

SALE



INDUSTRIAL

3881 NORTH GREENBROOKE DR



3881 NORTH GREENBROOKE DRIVE SOUTHEAST, KENTWOOD, MI 49512

#### PROPERTY OVERVIEW

3881 North Greenbrooke Dr SE is an exceptional manufacturing facility, renovated in 2021, located on a prime parcel within the Grand Rapids Airport Industrial Market. Zoned I-1, the property features extensive infrastructure improvements and a versatile configuration, ideal for manufacturers expanding or relocating to the area. Its size, amenities, and strategic location make it highly desirable in the thriving Grand Rapids industrial market.

#### PROPERTY HIGHLIGHTS

- 53,245 Usable SF - 10,583 SF of office
- Climate Controlled Manufacturing Floor - 430 MBH
- Reverse Osmosis Water Filtration System and In-floor Drainage
- 480V Outlets on nearly every columns.
- Zoned I-1 - GRR Airport Sub-Market
- Strategically located for ease of logistics and transportation.

#### SALE PRICE

\$6,000,000

Sale Price Per SqFt.	\$112 PSF
Building SqFt.	53,341 SF
Building Footprint	41,710 SF
Office SqFt.	10,583 SF
Floor Count	2
Ceiling Heights	23' (20' Clear)
Electrical	1000 Amps / 480V / 3X
Climate Control	430 MBH
Dock / GLDs	3 / 1
Sprinkling	Yes - Wet System
Parking	103
More Info...	Page 3

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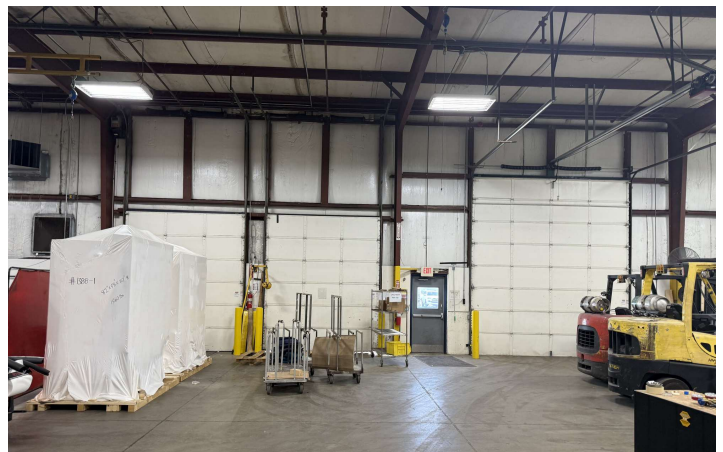


# ADDITIONAL PHOTOS

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Sale Price	\$6,000,000 (\$112 PSF)
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### LOCATION INFORMATION

Building Name	Weistechnik North America
Street Address	3881 North Greenbrooke Dr.
City, State, Zip	Kentwood, MI 49512
County	Kent
Market	Grand Rapids
Sub-market	Airport Region

### BUILDING INFORMATION

Building Size	53,341 SF
Building Footprint	40,710
Ground Floor Manufacturing	35,374 SF
Office Space	10,695 SF
Number of Floors	2
Average Floor Size	5,300 SF
2nd Floor Manufacturing	7,176 SF
Ceiling Height	23 ft
Minimum / Clear Height	20 ft
Roof	Metal Standing Seem
Sprinkling	Yes - Wet System
Column Spacing	46' x 25'
Dock / GLDs	3 / 1
Signage	Monument & Building
Column Space	46 ft
Fiber / Internet	Both Available
Year Last Renovated	2021
Year Built	1996

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1
Lot Size	3.37 Acres
APN #	41-18-26-426-004
Rail Access	No
Current SEV	\$1,269,200
Current Property Taxes	
Projected Property Taxes	

### PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	103
Regional Airport	Gerald R. Ford Int'l - 1> Mile
Distance to M-6	2.4 Miles
Distance to US-131	9.6 Miles
Distance to I-96	WB: 4.2 Miles or EB: 6.6 Miles

### UTILITIES & AMENITIES

Elevators	1
Number of Elevators	1
Central HVAC	Yes - 430 MBH
Water	Reverse Osmosis Water Filtration System
Electrical	1000 AMP /480V/ 3 Ph
Drop & Buss Bars	480V Drop
HVAC	430 MBH
Restrooms	3

#### R. KYLE GROOTERS

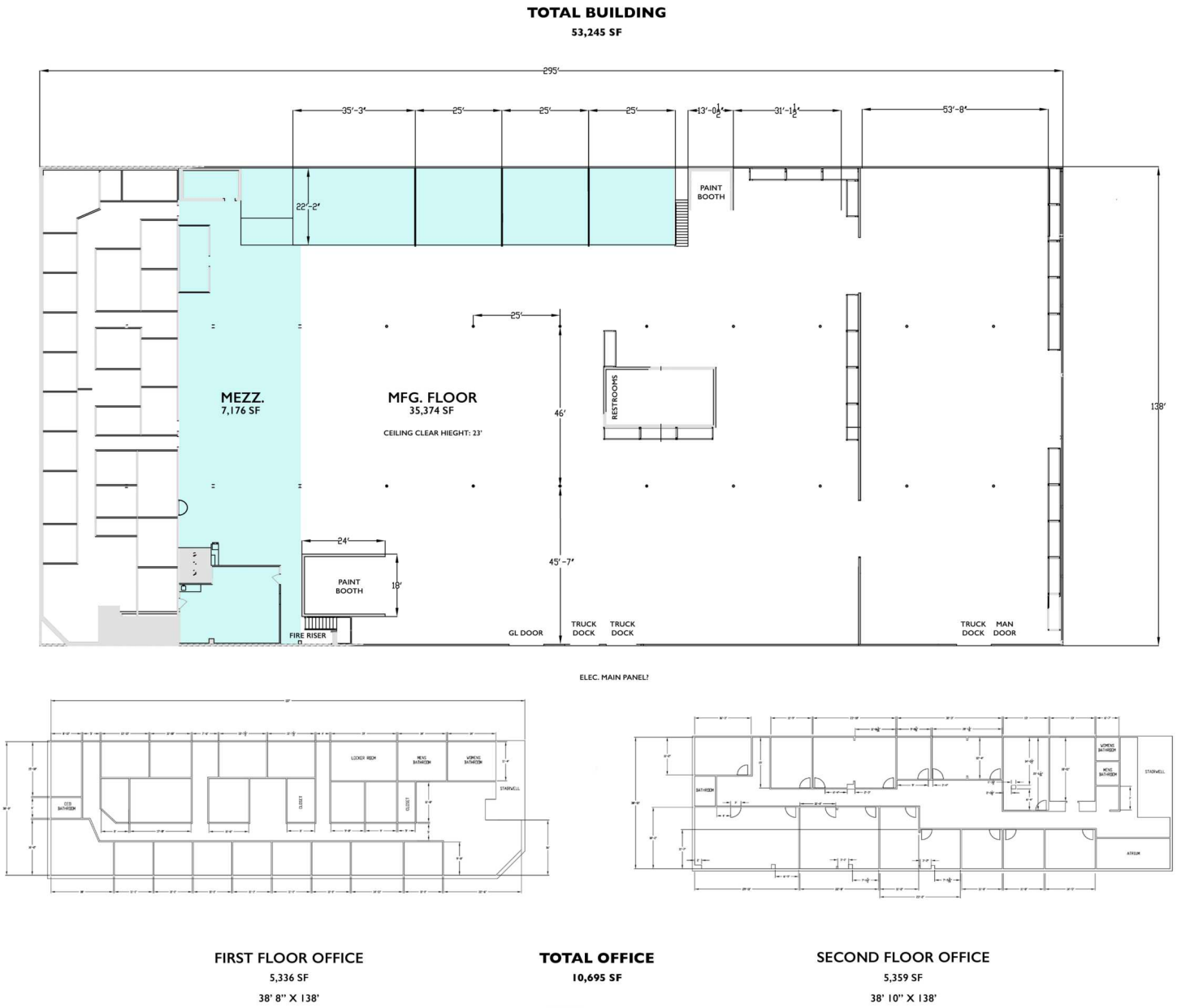
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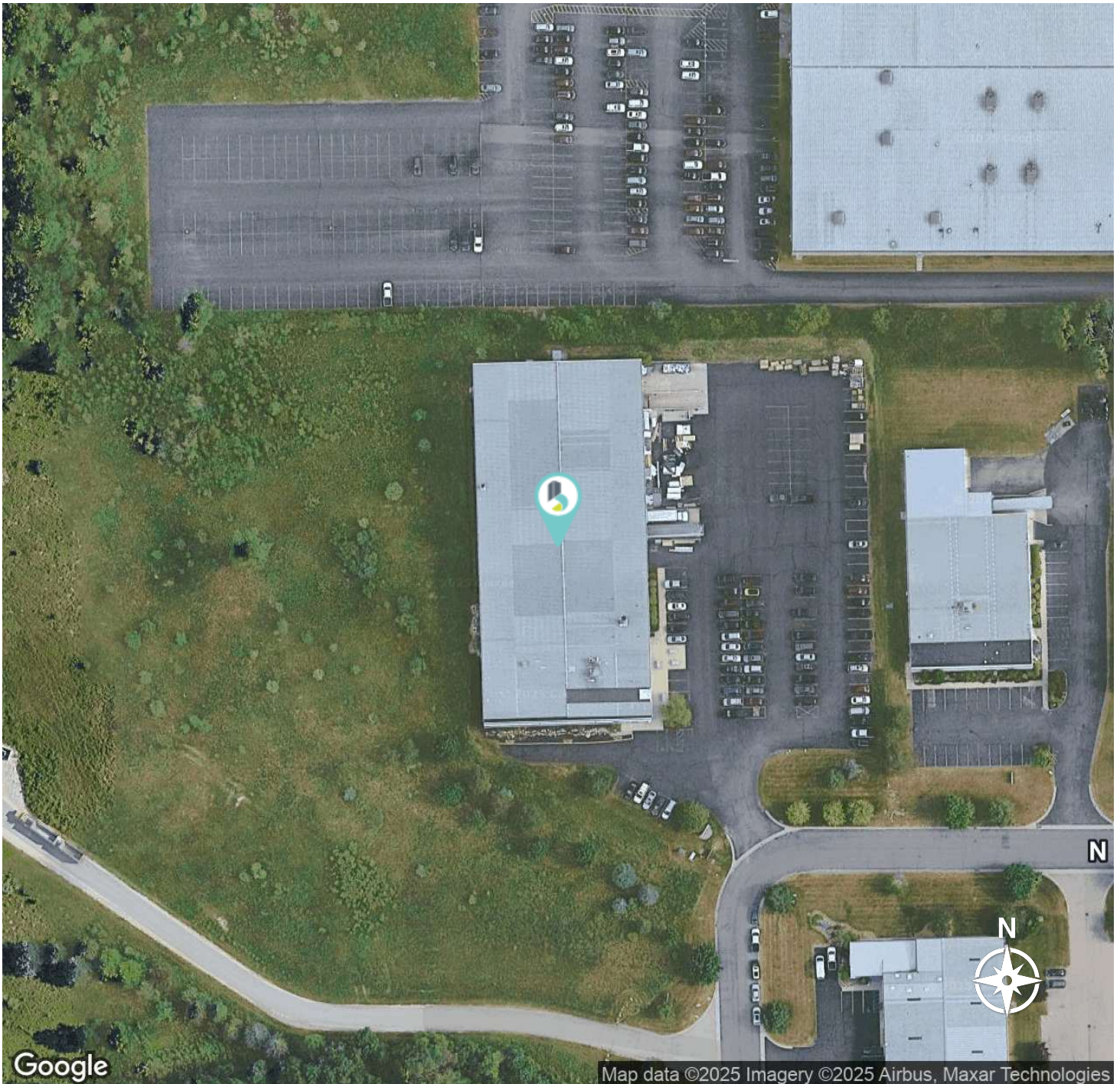




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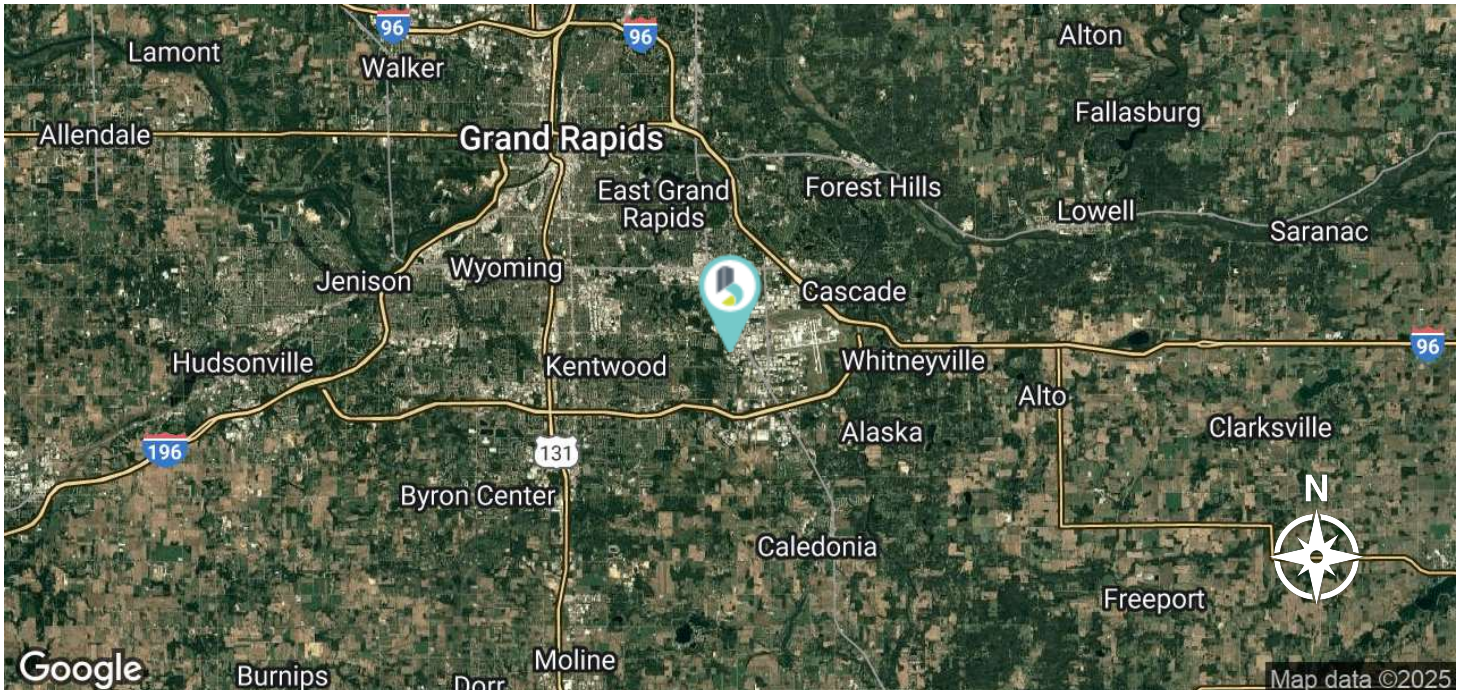




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Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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