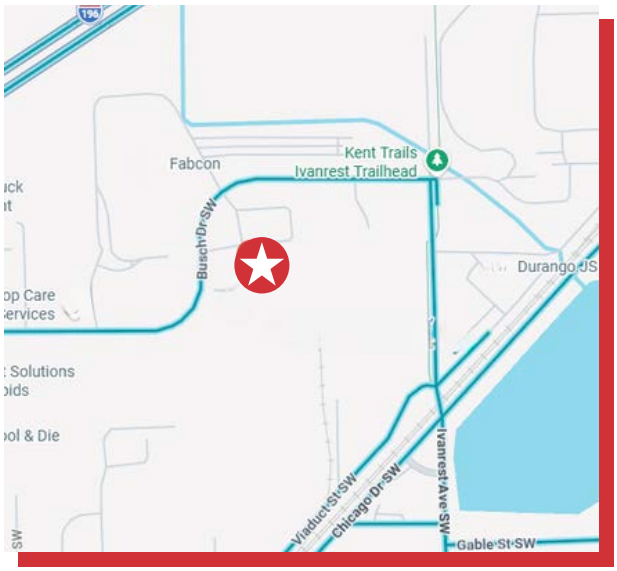
Wisinski of West Michigan

FOR SALE
INDUSTRIAL WAREHOUSE | OFFICE CONDO

3366, 3368 & 3370 BUSCH DR SW
GRANDVILLE, MI 49418

- 13,000 SF available in an industrial/warehouse with office condo within the Grandville Business Center
- 2-story office space containing 2,000 SF; executive offices, kitchenette, conference rooms & storage
- 22' ceiling height / 20' clear
- Five (5) 12'x14' overhead doors, three (3) with full-length floor drains
- Compressed air throughout
- Very well maintained



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PROPERTY SUMMARY

FOR SALE
INDUSTRIAL WAREHOUSE | OFFICE CONDO

Positioned within a well-established industrial corridor in Grandville, 3370 Busch Drive SW offers a highly functional multi-tenant industrial/flex building ideally suited for a range of service-oriented and light industrial users. The property is designed to accommodate small-to-mid-size tenants seeking a combination of warehouse, shop, and office space in a convenient and accessible location creating a synergistic environment for tenants.

The building is located within the Grandville Business Center, a concentrated industrial park in southwest Kent County, just minutes from major transportation routes including I-196 and M-6. This strategic positioning provides seamless connectivity to downtown Grand Rapids, the lakeshore markets, and the broader West Michigan region.

3370 Busch Drive represents an excellent opportunity to lease or purchase space within a high-demand small-bay industrial submarket, offering tenants a balance of functionality, accessibility, and proximity to key regional amenities. The property is particularly well-suited for users seeking practical space in a proven industrial location with strong connectivity throughout West Michigan.

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PROPERTY OVERVIEW

FOR SALE
INDUSTRIAL WAREHOUSE | OFFICE CONDO

PROPERTY - BUILDING INFORMATION

Total Building Size:	21,787 SF
Year Built / Renovated:	2001 - 2003
Acreage:	10.1 acres
Construction:	Concrete block and steel
Roof:	Rubber membrane
Floors / Mezzanine:	2 / None
Eave Height:	22'
Elevators:	No
Security System:	Yes
Sprinklered:	No
Signage:	Building signage available
Parking:	Surface lot; paved
Fenced Yard:	No
Outside Storage:	No
Zoning:	I-2; Industrial
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE Energy
Sanitary Sewer:	City
Storm Sewer:	City
Water:	City

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PREMISES OVERVIEW

FOR SALE
INDUSTRIAL WAREHOUSE | OFFICE CONDO

WAREHOUSE INFORMATION

Warehouse SF:	11,000 SF
Floors:	1
Air Conditioning:	No
HVAC:	Gas tube heat w/unit heaters
Ceiling Height:	22'
Column Spacing:	N/A
Sprinklered:	No
Lighting:	Fluorescent / LED
Electric Service:	480, 3-phase, 250 amp
Grade Level Doors:	5; 12'x14'
Loading Docks:	No
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	No
Shop Restroom:	Yes
Shop Breakroom:	No
Rail Siding:	No

OFFICE INFORMATION

Office SF:	2,000 SF
Floors:	2
Air Conditioning:	Yes
HVAC:	Gas / forced air
Ceiling Height:	9'
Sprinklered:	No
Lighting:	Fluorescent
Private Offices:	Yes; 3
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Communications Equipment:	Yes

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SALE OVERVIEW

FOR SALE
INDUSTRIAL WAREHOUSE | OFFICE CONDO

SALE INFORMATION

Price:	$1,690,000.00
Per SF:	$130.00 /SF
Municipality:	Kent County, City of Grandville
PPNs:	41-17-08-429-021, 41-17-08-429-022, 41-17-08-429-023
Addresses:	3370 Busch Dr SW, 3368 Busch Dr SW, 3366 Busch Dr SW
Assessed Value*:	$599,100.00
Taxable Value*:	$406,620.00
Summer Taxes*:	$21,801.54
Winter Taxes*:	$1,190.37
Total Taxes*:	$22,991.91

* Figures represent all 3 parcels combined for Tax Year 2025

LEGAL DESCRIPTIONS

41-17-08-429-021 - 3370 BUSCH DR SW
UNIT 21 * GRANDVILLE BUSINESS CENTER KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.639
INSTRUMENT NO.20031027-0218942

41-17-08-429-022 - 3368 BUSCH DR SW
UNIT 22 * GRANDVILLE BUSINESS CENTER KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.639
INSTRUMENT NO.20031027-0218942

41-17-08-429-023 - 3366 BUSCH DR SW
UNIT 23 * GRANDVILLE BUSINESS CENTER KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.639
INSTRUMENT NO.20031027-0218942

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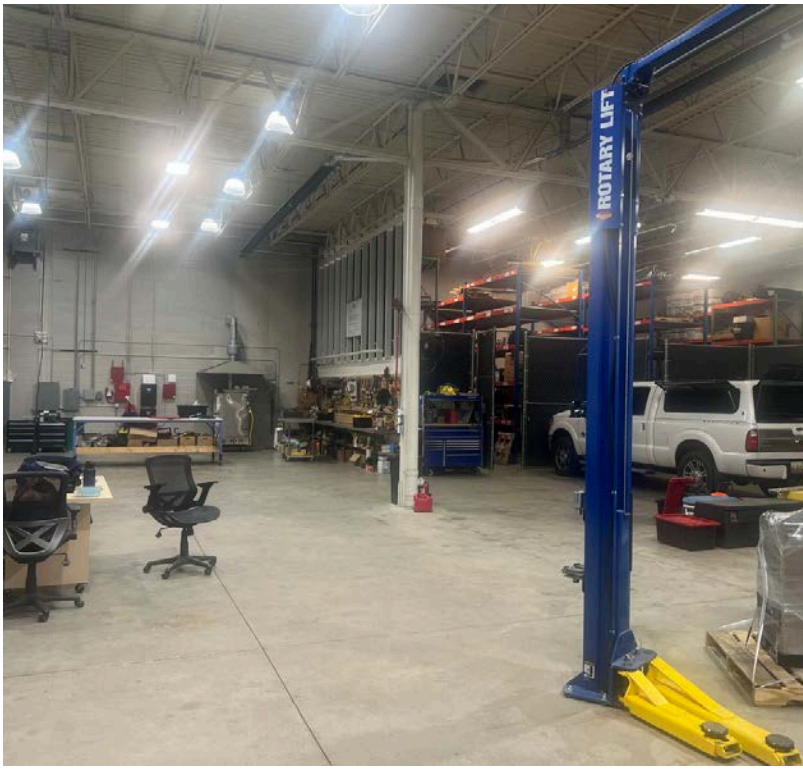
PROPERTY PHOTOS

FOR SALE
INDUSTRIAL WAREHOUSE | OFFICE CONDO



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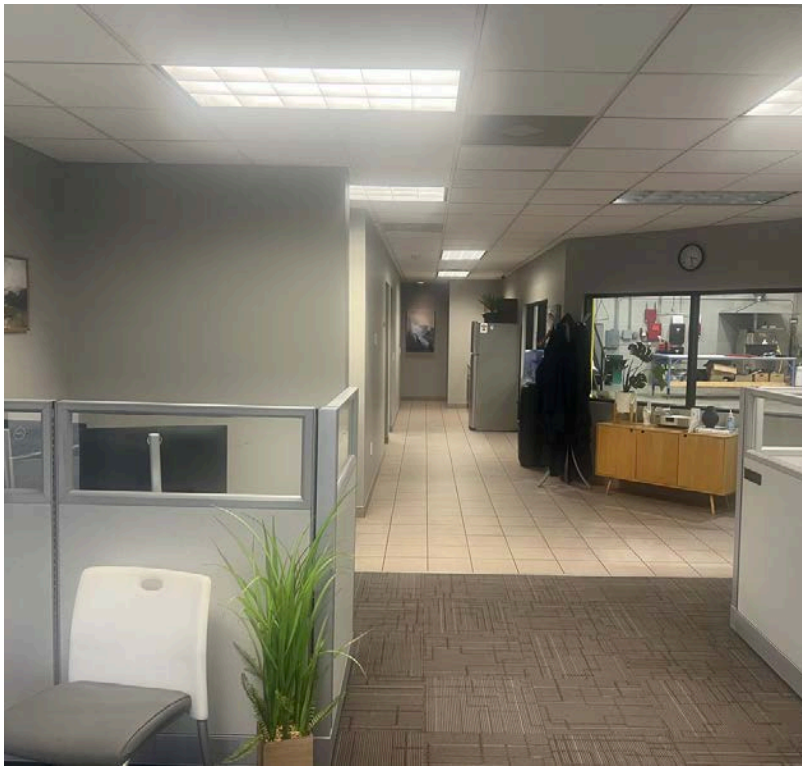

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PROPERTY PHOTOS

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FLOOR PLAN

FOR SALE
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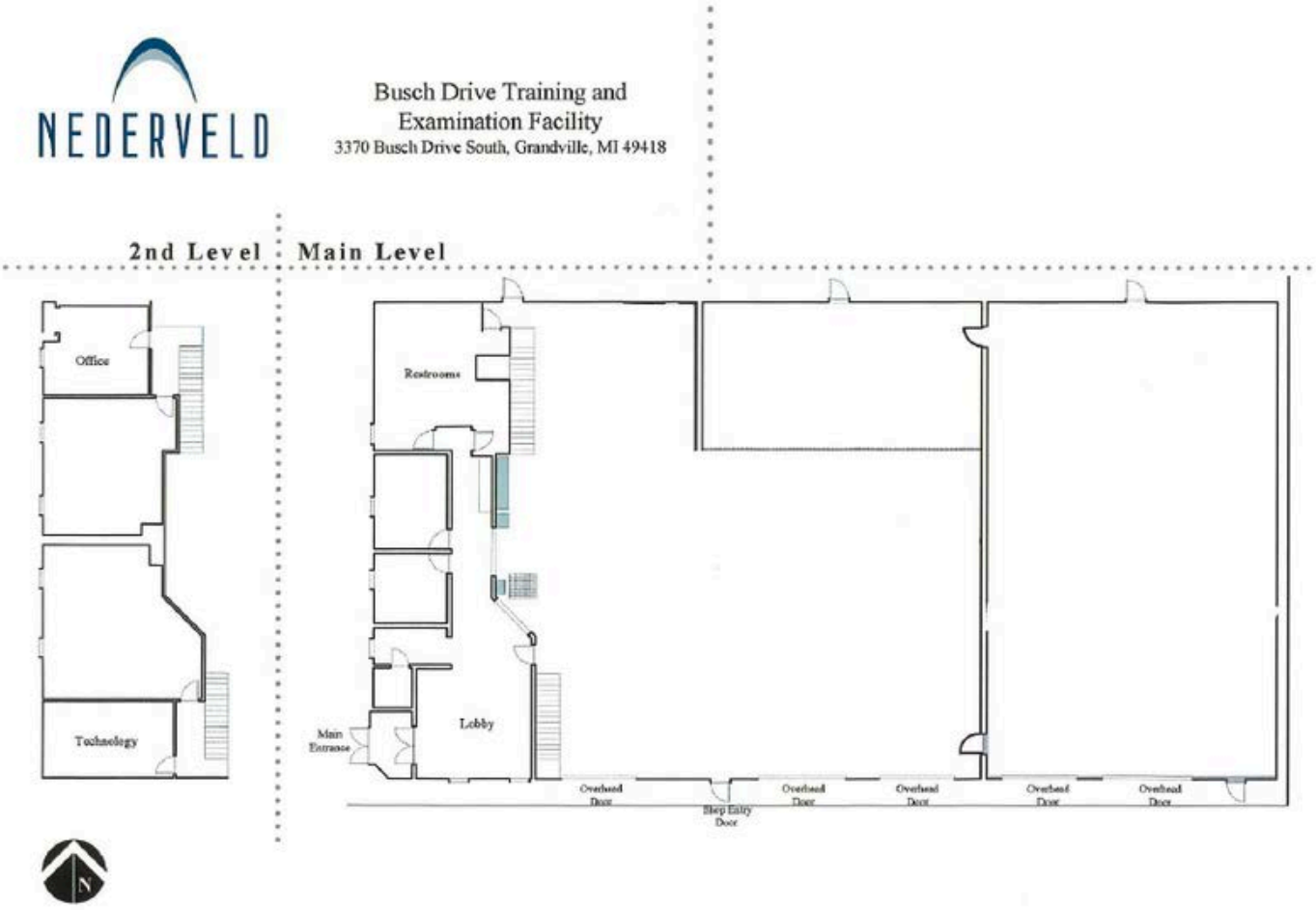

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LOCATION MAP

FOR SALE
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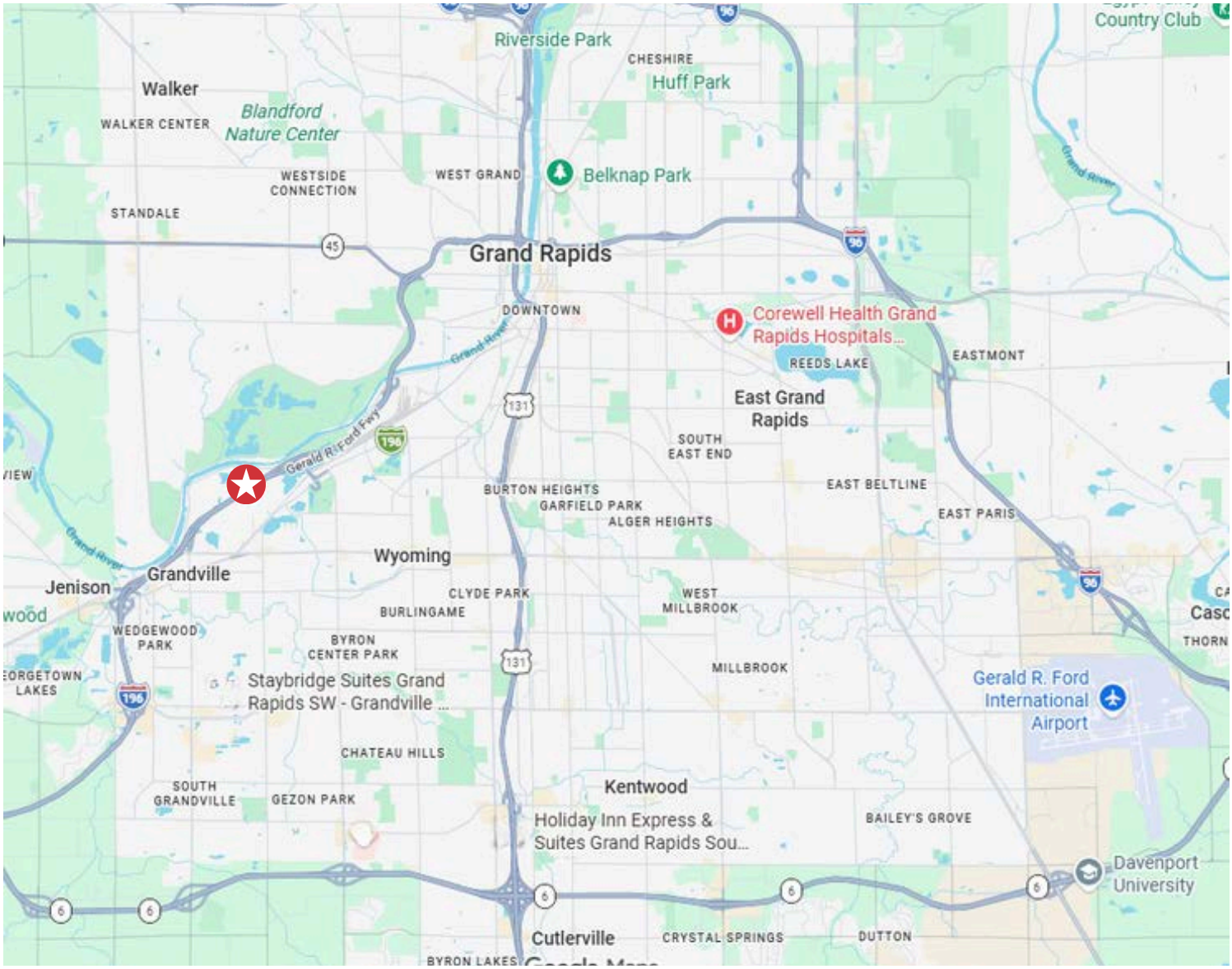

PROXIMITY

I-196	1.2 miles
US-131	6.1 miles
M-6	8.8 miles
Gerald R. Ford International Airport	18.8 miles

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SURVEY

GRANDVILLE BUSINESS CENTER

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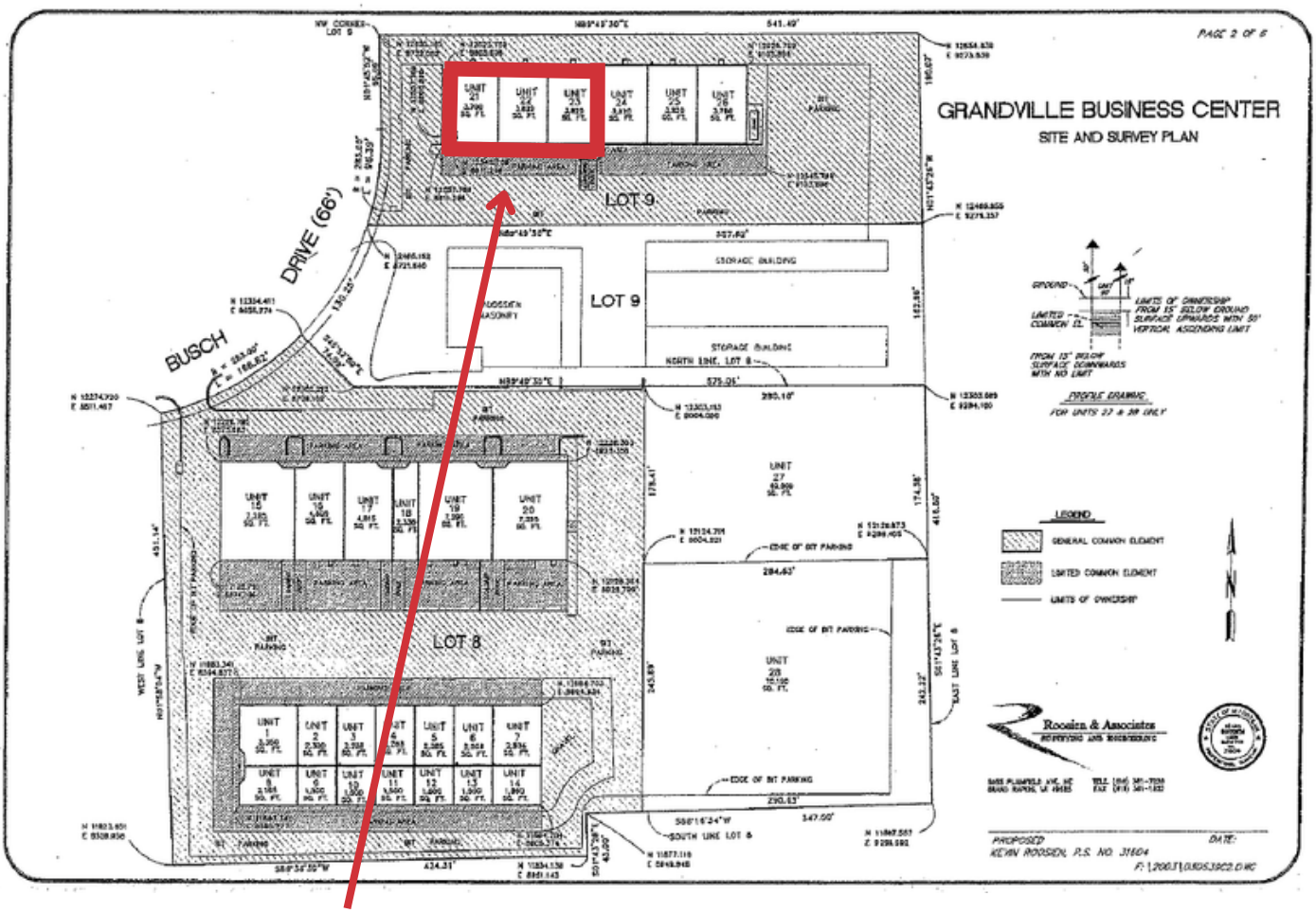

SUBJECT PROPERTY

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Wisinski of West Michigan

AERIAL MAP

FOR SALE
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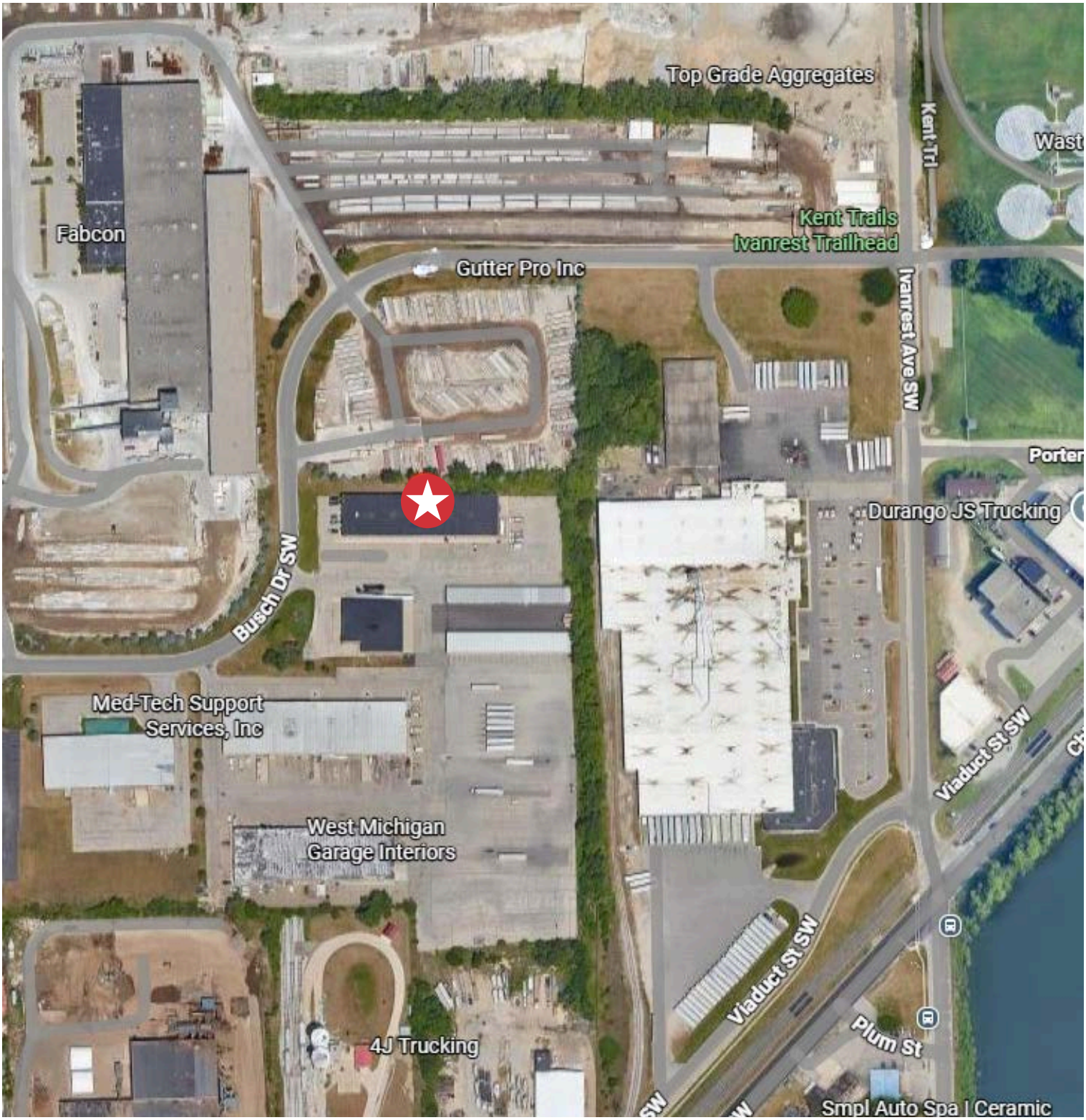

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ZONING MAP

FOR SALE
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LEGEND

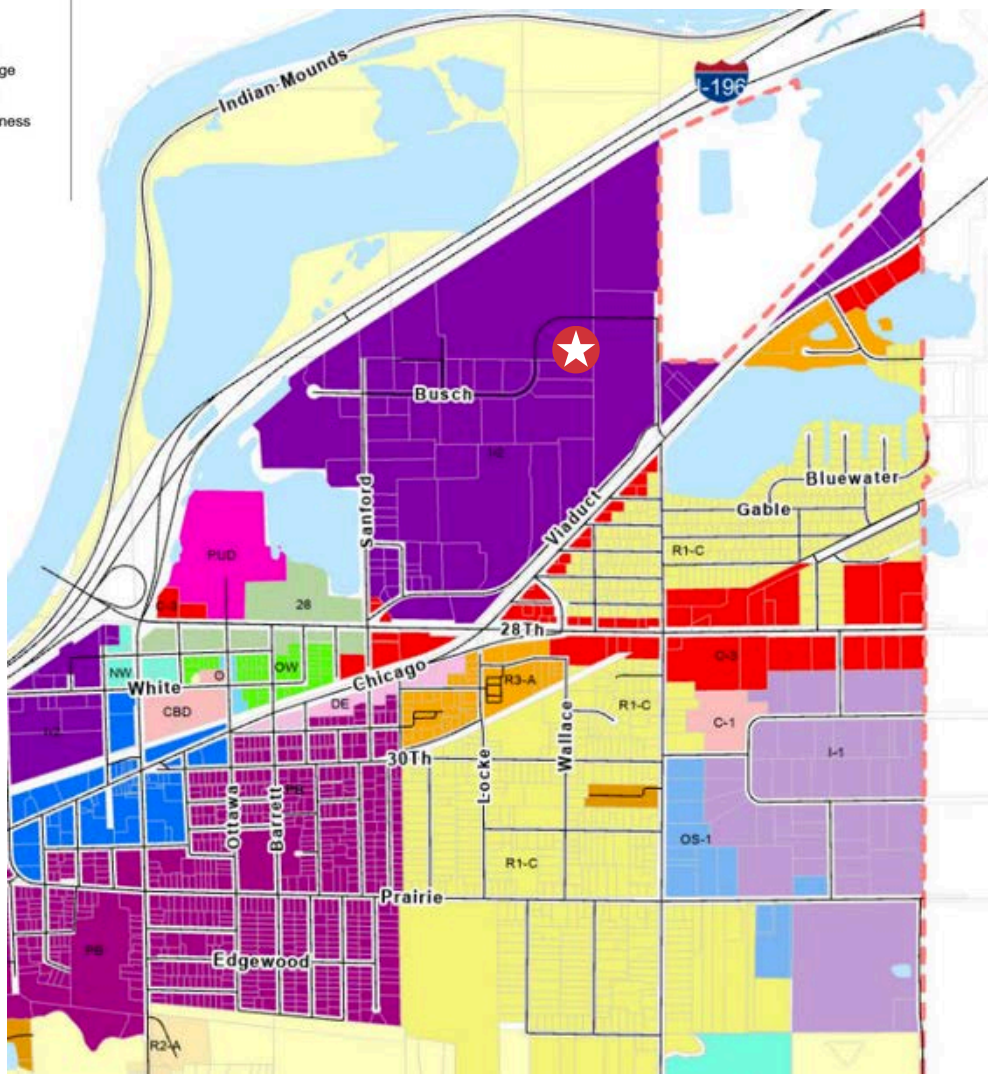
Conventional Zoning Districts
- R1-A
- R1-B
- R1-C
- R2-A
- R2-B
- R3-A
- R3-B
- C-1
- C-3
- C-4
- C-5
- I-1
- I-2
- OS-1
- OS-2
- PUD

Form Based Code Districts
- NW North Wilson
- O Ottawa
- 28 -28th Street
- OW Oakes-White
- DE Downtown Edge
- PB Prairie/Barrett
- CBD Central Business District

Zoning Map

City of Grandville, Michigan

Effective February 8, 2024



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PARCEL MAP

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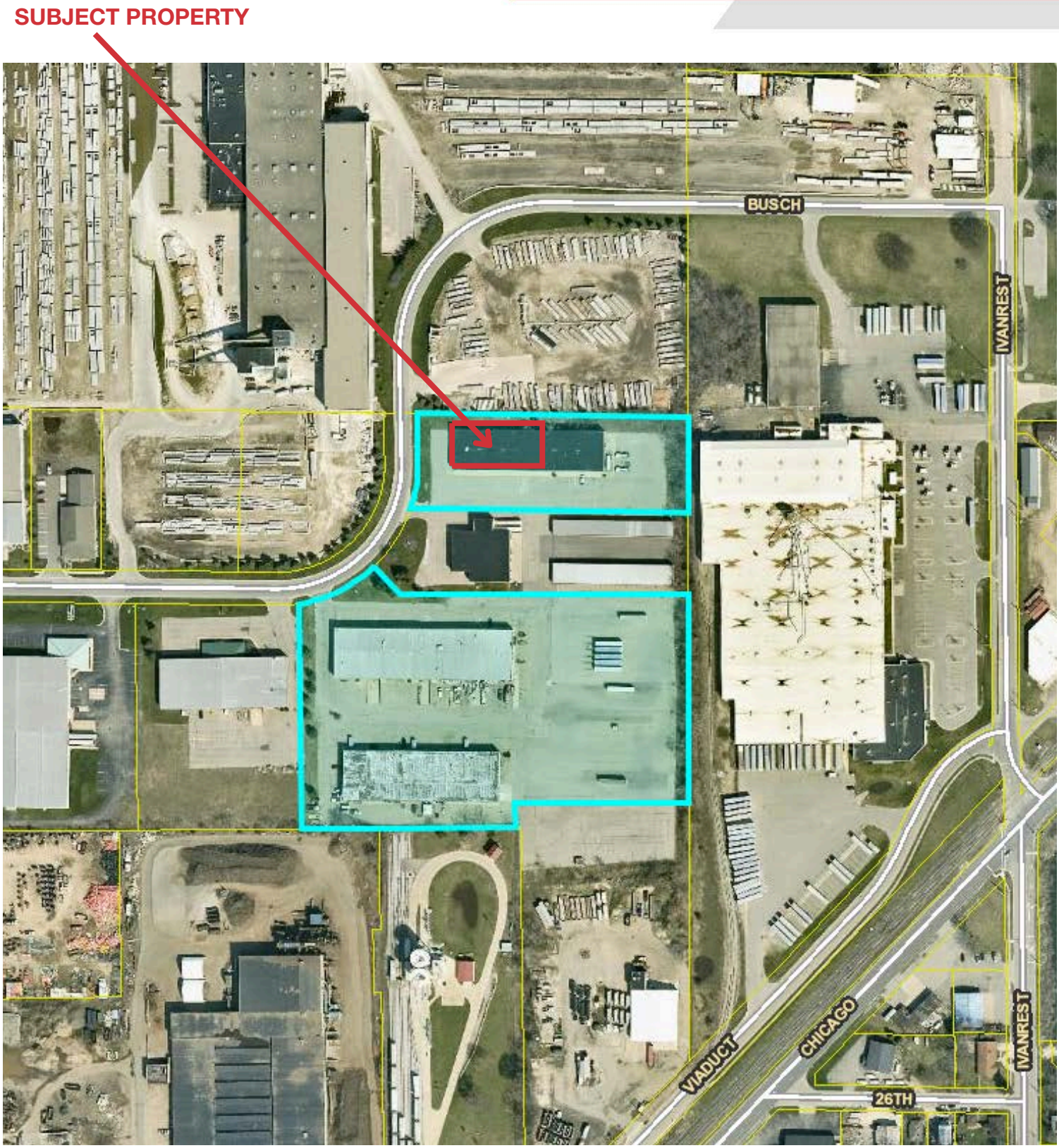

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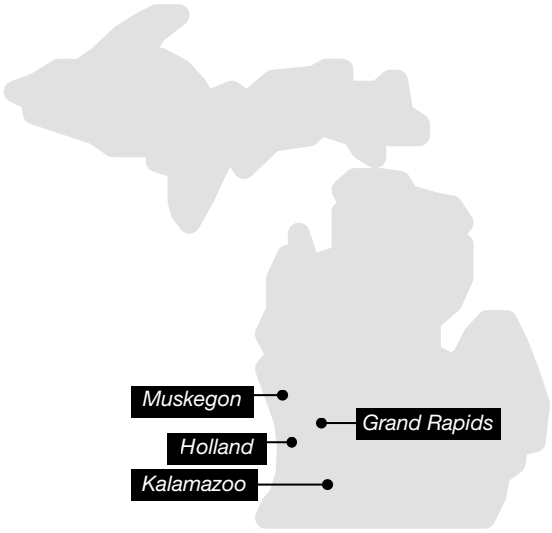
LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

BEST OF THE MIDWEST AWARD

Holland

BUSINESS INSIDER

US CITIES WITH THE BEST QUALITY OF LIFE 2024

Grand Rapids

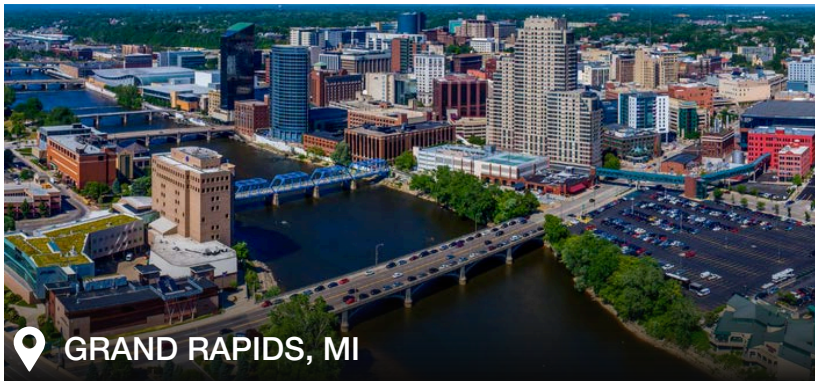
WalletHub

BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon

THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven



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