

FOR LEASE

1218 East Pontaluna Rd

Norton Shores, MI 49456



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CONTACT

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FOR LEASE INDUSTRIAL SPACE

43,750 SF of industrial space for lease in Norton Shores. The space features 480v/3-Phase power, one (1) drive-in door, five (5) truck docks and 1,188 SF of office space. Excellent location in Norton Shores with quick access to the Pontaluna-US31 and Sternberg/US31 interchanges.

43,750
SQUARE FEET

\$3.95
LEASE RATE/SF

NNN
LEASE TYPE



LEASE INFORMATION

Available Area	43,750 SF
Lease Rate/SF	\$3.95
Lease Rate/Month	\$14,401
Estimated NNN Expenses/SF	\$0.75
Total Rent/Month	\$17,136
Dock(s) Door(s)	5 1
Clear Height	21'
Date Available	1/1/2023
Lease Type	NNN
Lease Term	36-120 Months
Lessor Pays	Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.

BUILDING SPECIFICATIONS

Total Building	250,000 SF
Available Area	43,750 SF
Warehouse/Manufacturing Area	42,562 SF
Office Area	1,188 SF
Acreage	17.53
Parcel Number	61-27-128-200-0005-00
Frontage	1,257' on US-31
Year Built	1997
Railroad Siding	No
Construction	Steel
Roof	Standing Seam (Metal)
Clear Height	21'
Fire Suppression	Yes
Heating	Natural gas
Air Conditioning	In office area
Lighting	LED
Driveway Surface	Asphalt
Parking	Ample on-site
Expandable	No
Outside Storage	No
Present Use	Warehousing
Signage	Building Mounted
Zoning	Industrial
Taxing Authority	City of Norton Shores
Gas	DTE Energy
Telephone	AT&T
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal



BUILDING SPECIFICATIONS, cont.



WAREHOUSE/MANUFACTURING INFORMATION

Warehouse/Manufacturing Area	42,562 SF
Ceiling Height	24'
Clear Height	21'
Power (Amps Volts)	600 Amps 480v/3-Phase
Docks	5
Doors	1
Heating	Hanging ceiling units
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE/FLEX SPACE INFORMATION




Office Area	1,188 SF
Ceiling Height	10' - 12'
Heating	Forced air
Fire Suppression	Yes
Lighting	LED
Communication Equipment	Yes
Telecom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

BUILDING PHOTOS

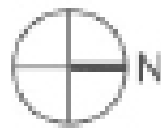
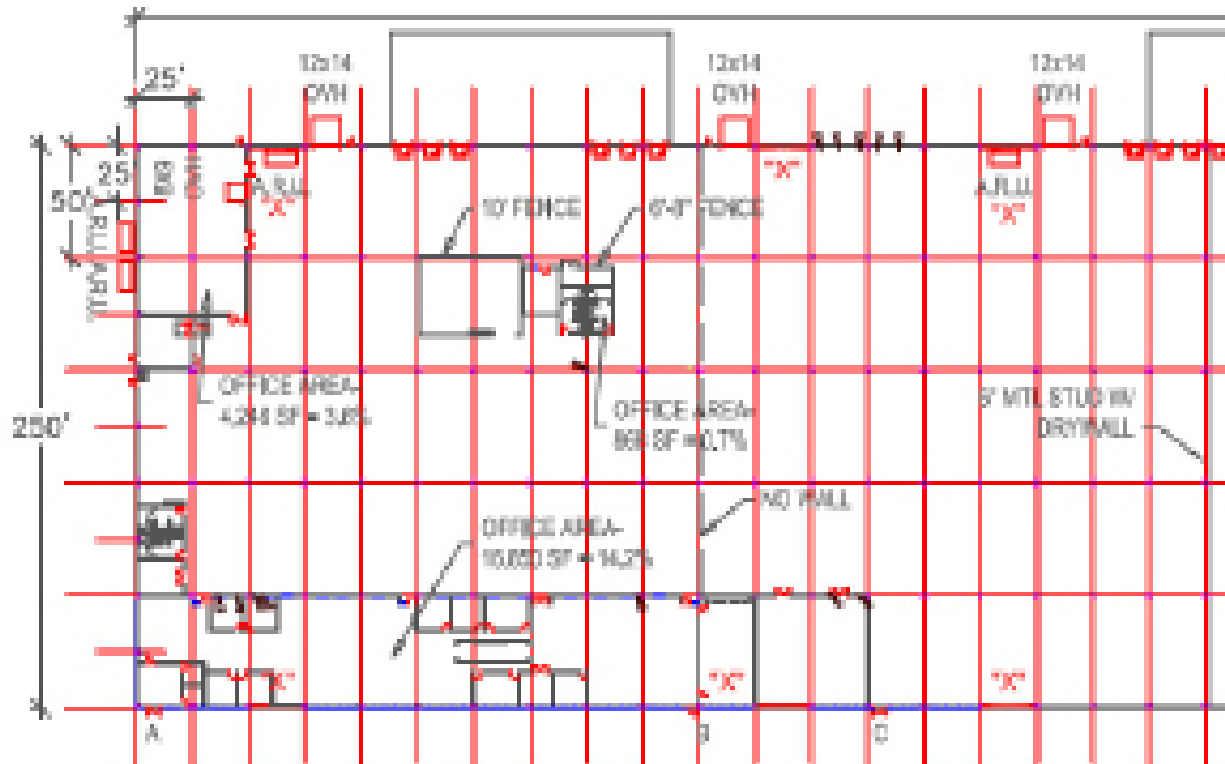




FLOOR PLAN

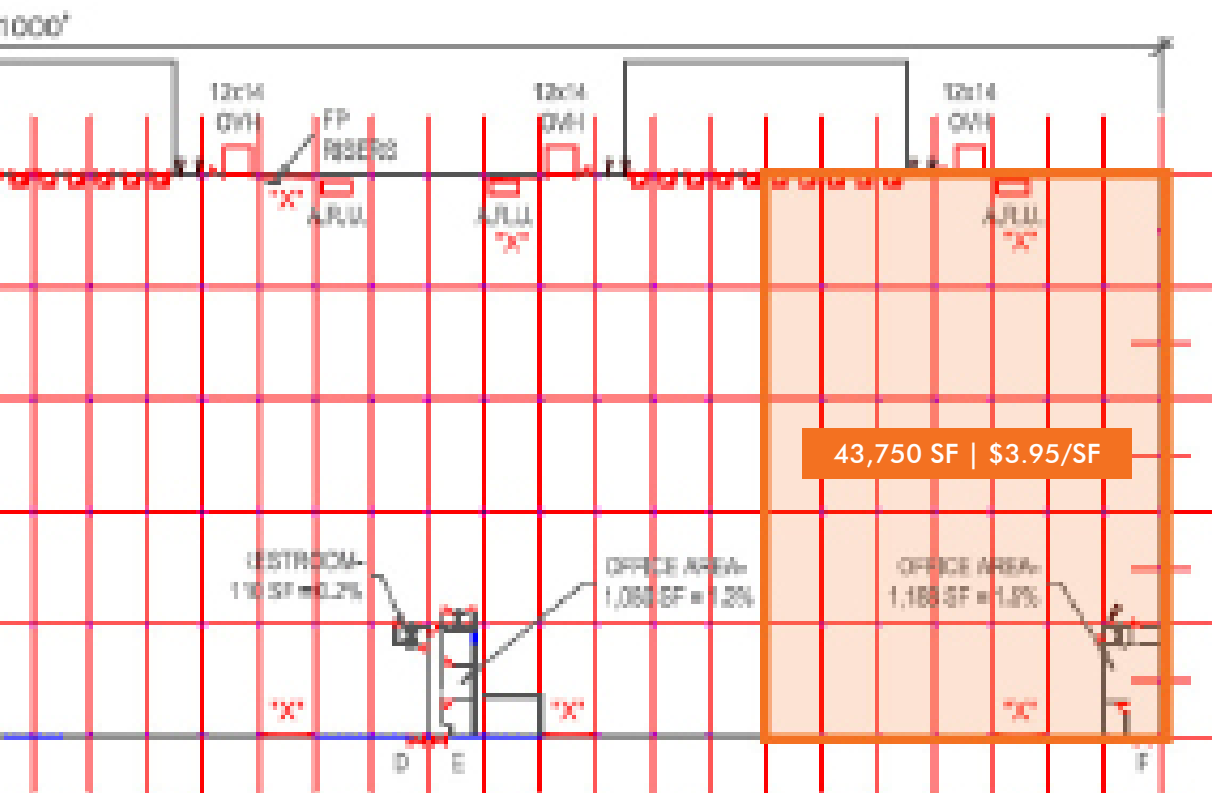
12x14	8x9	A.R.U.	X-BRACE	WATTS
OVH	DOCK			AMPS
				CIRCUITS
				(FIELD V)

LEGEND



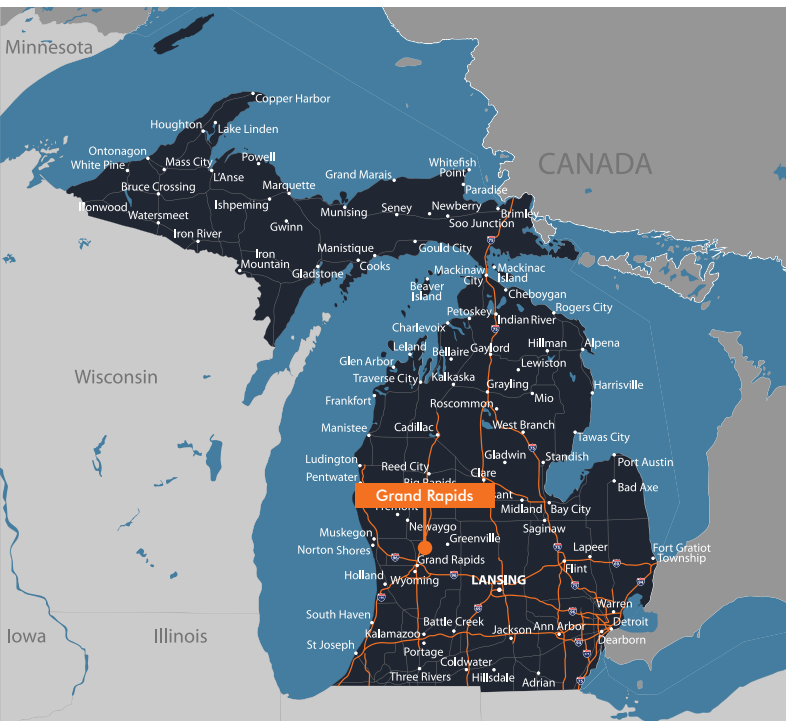
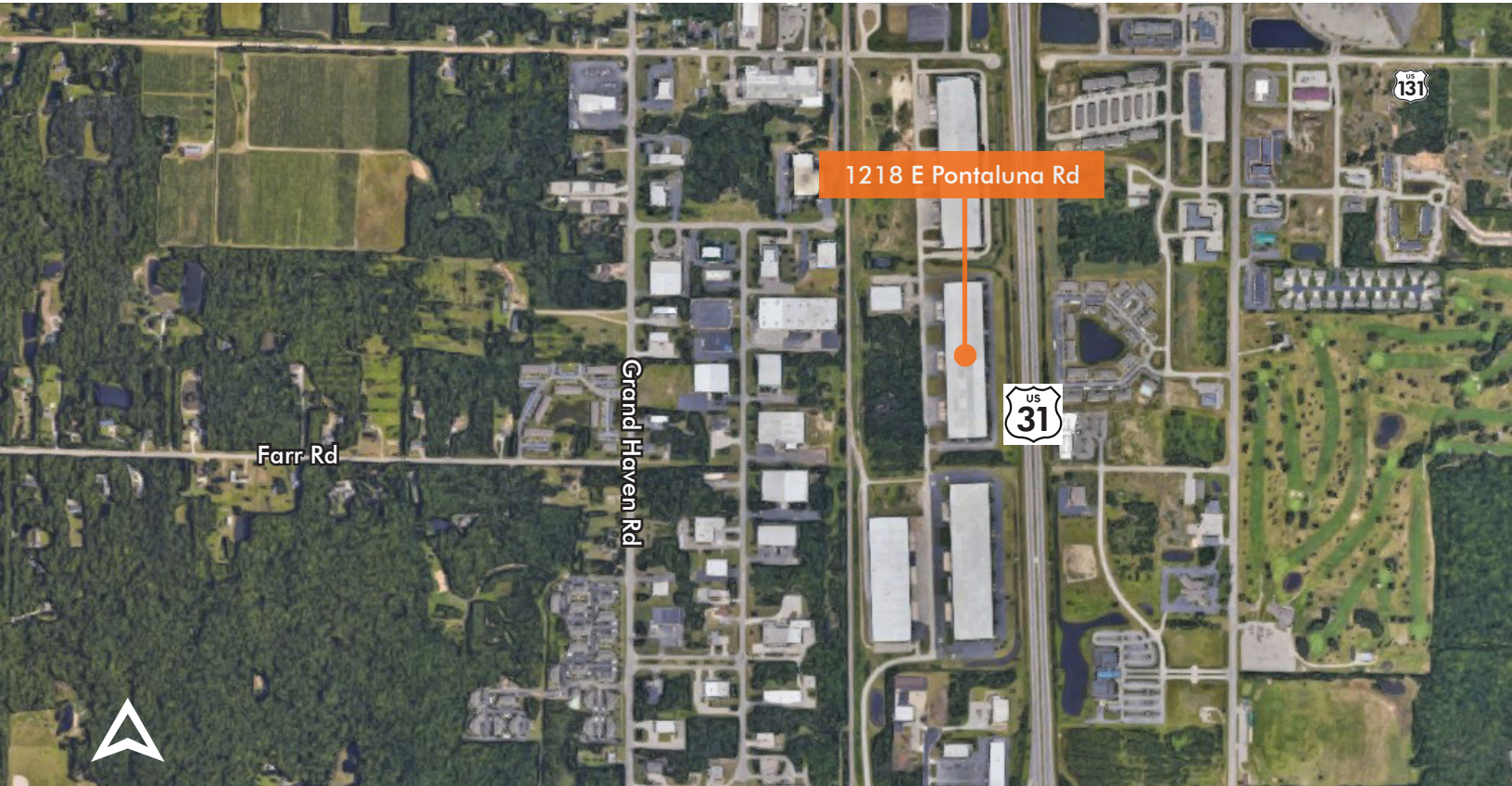
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APPROX. MINL. CLEARANCE 21'-0" A.F.F.



PROPERTY AERIAL





PROPERTY LOCATION

PROXIMITY TO

Downtown Grand Rapids	38 miles
Gerald R Ford International Airport	49 miles
Lansing	104 miles
Chicago	178 miles
Detroit	193 miles
Indianapolis	262 miles



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