

6500 SCHAMBER DR
Norton Shores, Michigan 49444

Property Overview

Nice industrial space for lease.

Excellent location with visibility on US 31 immediately off the exit at E Pontaluna Rd.

8,000 SF and 10,000 SF available



For More Information

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Asset Overview

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Location:	US 31 TO PONTALUNAW 1/8 MI ON PONTALUNA TO SCHAMBERN 1/8 MI TO PROP.
Total Building Size:	86,200 SF
Acreage:	5.46
Year Built:	2000
Construction:	Brick / Stone
Roof:	Metal
Ceiling Height:	14' / 12' clear
Electric Service:	480 / 3 Phase
Docks:	2
Grade Level Doors:	13
HVAC:	Gas ' Forced Air
Air Conditioning:	Office only
Signage:	Building
Parking:	Ample
Sprinklers:	Yes
Municipality:	City of Norton Shores
PPN:	61-27-748-000-0003-00
SEV (2022):	\$1,151,100
Tax Value (2022):	\$1,151,100
Property Taxes (2022):	\$65,041.35

Lease Overview

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Lease Information

Lease Type:	NNN
Terms:	36-60 Months
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Air-conditioning, Gas/Heat, Snow removal, Lawn Care, Janitorial, Refuse removal, Phone/Internet
Landlord Provides:	Roof & Structural
Renewal Option:	Yes
Possession:	At Lease signing

Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM / MONTH \$1.35 PSF	TOTAL MONTHLY RENT
6520-B	8,000 SF	6,500 SF	1,500 SF	0 / 1	\$3.95	\$2,633.33	\$900.00	\$3,533.33
6544	10,000 SF	9,600 SF	400 SF	1/1	\$4.75	\$3,958.33	\$1,125.00	\$5,083.33

Available Suites

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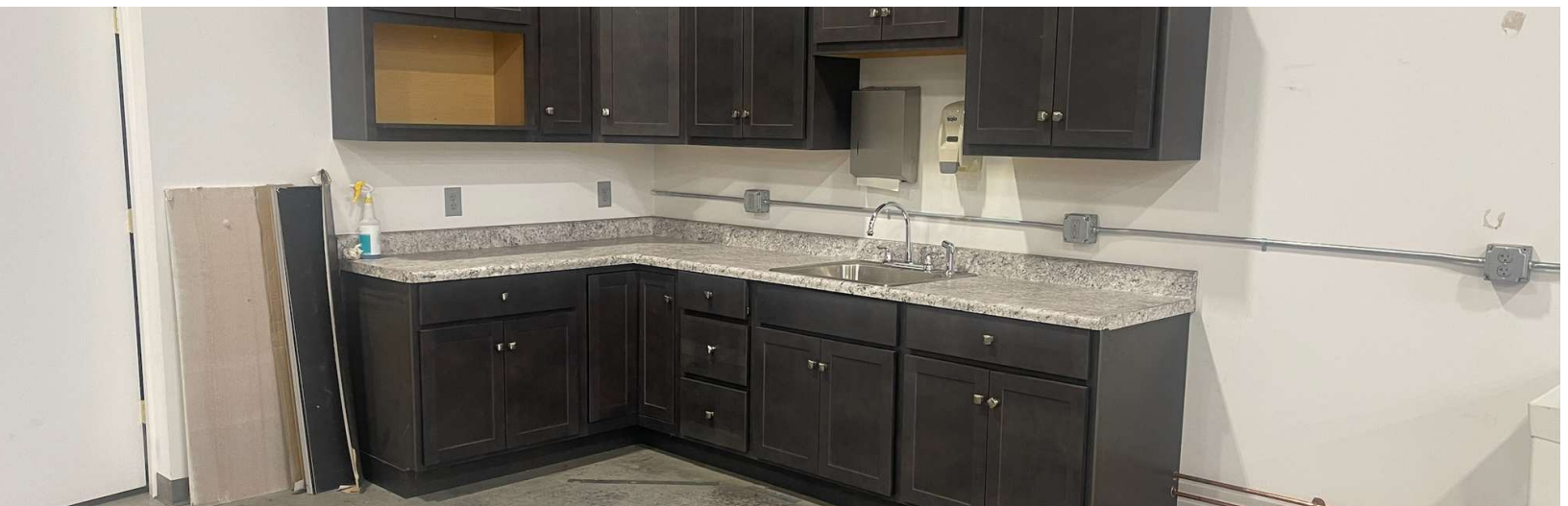
Photos

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Suite 6544

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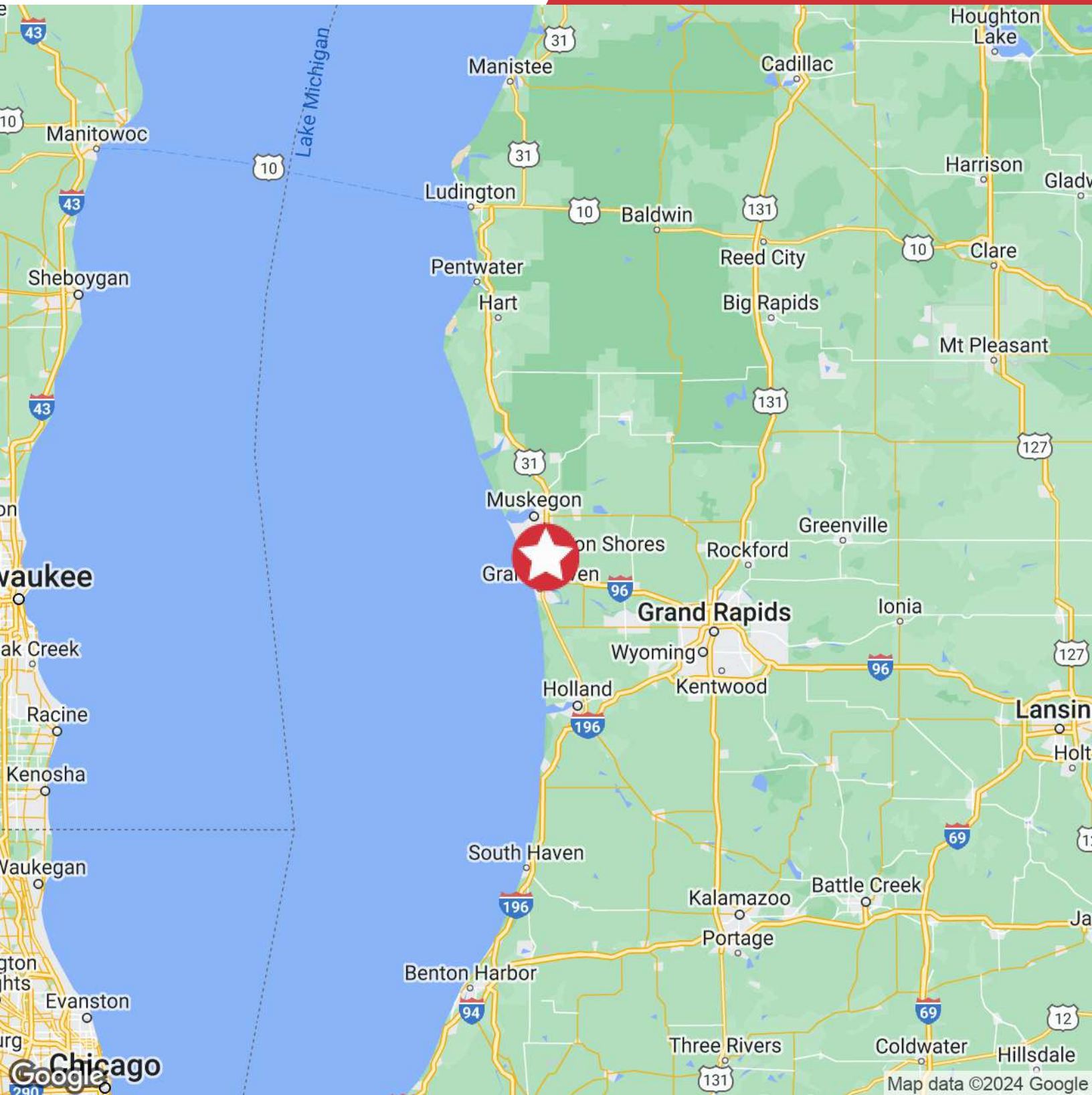
Parcel

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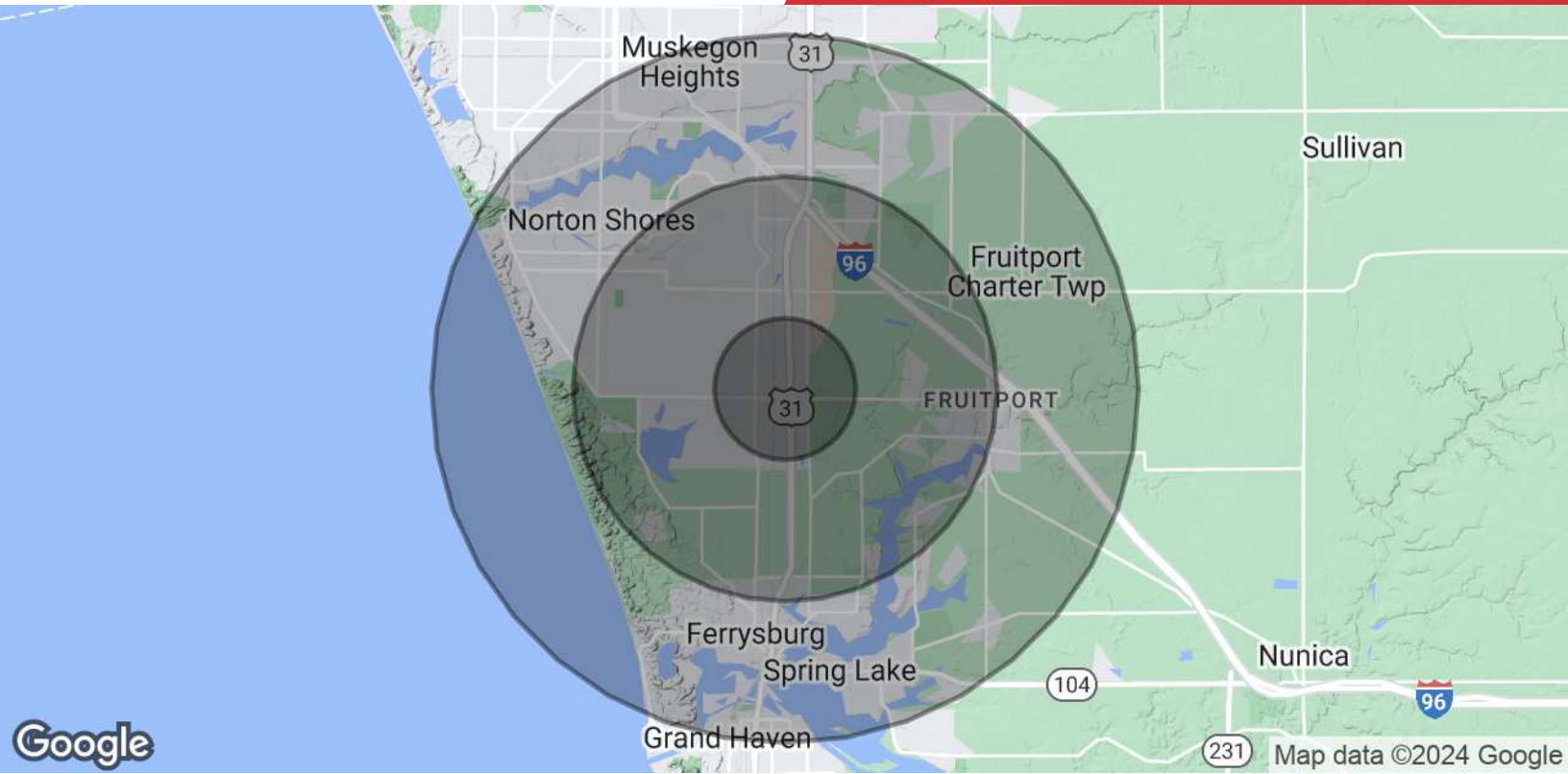
Location Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,355	17,696	55,044
Average Age	38.8	44.7	43.4
Average Age (Male)	35.8	42.2	41.8
Average Age (Female)	42.5	45.9	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	613	7,911	25,476
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$77,324	\$81,441	\$72,350
Average House Value	\$201,372	\$205,653	\$175,506

* Demographic data derived from 2020 ACS - US Census