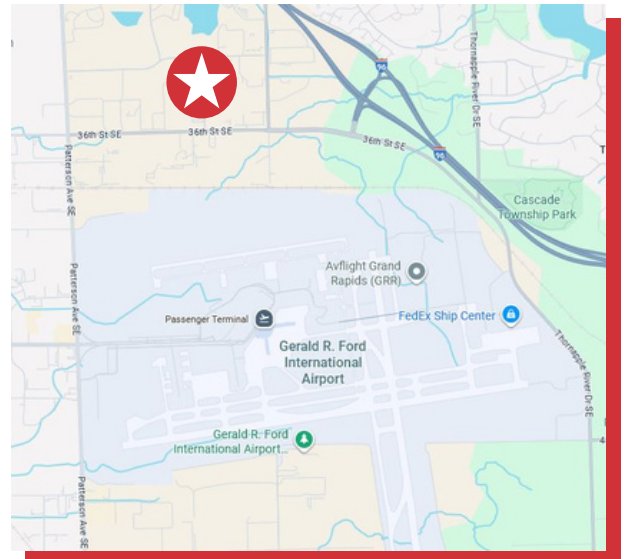




## 3535 RALEIGH DR SE GRAND RAPIDS, MI 49512

- 1.5 acres with room to expand
- Prime location near Gerald R Ford International Airport and easy access to all highways
- Heavy power- 800 amps, 480v, 3 Phase
- One 20-ton crane and two 10-ton cranes



### FOR MORE INFORMATION, CONTACT:

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kurtk@naiwwm.com

**KYLE KUNST**

O: 616.450.2041

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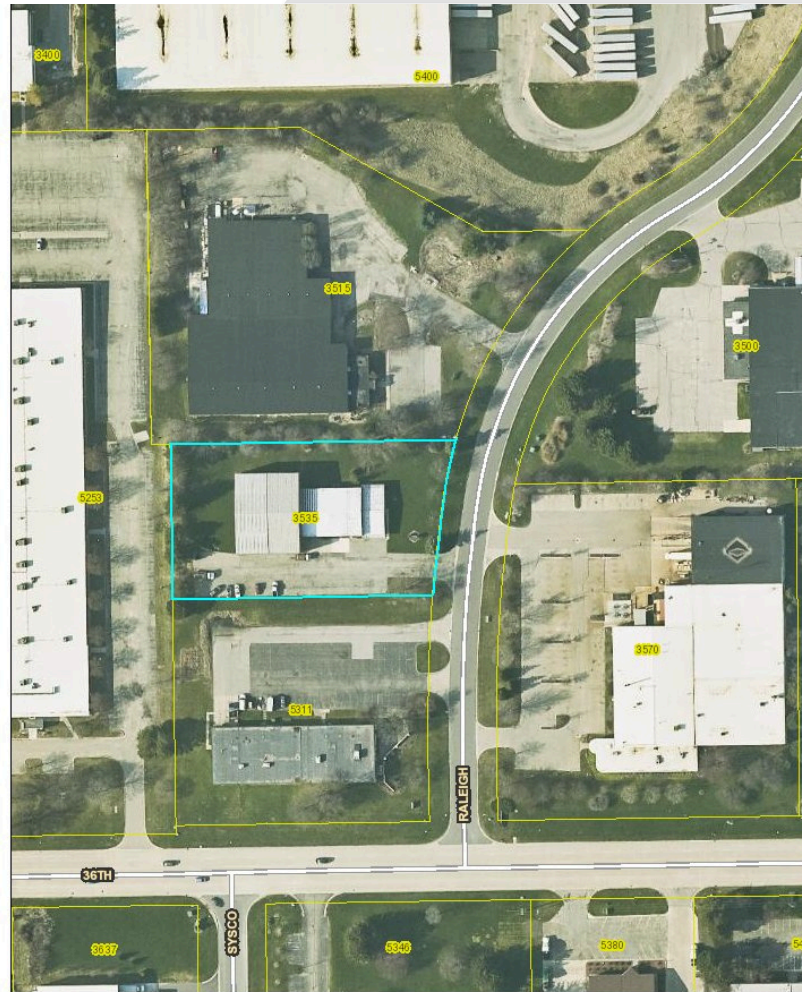


## PROPERTY OVERVIEW

**FOR SALE**  
INDUSTRIAL

## PROPERTY - BUILDING INFORMATION

<b>Total Building Size:</b>	14,060 SF
<b>Warehouse SF:</b>	12,500 SF
<b>Office SF:</b>	1,560 SF
<b>Year Built:</b>	1973
<b>Acreage:</b>	1.5
<b>Construction:</b>	Pre-engineered steel
<b>Roof:</b>	Standing seem metal
<b>Floors / Mezzanine:</b>	1 / None
<b>Elevators:</b>	No
<b>Security System:</b>	No
<b>Signage:</b>	Monument
<b>Underground Sprinkling:</b>	Yes
<b>Parking:</b>	On site; Ample
<b>Fenced Yard:</b>	No
<b>Room to expand:</b>	Yes
<b>Zoning:</b>	TI- Transitional Industrial District
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.



## UTILITY PROVIDERS

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	Municipality
<b>Storm Sewer:</b>	Municipality
<b>Water:</b>	Municipality

## MUNICIPALITY / TAXES

<b>Municipality:</b>	Cascade Township
<b>PPN:</b>	41-19-18-470-004
<b>SEV (2025):</b>	\$448,700
<b>Taxable Value (2025):</b>	\$250,447
<b>Total Property Taxes (2024):</b>	\$12,092.39

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# SALE OVERVIEW

**FOR SALE**  
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## SALE INFORMATION

**Sale Price:** \$1,495,000

**Per SF:** \$106.33

**Possession:** At closing

## LEGAL DESCRIPTION

PART SE 1/4 COM 665 FT N 88D 01M 50S E ALONG S SEC LINE & 340.0 FT N 1D 55M 10S W FROM S 1/4 COR TH N 1D 55M 10S W 200 TH N 88D 01M 50S E 356.08 FT TH SLY 60.60 FT ON A 1694.13 FT RAD CURVE TO RT /LONG CHORD BEARS S 7D 00M 21S W 60.60 FT/ TH SLY 141.47 FT ON A 1780.12 FT RAD CURVE TO LT /LONG CHORD BEARS S 5D 45M 14S W 141.43 FT/ TH S 88D 01M 50S W 327.80 FT TO BEG \* SEC 18 T6N R10W 1.51 A.



 **3535 RALEIGH DR SE**  
GRAND RAPIDS, MI 49512

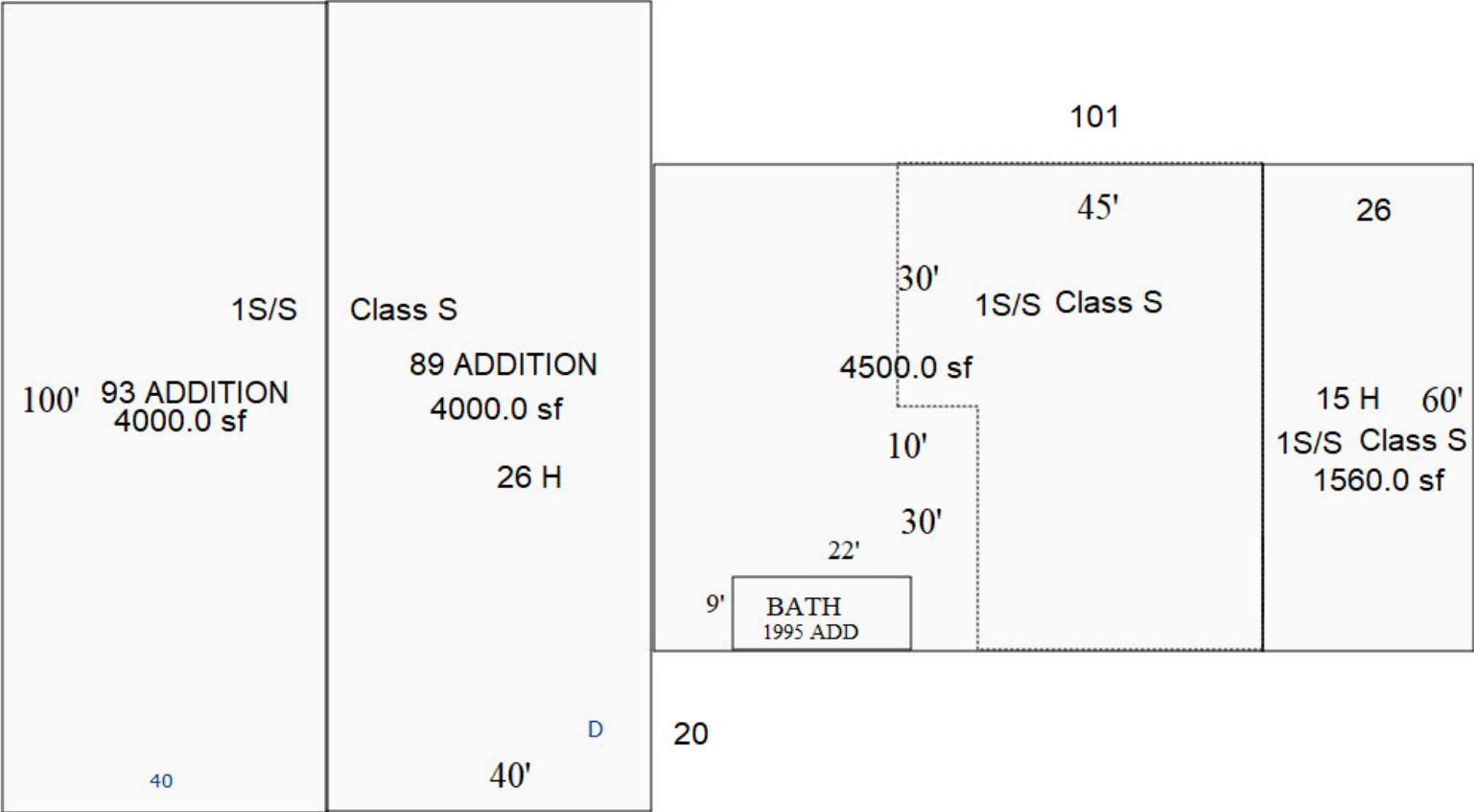
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BUILDING LAYOUT

FOR SALE  
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# BUILDING OVERVIEW

**FOR SALE**  
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## WAREHOUSE INFORMATION

Warehouse SF:	12,500 SF
Floors:	1
Air Conditioning:	Shop office / breakroom only
HVAC:	Gas Forced air (Reznors)
Ceiling Height:	8,000 SF - 26' 4,500 SF - 18' 3" to deck 14' 2" clear
Spinklered:	Yes
Lighting:	LED
Electric Service:	800a; 480v
Grade Level Doors:	1- 14'x14'
Loading Docks:	0
Floor Drains:	Yes - Oil/water separator
Compressed Air:	Yes- No compressor just lines
Cranes:	3; 2-10 ton and 1-20 ton Rail Height: 16' to 18' Under hook: 19'
Shop Office:	Yes
Shop Restrooms:	Yes
Shop Breakroom:	Yes

## OFFICE INFORMATION

Office SF:	1,560 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas Forced air
Ceiling Height:	8'
Spinklered:	Yes
Lighting:	Fluorescent
Private Offices:	6
Conference Room:	2
Restrooms:	Yes
Kitchen/Break Room:	In warehouse area

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# WAREHOUSE AREA

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## OFFICE AREA

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## CHAPTER 13a TI Transitional Industrial District

### Section 13.01a Title:

Use Regulations Relating to the "TI" Transitional Industrial District

### Section 13.02a Intent:

The Transitional Industrial District is intended to allow for low-impact industrial uses and supportive, ancillary service and commercial activities. This zoning district is meant to provide the transition from more conventional, heavy industrial uses to commercial, retail, and other uses. Land use activity in the TI District will be compatible with uses in adjacent zoning districts and will accommodate appropriate non-industrial uses in specified locations. The TI District is designed specifically for three potential redevelopment areas within Cascade Township: north of 36<sup>th</sup> Street and west of I-96; the Meadowbrook industrial area southwest of 52<sup>nd</sup> Street and Kraft Avenue; and south of 48<sup>th</sup> Street and west of M-6.

### Section 13.03a Uses Permitted by Right:

Land and/or buildings in this district may be used for the following purposes:

1. Facilities for manufacturing, processing fabrication, packaging treating or assembling from previously prepared materials provided that any structure used therefor shall be located not less than two hundred (200) feet from any residential district or use, and certain other uses, including the following:
  - a. Automotive and aircraft parts (not including tires) and metal working.
  - b. Automotive assembly, including major repair.
  - c. Textile mill products such as woven fabric, knitted goods, floor coverings, yarn and thread.
  - d. Apparel and similar products made from fabrics, leather, fur, canvas and similar materials.
  - e. Prefabricated structural wood products, containers and lumber yards but excluding sawmills.
  - f. Furniture and fixtures.
  - g. Paper and paperboard containers and products.
  - h. Printing, publishing, and allied industries.
  - i. Chemical products such as plastics, synthetic fibers, and cosmetics.
  - j. Drugs and pharmaceutical products.

- k. Electrical machinery, equipment, and supplies.
- l. Fabricated metal products.
- m. Glass products.
- n. Tool and die shop and screw machine products.
- o. Metal bending and welding.
- p. Central dry cleaning or laundry.
- q. Building trades contractors.
- r. Research and development, and testing laboratories.
- s. Warehousing and general storage.
- t. Truck and trailer and heavy equipment sales, leasing and rental.
- u. Mini warehouses and self storage.
- v. Wholesale establishments.
2. Churches (Ord. #10 of 2001)
3. Retail sales where such use is clearly incidental to the primary use and where the area devoted to retail sales does not exceed fifteen (15) percent of the total floor area, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use.
4. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
5. Professional offices for medical doctors, dentists, architects, engineers, accountants, attorneys and similar professions.
6. Medical and dental laboratories.
7. The following uses shall be permitted when the front yard is located in the Transitional Industrial Zoning District and along Kraft Ave or within 1000' of 36<sup>th</sup> and Patterson Ave., and when the area devoted to such uses does not exceed thirty (30) percent of the site, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use. If any portion of a property falls within the 1000 feet of the intersection it shall be deemed to have met the requirement.
  - a. Generally recognized retail businesses, which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
  - b. Personal service establishments, which perform services on the premises, such as, but not limited



Definitions

General Provisions

Development Review

Zoning Districts

Special Uses

Planned Unit Development

Height, Area, & Placement

Parking & Access

Landscaping

13a-1



## CHAPTER 13a TI Transitional Industrial District

- to, repair shops (watches, radios, television, shoes, etc), tailor shops, beauty parlors or barber shops, photographic studios, flower shops and print shops.
- c. Restaurants, including drive-in or drive through service.
  - d. Business establishments which perform services on the premises, such as, but not limited to, banks, insurance offices and real estate offices.
  - e. Brew Pub
  - f. Restaurant with brew pub as accessory use
  - g. Tavern
- 8. Accessory buildings and uses: As provided in Section 4.08.
  - 9. Signs As provided in the Cascade Charter Township Sign Ordinance.
  - 10. Temporary structures and essential public services: As provided in Section 4.25.
  - 11. Microbrew
  - 12. Micro distillery
  - 7. Trucking freight terminal and yards, provided such yards shall not be less than five hundred (500) feet from any residential district.
  - 8. Veterinary clinic not less than five hundred (500) feet from any residential district.
  - 9. Free standing office buildings located on substandard parcels or lots in existence prior to the effective date of this Ordinance.
  - 10. Temporary cement or asphalt batch plants.
  - 11. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03 (h).
  - 12. Public, parochial and other private elementary, intermediate and high schools not operated for profit excluding colleges and universities.
  - 13. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 13.03 and 13.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)

### Section 13.04a Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17, Special Use:

- 1. Auction houses if operation ceases before midnight and is wholly enclosed within a building.
- 2. Contractor's yards for vehicles, equipment, materials and/or supplies, provided that such yards shall be not less than five hundred (500) feet from any residential district or residential use.
- 3. Gasoline service stations, provided building used for such purposes shall not be nearer than five hundred (500) feet to any residential district or residential use.
- 4. Kennels not nearer than five hundred (500) feet to any residential district or residential use.
- 5. Livestock auctions not closer than five hundred (500) feet to any residential district or residential use.
- 6. Parking and/or storage yards for motor vehicles (excluding junked vehicles) and including transport equipment, provided such yards shall be not less than five hundred (500) feet from any residential district.



Definitions  
General Provisions  
Development Review

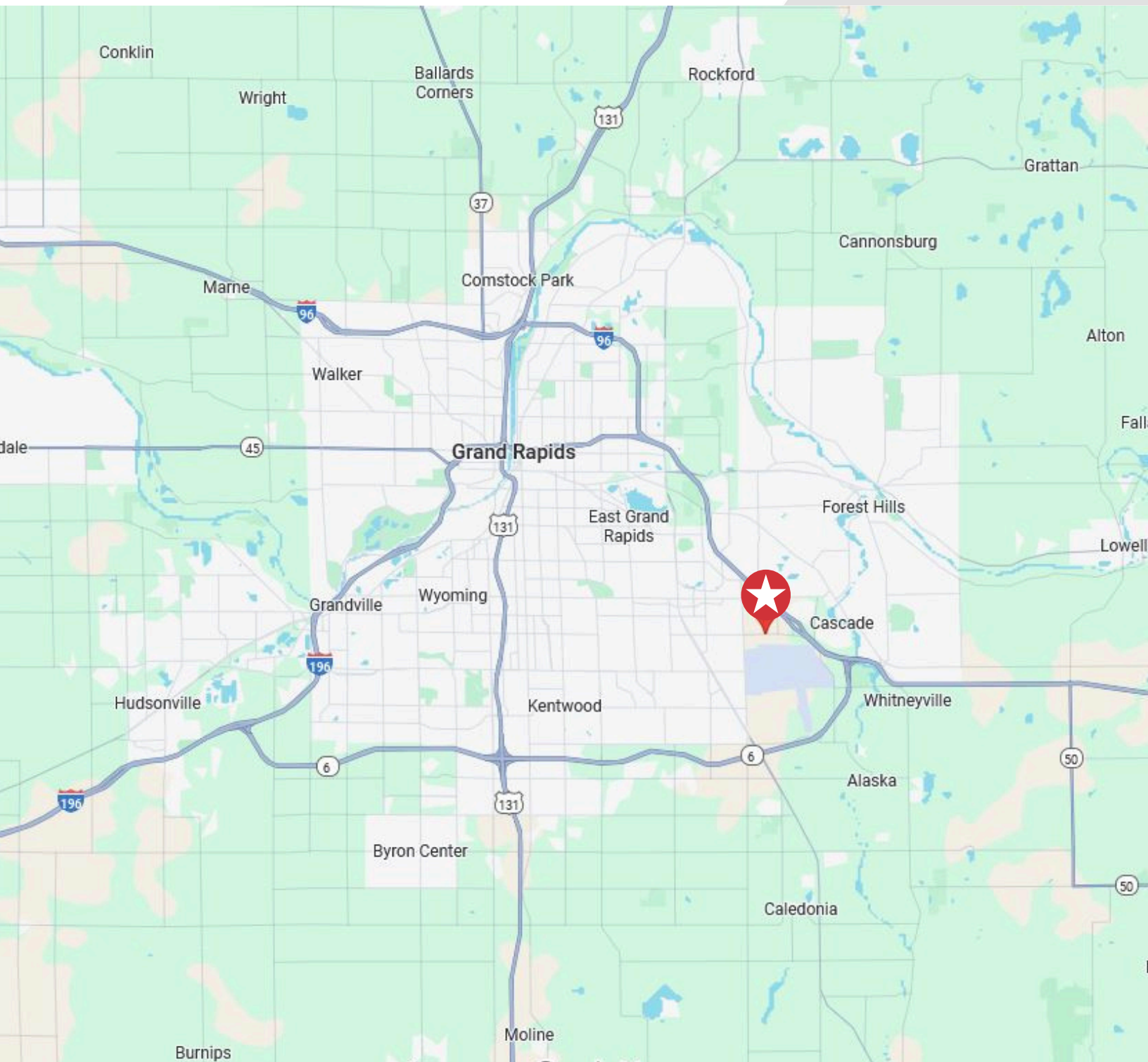
Zoning Districts  
Special Uses  
Planned Unit Development

Height, Area, & Placement  
Parking & Access  
Landscaping

13a-2

# LOCATION MAP

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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.



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Holland

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INSIDER**

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Grand Rapids

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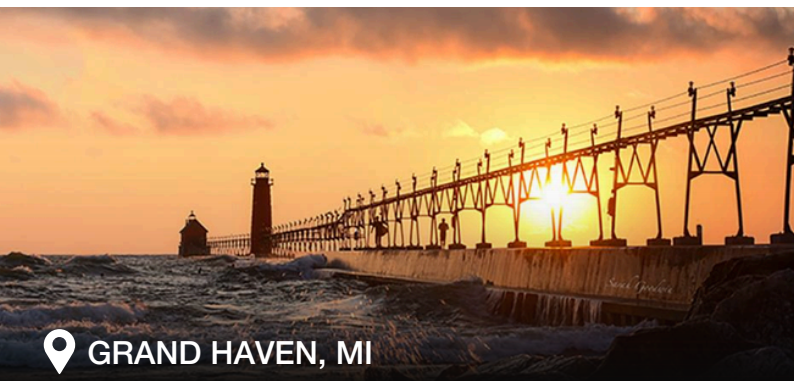
**BEST SMALL CITIES  
FOR STARTING A  
BUSINESS**

Muskegon



**THE ONLY OFFICIAL  
COAST GUARD CITY,  
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



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