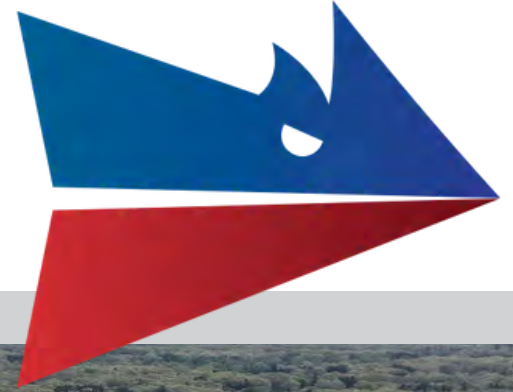


Available for Lease

4545 E. Evanston Avenue | Muskegon, MI



CLARK LOGIC 

+/- 48.90 ACRES

Sarah Huber | Manager of Leasing

 850.687.4867  sarah@clarklogic.com

Matt Conlee | Director of Leasing & Development

 574.333.5344  matt@clarklogic.com



Property Snapshot

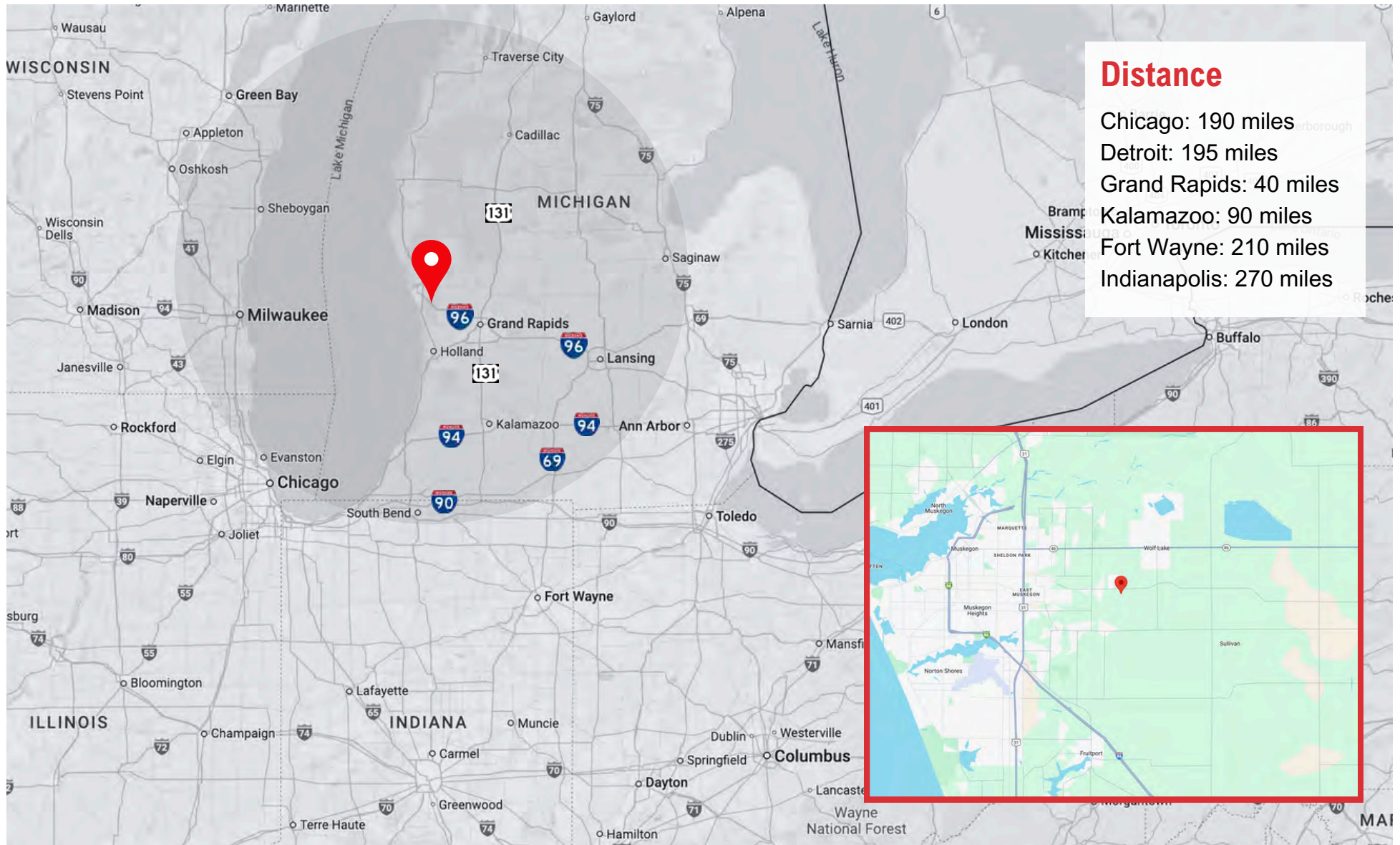
| | |
|---------------|------------|
| Site Size | 48.9 Acres |
| Property Type | Land |

All information contained herein is deemed reliable but is not guaranteed and is subject to independent verification. No liability is assumed for errors, omissions, or changes in availability or condition.

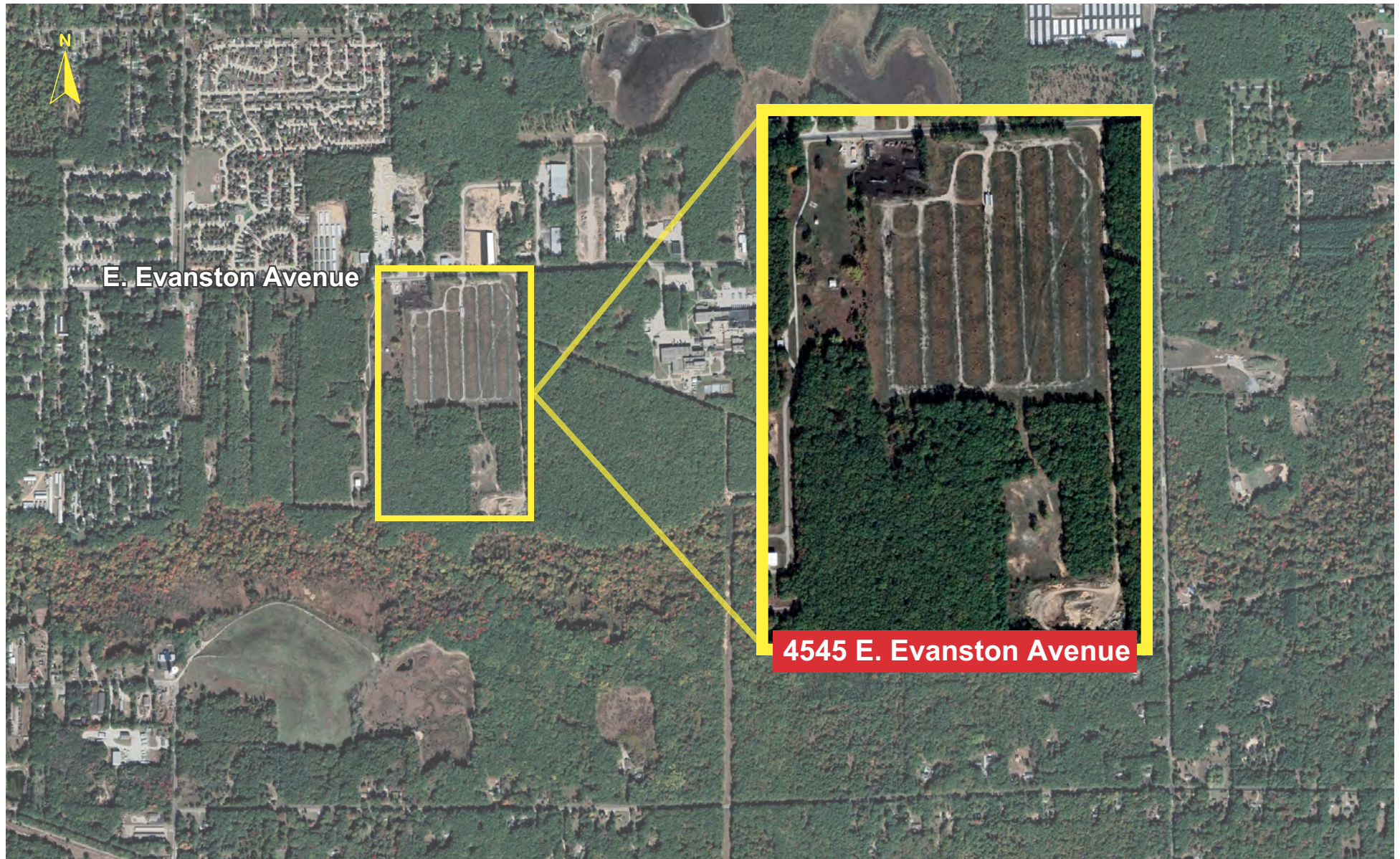
Property Description

This parcel is a significant development opportunity in Muskegon, Michigan, an up-and-coming MSA. 4545 Evanston comprises 48 acres of I-2 zoned property less than 4 miles East of US-31, less than 2 miles south of M-46, and just under 10 miles, by roadway, from Muskegon's Deep-Water Port. The site has 34 of its 48 acres cleared and leveled. The balance of the acreage is level but forested. As for soil makeup, well records show the top 26' of earth is sand, and the lower layer is 21 feet of water-bearing fine sand. The site does not have municipal water/sewer service meaning a well or water tower and a septic system will be required. The Seller will entertain developing a build-to-suit lease option.

MAP VIEW



SITE AERIAL



OUR FULL RANGE OF SERVICES

- Real Estate & Development
- Transportation & Logistics
- Warehousing Services
- 3PL & Material Handling
- Heavy Machinery Moving & Rigging
- Cardboard, Paper & Pallet Recycling and Sales
- Landscape, Lawn Care & Snow Removal
- Semi Trailer & Container Rental and Sales
- Facility Cleaning
- Automotive Dunnage Washing

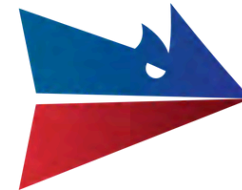


AUTHORIZED DEALER

New Trailers, Parts & Service



CLARK LOGIC



JAMIE CLARK

President
269.207.3081
jamie@clarklogic.com



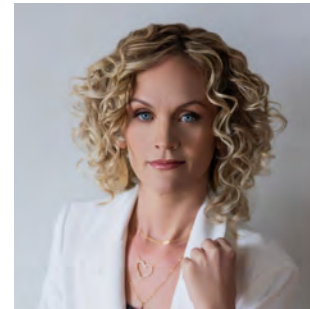
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SARAH HUBER

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CORPORATE LOCATIONS

REAL ESTATE HEADQUARTERS

2314 Helen Avenue
Portage, MI 49002
269.323.0717

MILHAM HEADQUARTERS

3700 E. Milham Avenue
Portage, MI 49002
269.279.7405

KILGORE HEADQUARTERS

3801 E. Kilgore Road
Kalamazoo, MI 49001
269.279.7405

