

2196 Port Sheldon St Jenison, MI 49428



19,777
Total Square Feet



1.52
Acres



\$1,995,000
Sale Price

FOR SALE

The property located at 2196 Port Sheldon Street is a 19,777 SF industrial building located on 1.52 Acres. The building is precast construction, fully air-conditioned, equipped with adequate clear heights for manufacturing and/or warehousing, 480v 3-phase power, has a suitable mix of office and breakroom room square footage, and excellent parking and visibility along Port Sheldon Street in Jenison. Most recently, the building has been occupied by a single user. However, there is a condominium in place for the previously separated four suites; the building could continue to be used by one single user, or it could be occupied by up to four separate companies.

CONTACT

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SALE SNAPSHOT



SALE INFORMATION

Building Size	19,777 SF
Sale Price	\$1,995,000
Sale Price/SF	\$100.87/SF
Possession	At Close
Parcel Numbers	70-14-22-368-001, 70-14-22-368-002, 70-14-22-368-003 & 70-14-22-368-004
Zoning	I, Industrial
Combined State Equalized Value (2025)	\$1,225,900
Combined Assessed Value (2025)	\$1,225,900
Combined Taxable Value (2025)	\$654,269

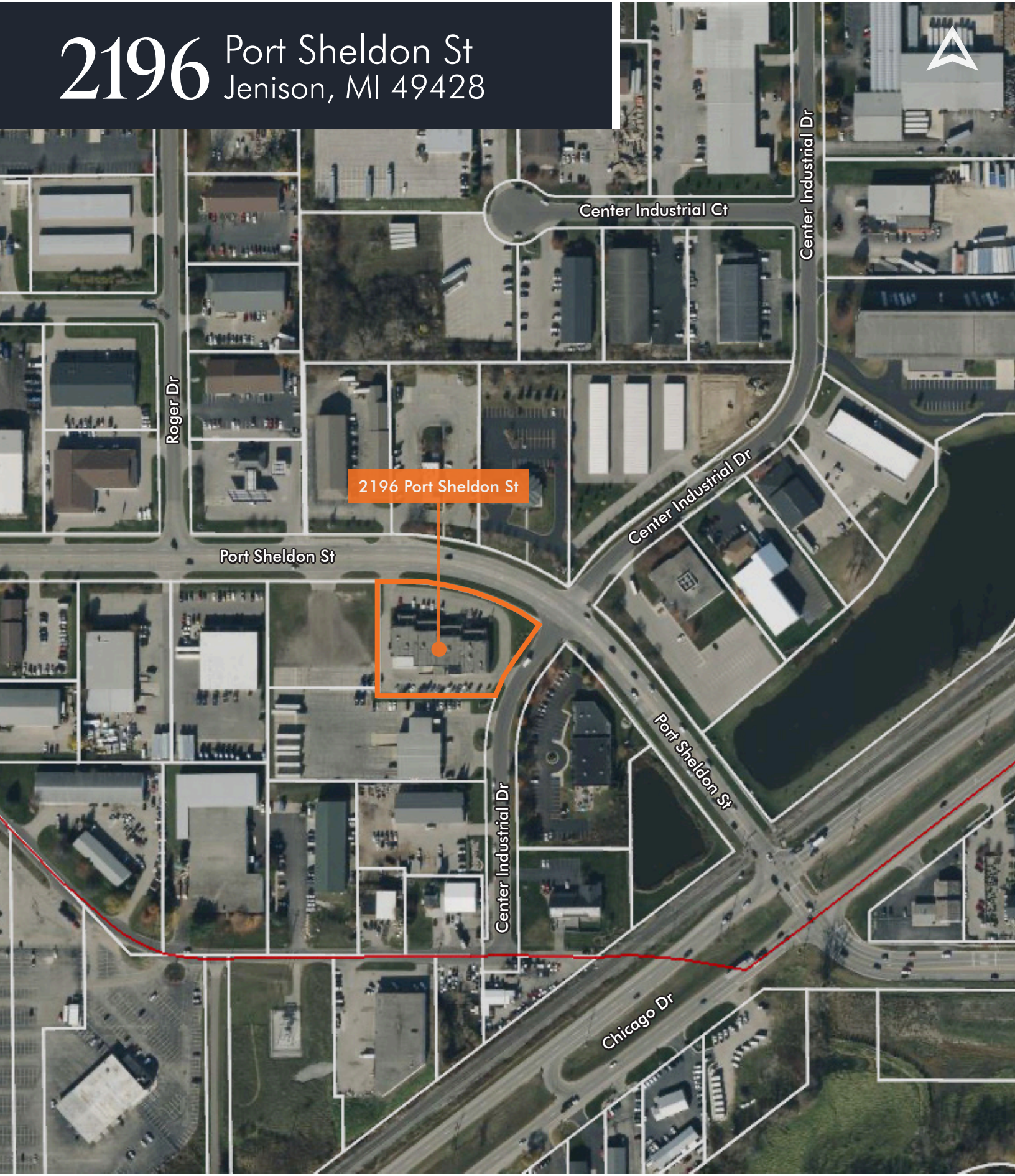
Condominium Number	2196	2204	2212	2220
Total SF	4,865 SF	4,894 SF	5,202 SF	4,816 SF
Warehouse SF	3,795 SF	3,584 SF	4,132 SF	3,746 SF
Office SF	1,070 SF	1,310 SF	1,070 SF	1,070 SF
Ceiling Height Clear Height	21' 19'	21' 19'	21' 19'	21' 19'
Docks Doors	0 1	0 1	1 0	0 1



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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	12 miles
Gerald R. Ford International Airport	15 miles
Lansing	76 miles
Detroit	167 miles
Chicago	167 miles
Indianapolis	253 miles

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