

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

1185 E Keating Ave, Muskegon, MI 49442

FOR SALE: \$4,000,000



166,346 SF | 8.77 AC

CONTACTS

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OFFERING MEMORANDUM

1185 E KEATING AVE.
Muskegon, MI 49442

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

1185 E KEATING AVE. Muskegon, MI 49442

BellCornerstone is pleased to present a 166,346-square-foot industrial/warehouse facility situated on 8.77 acres in Muskegon, Michigan. Constructed of durable masonry in 1952, this property offers a flexible layout with functional loading, ample clear height, and expansion-ready land. The property is currently vacant and available immediately, creating an outstanding owner-user opportunity for manufacturing, warehousing, or distribution operations.



Muskegon, MI

Muskegon is a city and county on Michigan's western side along Lake Michigan, in the western Lower Peninsula of the state. It functions as a regional hub for the lakeshore and inland rural areas. Historically, the area's economy has roots in manufacturing, shipping, and natural resources (especially lumber and the lakeshore port). In recent decades, the region also emphasizes tourism (lakefront, beaches, trails), healthcare, education, and light industry. Culturally, Muskegon offers a mix of urban and waterfront amenities, with parks, arts, local events, and access to lake recreation. Its lakeshore location is a defining asset, attracting seasonal visitation and leveraging water-based logistics. Though not a major metropolitan core, Muskegon's role is as a secondary city within West Michigan, with links to larger centers (e.g. Grand Rapids) while serving local and county-level economic activity.



POPULATION

Muskegon
37,203

State: Michigan 10,037,261

MEDIAN AGE

Muskegon
36 Years

State: Michigan 40.5 Years

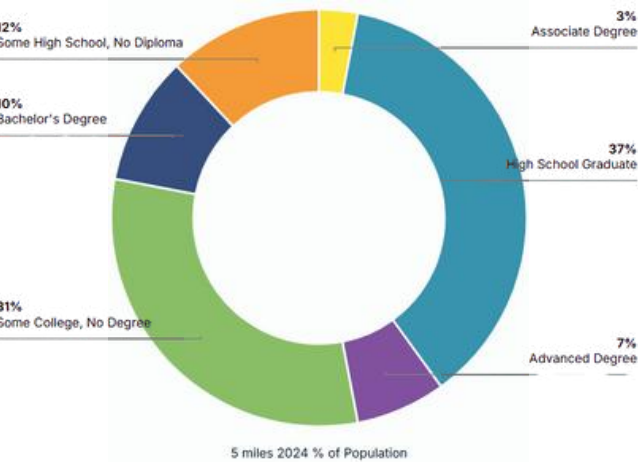
MEDIAN HOUSEHOLD INCOME

Muskegon
\$46,342

State: Michigan \$71,149

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Michigan at large.



2024 STATISTICS

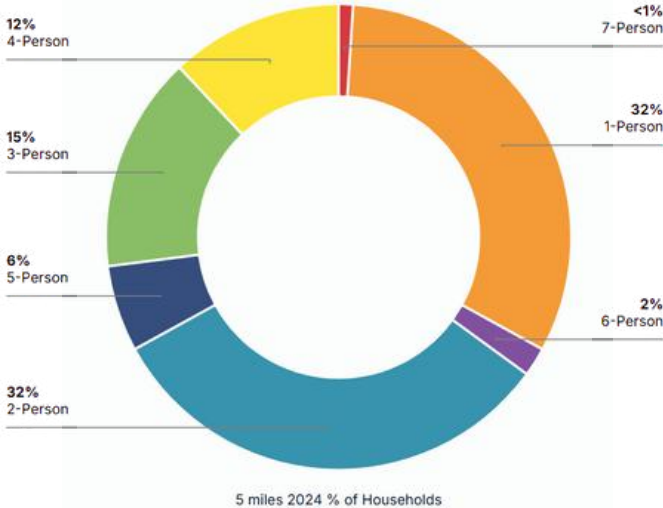
| | 2 Mile | 5 Mile | 10 Mile |
|----------------------|----------|----------|----------|
| Population 2024 | 36,085 | 104,754 | 160,073 |
| Total Households | 12,587 | 16,761 | 27,003 |
| Avg Household Size | 2.4 | 2.4 | 2.4 |
| Avg Household Income | \$47,002 | \$63,118 | \$71,623 |

ECONOMIC INDICATORS

6.3% Muskegon Unemployment Rate

4.3% U.S. Unemployment Rate

HOUSEHOLDS



Muskegon
13,721

State: Michigan 4,107,809



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

US-31: Muskegon's primary north-south freeway, running along Michigan's western shoreline. It connects the city north to Ludington and Traverse City and south through Grand Haven, Holland, and Benton Harbor to the Indiana border. Within Muskegon, US-31 serves as the main regional artery for both freight and commuter traffic.

I-96: Eastern gateway to Muskegon, beginning at US-31 and extending eastward to Grand Rapids, Lansing, and Detroit. This major interstate links Muskegon directly with the state capital region and Detroit metro, providing access to Michigan's largest economic centers.

M-46: A significant east-west state highway that terminates in Muskegon. It runs across the state to Saginaw and Michigan's "Thumb" region, offering a direct route for cross-state commerce and travel.

M-120: A regional connector route running northeast from Muskegon toward Fremont and Hesperia. It links local communities in Muskegon County with northern West Michigan.

Business US-31 (Seaway Drive): A business spur that runs directly through Muskegon, providing local access to the downtown waterfront, industrial districts, and port facilities. It supports both commuter flow and access to Muskegon's commercial core.



AIRPORT PROXIMITY

Muskegon County Airport (MKG): Located about 5 miles south of downtown Muskegon in Norton Shores, MKG is the city's local airport offering daily commercial service. Denver Air Connection operates scheduled flights to Chicago O'Hare International Airport (ORD), providing convenient one-stop connectivity to national and international destinations.

Gerald R. Ford International Airport (GRR): Situated in Grand Rapids, approximately 50 miles east of Muskegon, GRR is the primary commercial airport serving West Michigan. It offers nonstop flights to major U.S. hubs such as Atlanta, Dallas/Fort Worth, Denver, Detroit, and Chicago, as well as seasonal international service. GRR provides a broader range of airline options and is accessible in under an hour via US-31 and I-96.

Chicago O'Hare International Airport (ORD): Located about 190 miles southwest of Muskegon, ORD is one of the busiest airports in the world and a global hub for United and American Airlines. While farther than GRR, Muskegon travelers often connect through ORD via MKG's direct service, making it an important gateway for international travel.

Detroit Metropolitan Wayne County Airport (DTW): Approximately 190 miles southeast of Muskegon, DTW is Michigan's largest airport and a major Delta Air Lines hub. It provides extensive domestic and international connections, and while a longer drive at around three hours, it is a frequent choice for long-haul and overseas flights.

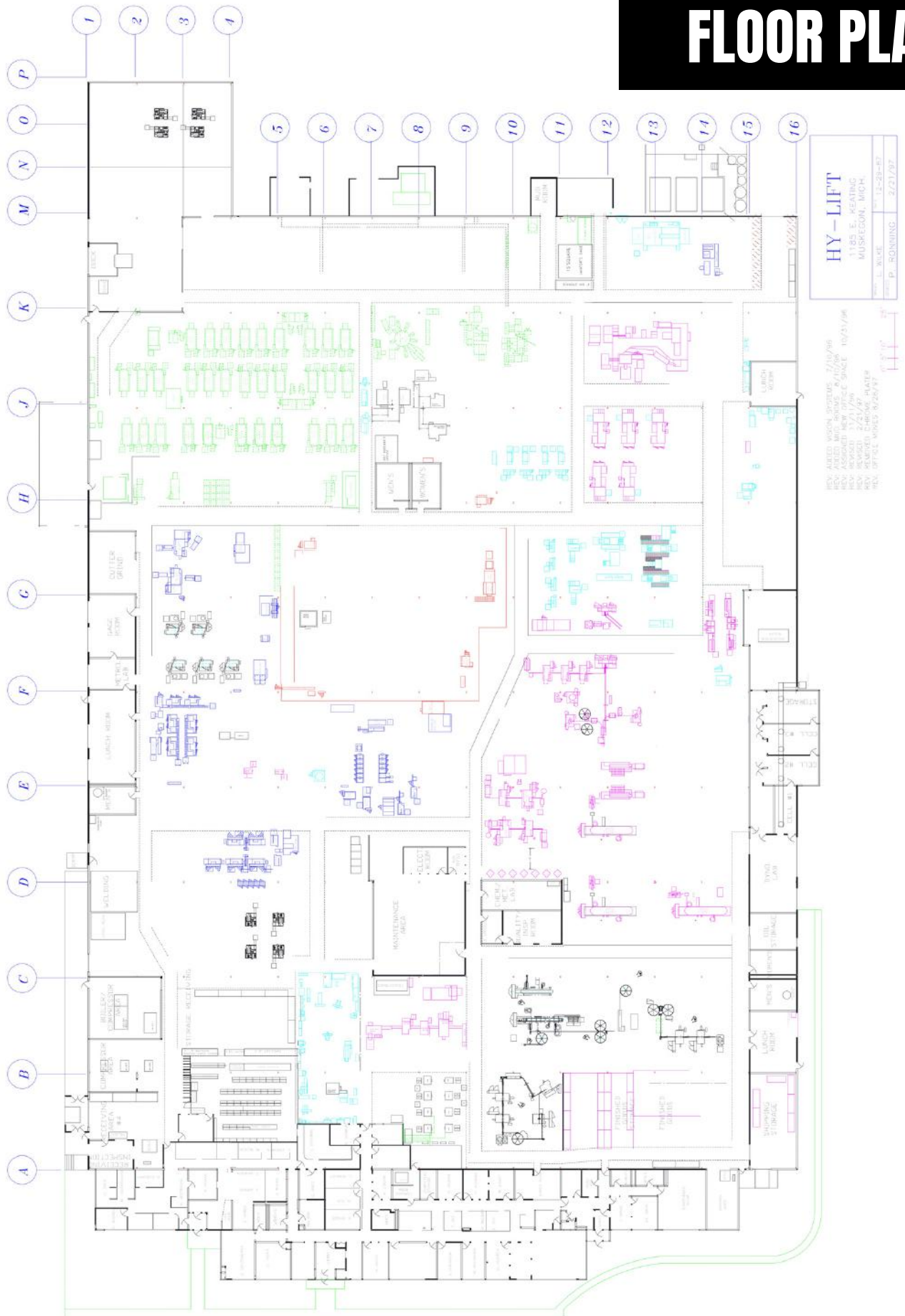
SITE OVERVIEW

SITE

| | |
|----------------|----------------------|
| Property Type: | Industrial |
| Parcel #: | 24-133-100-0022-00 |
| Year Built: | 1952 |
| Total SF: | 166,346 |
| Acres: | 8.77 |
| Stories: | 1 |
| Dock Doors: | 2 |
| Drive Ins: | 3 tot./12' w x 14' h |

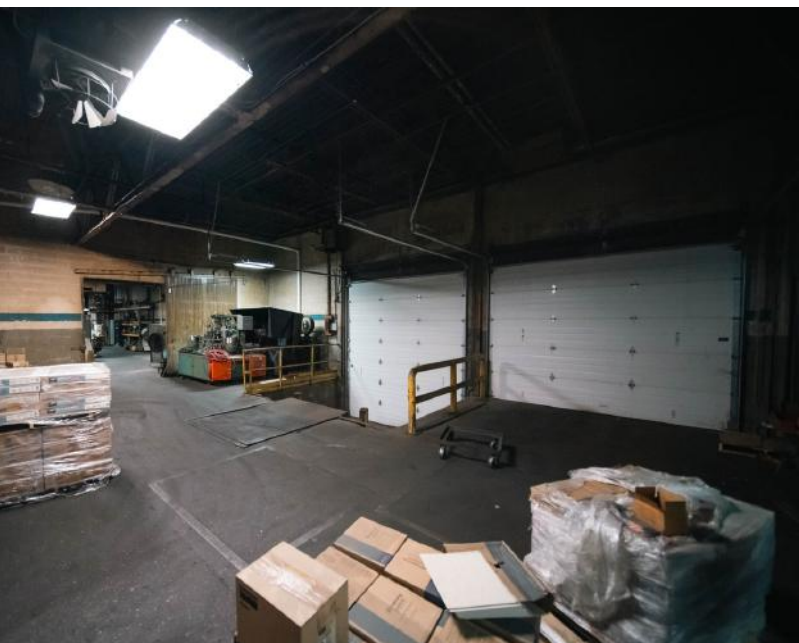
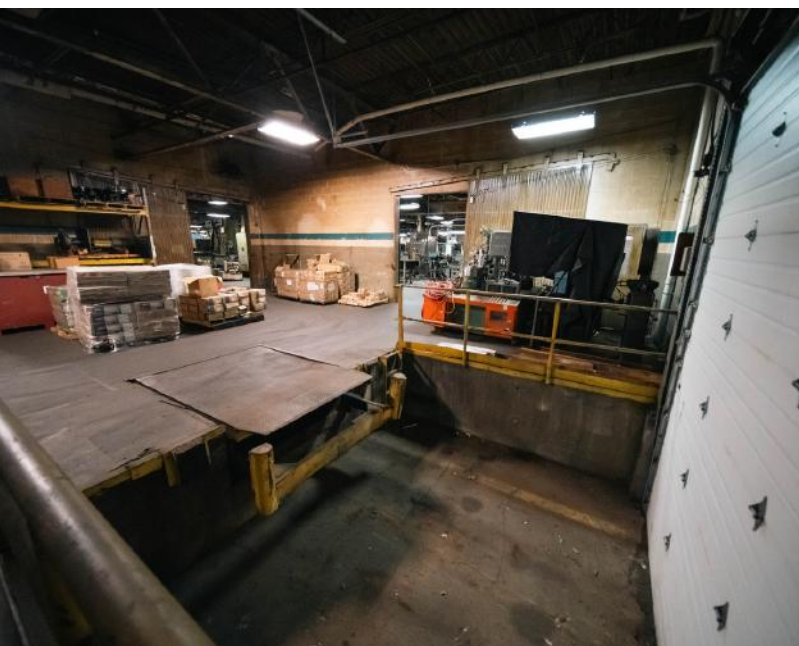


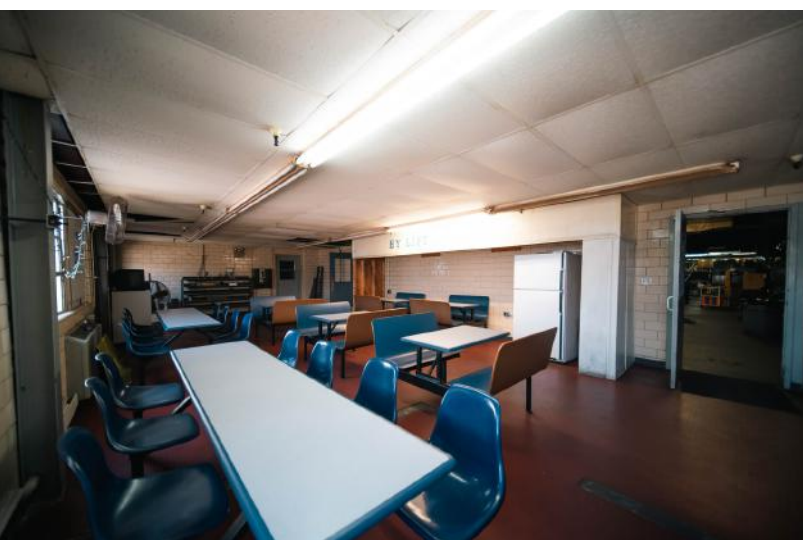
FLOOR PLAN



PARCEL MAP















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