOR SALE OR LEASE
INDUSTRIAL FACILITY

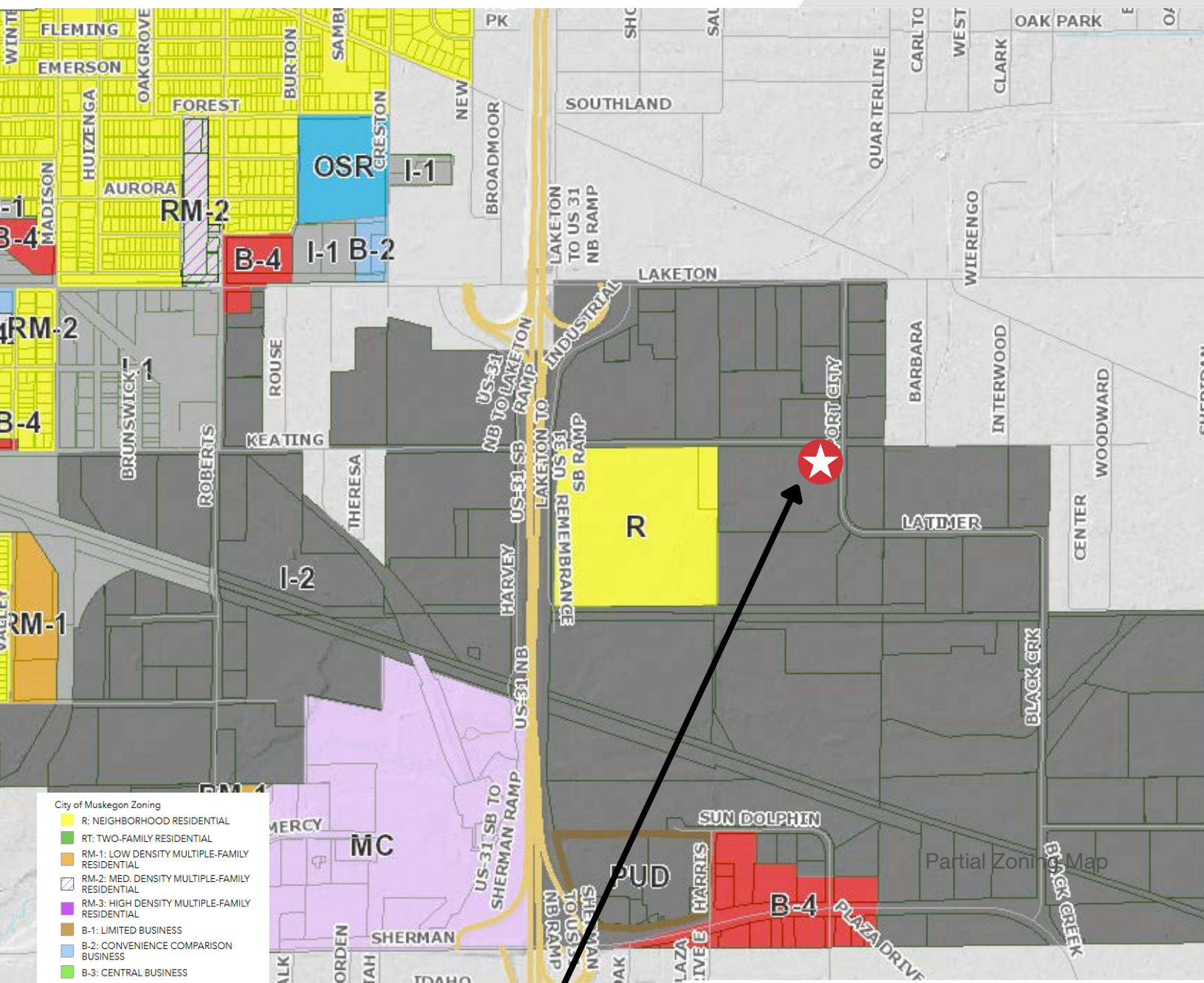


 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

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ZONING MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



- 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
 - WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
 - WM: WATERFRONT MARINE

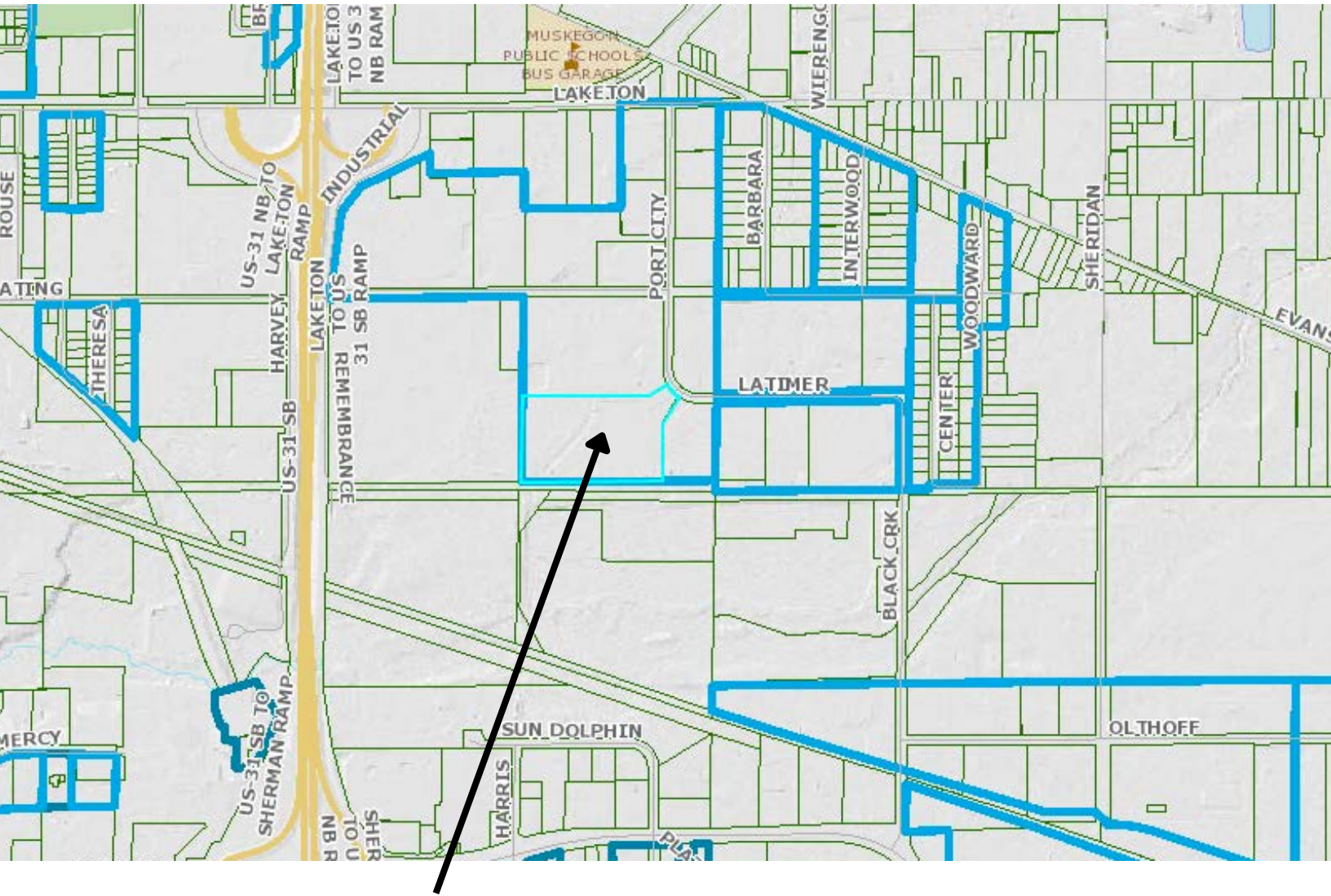
SUBJECT PROPERTY
I-2 GENERAL INDUSTRIAL

2281 PORT CITY BLVD
MUSKEGON, MI 49442

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PARCEL MAP

FOR SALE OR LEASE
INDUSTRIAL FACILITY



SUBJECT PROPERTY

 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

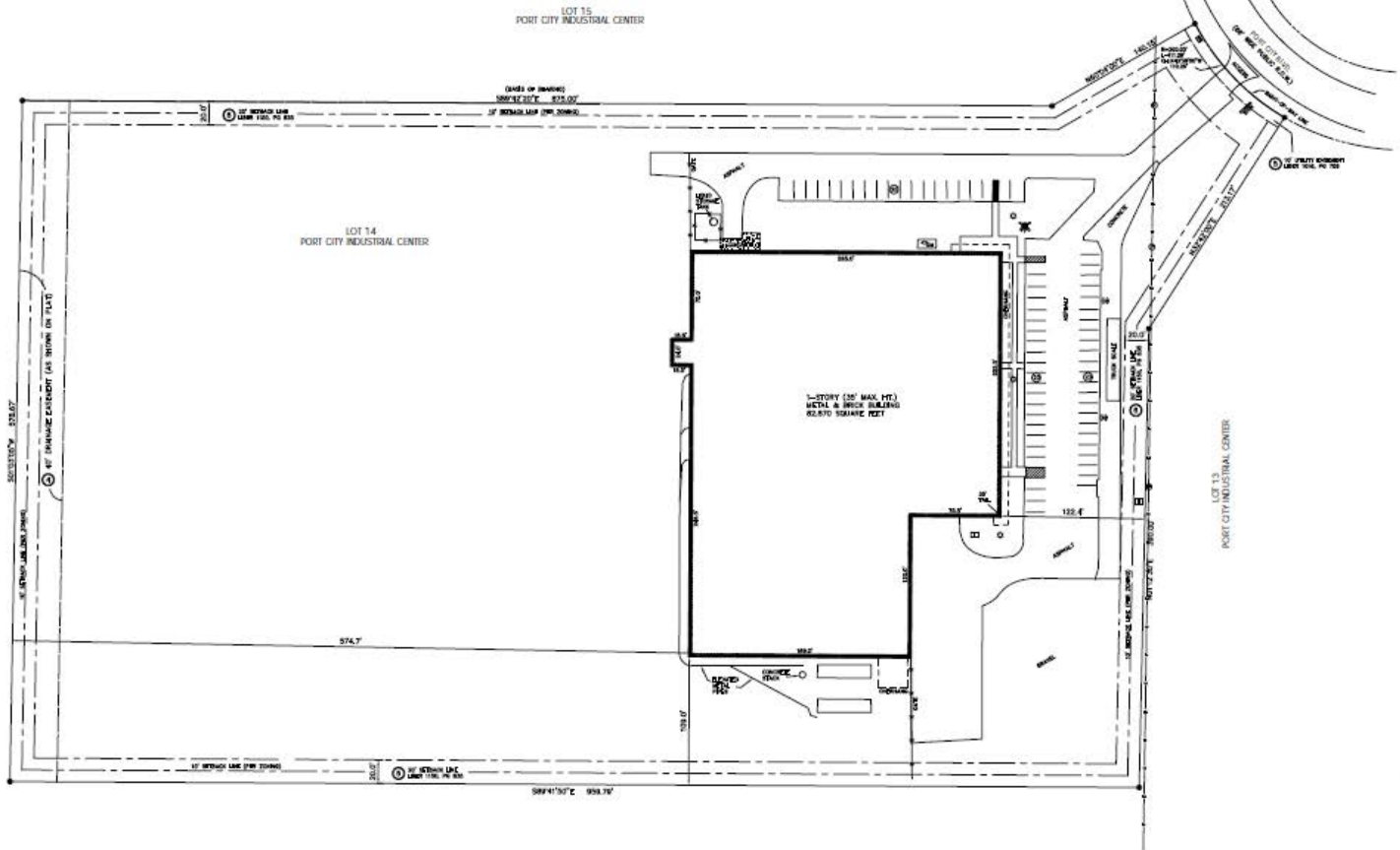
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SURVEY

FOR SALE OR LEASE INDUSTRIAL FACILITY



Commercial Real Estate
Due Diligence Management
3485 South Algonquin Rd. Suite 200
Akron, OH 44312
888.390.8121
www.american-national.com



Sheet 2 of 2

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 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

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PARCEL DIMENSIONS

FOR SALE OR LEASE
INDUSTRIAL FACILITY



 **2281 PORT CITY BLVD**
MUSKEGON, MI 49442

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

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

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

Grand Rapids

W WalletHub

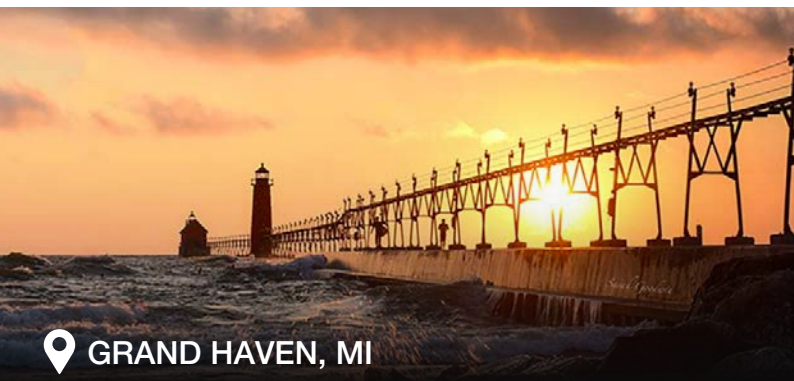
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

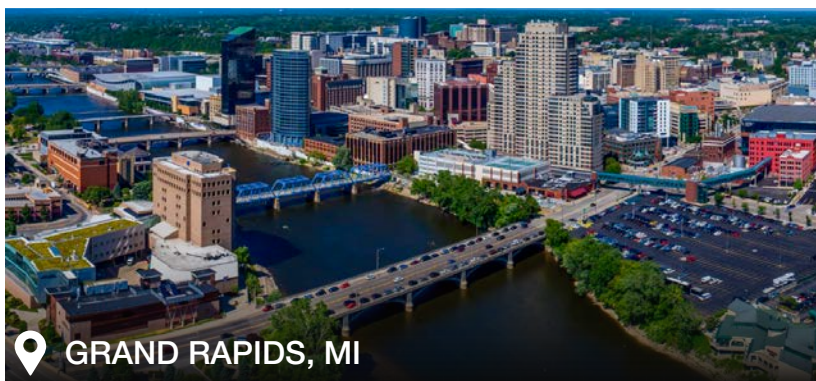


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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