

22333 M-40 Hwy  
Gobles, MI 49055



1,536  
Square Feet



2.18  
Acres



\$325,000  
Sale Price

## FOR SALE

The property located at 22333 M-40 Highway is 2.18 acres of land, with a 1,536 SF industrial/warehouse building. The building includes 1 drive-in door, 640 SF of industrial area, and 896 SF of office space. It is located off US-131, providing immediate access to West Michigan and Northern Indiana.

## CONTACT

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SALE SNAPSHOT

1,536  
Square Feet

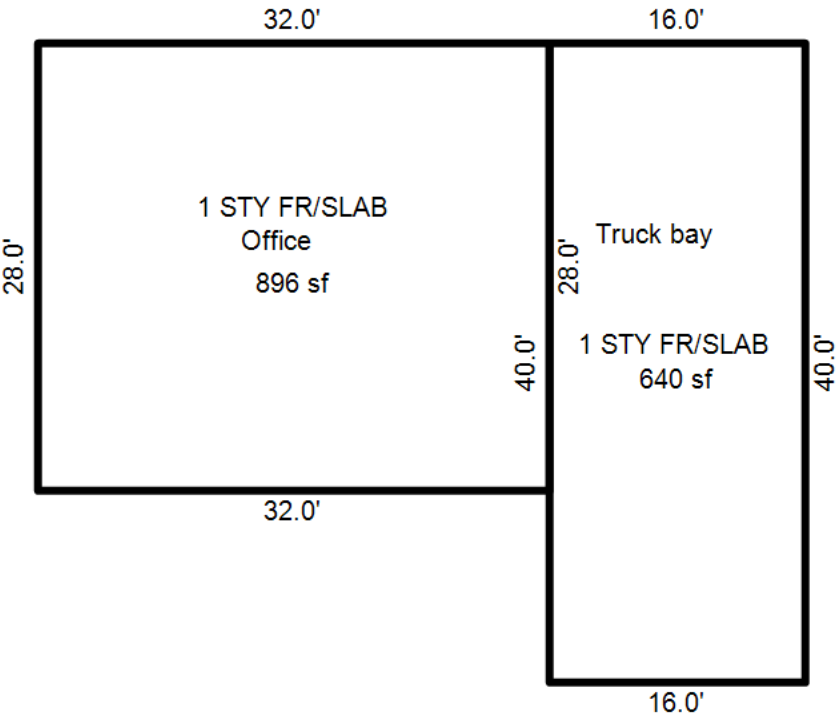
\$325,000  
Sale Price

\$211.59  
Sale Price/SF

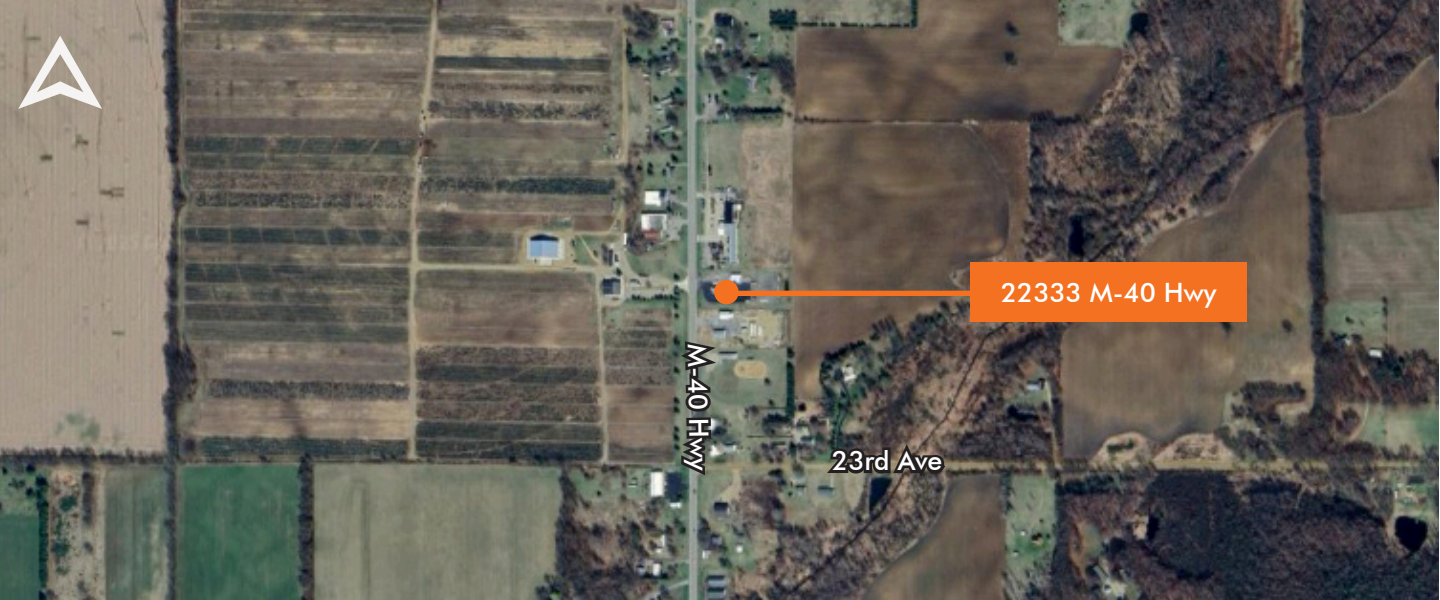
SALE INFORMATION

|                          |                  |
|--------------------------|------------------|
| Building Size            | 1,536 SF         |
| Industrial SF            | 640 SF           |
| Office SF                | 896 SF           |
| Docks   Doors            | 0   1            |
| Ceiling Height           | Approx. 16'      |
| Sale Price               | \$325,000        |
| Sale Price/SF            | \$211.59         |
| Possession               | At Close         |
| Parcel Number            | 80-15-031-006-25 |
| Zoning                   | IN, Industrial   |
| Assessed Value (2025)    | \$171,600        |
| Real Estate Taxes (2024) | \$8,848          |

FLOOR PLAN



AERIAL MAP



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