

3239 3 Mile Rd NW
Walker, MI 49534



14,400
Square Feet



1.33
Acres



\$1,925,000
Sale Price

FOR SALE

The property located at 3239 3 Mile Road NW in Walker, MI is a 14,400 SF industrial building located on 1.33 acres of land. The property sits right along the I-96 highway, providing quick and easy access to the entire West Michigan market. Features include great exposure along 3 Mile Road with monument signage, air conditioning throughout, air lines throughout, 25'x40' column spacing, 600 amps of 480v/3-phase power, 1 dock with leveler, 2 overhead doors, 16' clear heights, a new parking lot, a new roof, and 2,750 SF of recently renovated office space.

CONTACT

TRENT WIERINGA SIOR
direct 616 327 2618
mobile 616 481 3868
Trent.Wieringa@AdvantageCRE.com

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Walker, MI 49534

BUILDING SNAPSHOT



14,400 SF
Total Building



1.33
Acres



1984
Year Built



16'
Clear Height



600
Amps



ML
Zoning

BUILDING SPECIFICATIONS

Total Building	14,400 SF
Acreage	1.33 Acres
Parcel Number	41-13-05-400-058
Year Built	1984
Year Renovated	2016
Elevator(s)	No
Railroad Siding	No
Construction	Concrete and Steel
Roof	Standing Seam
Column Spacing	25'x40'
Ceiling Height	18'
Clear Height	16'
Fire Suppression	No
Heating	Yes

Air Conditioning	Yes
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	On-Site
Expandable	No
Outside Storage	No
Zoning	ML, Light Industrial
Taxing Authority	City of Walker
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	11,650 SF
Ceiling Height	18'
Clear Height	16'
Docks Doors	1 2
Floor Drains	Yes
Air Lines	Yes
Power (Amps Volts)	600 Amps 480v/3-Phase
Heating	Yes
Air Conditioning	Yes
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	2,750 SF
Ceiling Height	8'
Private Offices	No
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT



14,400 SF
Building



\$1,925,000
Sale Price

\$133.68/SF
Sale Price

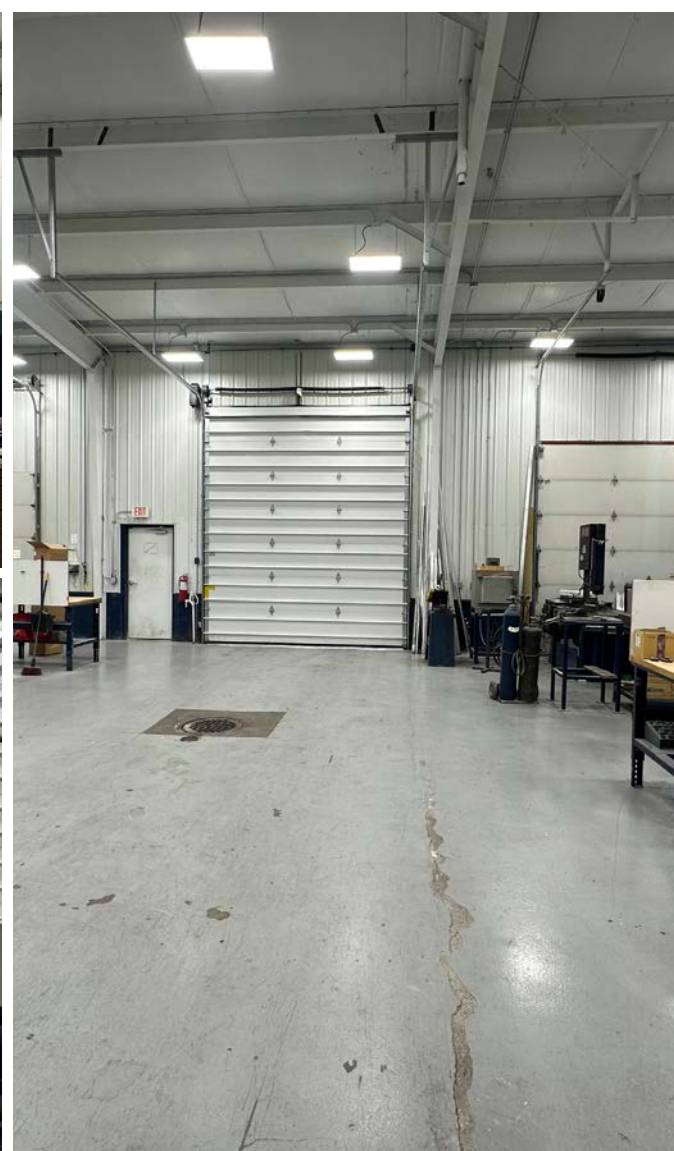
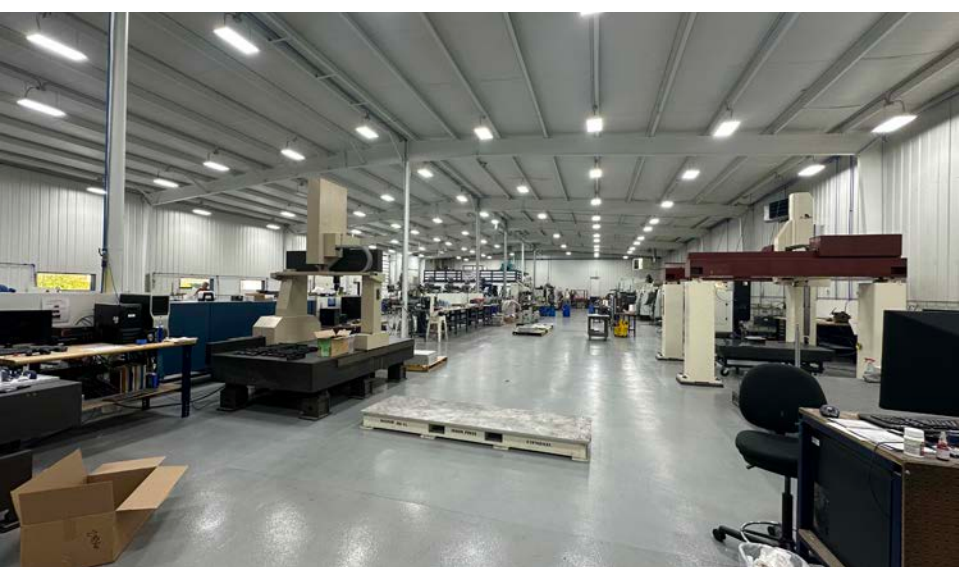


SALE INFORMATION

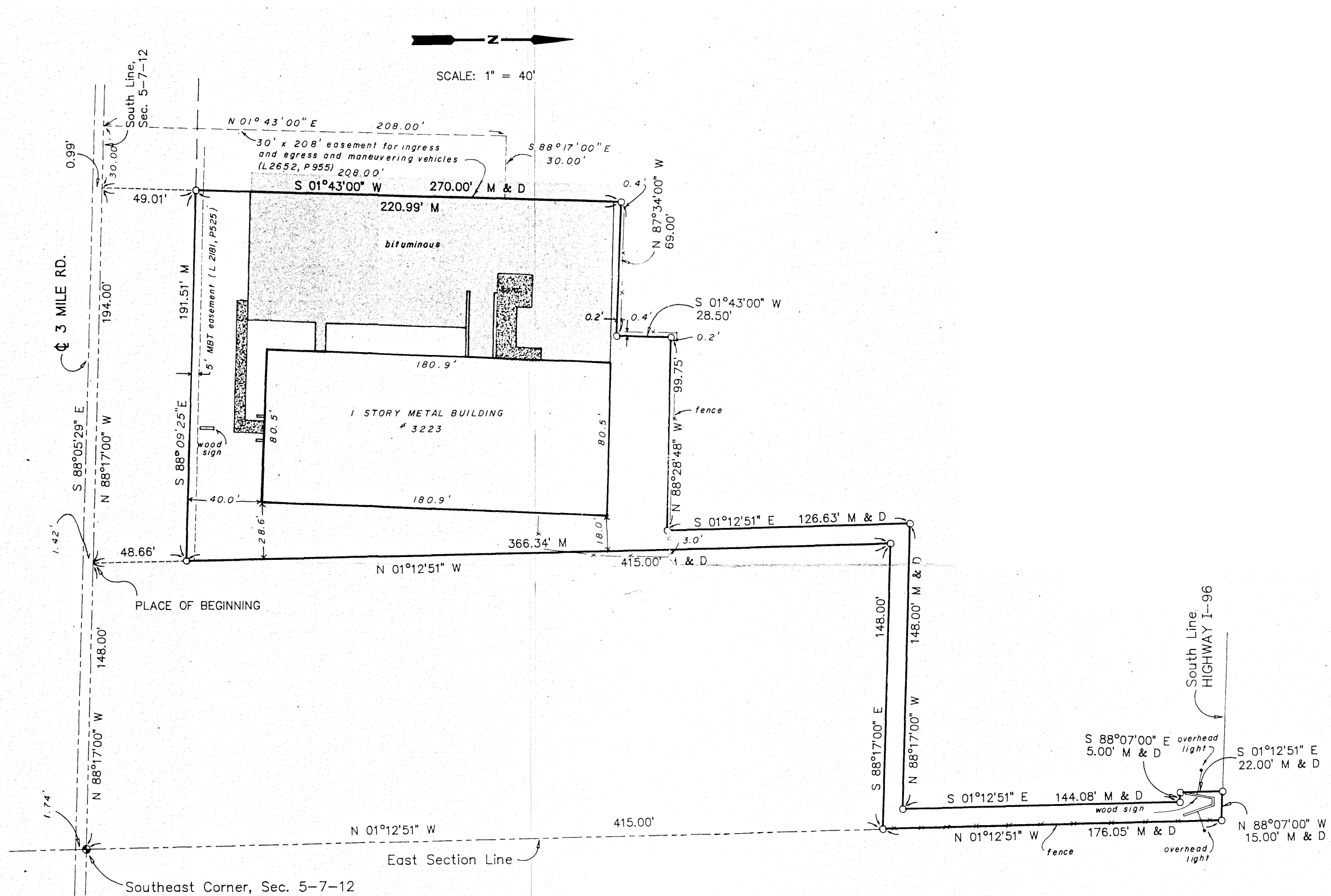
Building Size	14,400 SF
Sale Price	\$1,925,000
Sale Price/SF	\$133.68/SF
Possession	At Closing
State Equalized Value (2025)	\$499,600
Assessed Value (2025)	\$499,600
Taxable Value (2025)	\$349,710
Real Estate Taxes	\$16,791.70
Summer 2025	\$15,746.61
Winter 2024	\$1,045.09



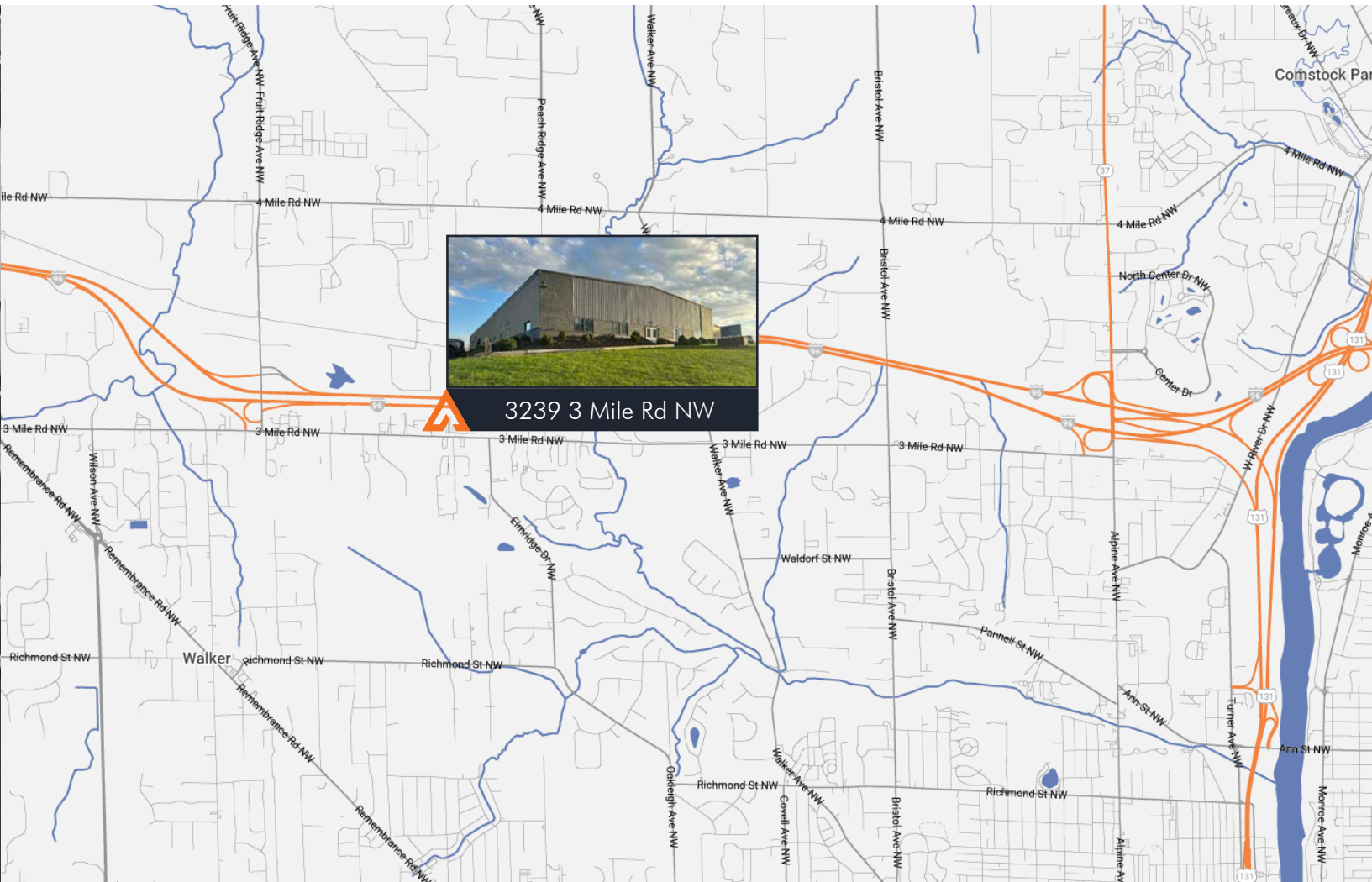
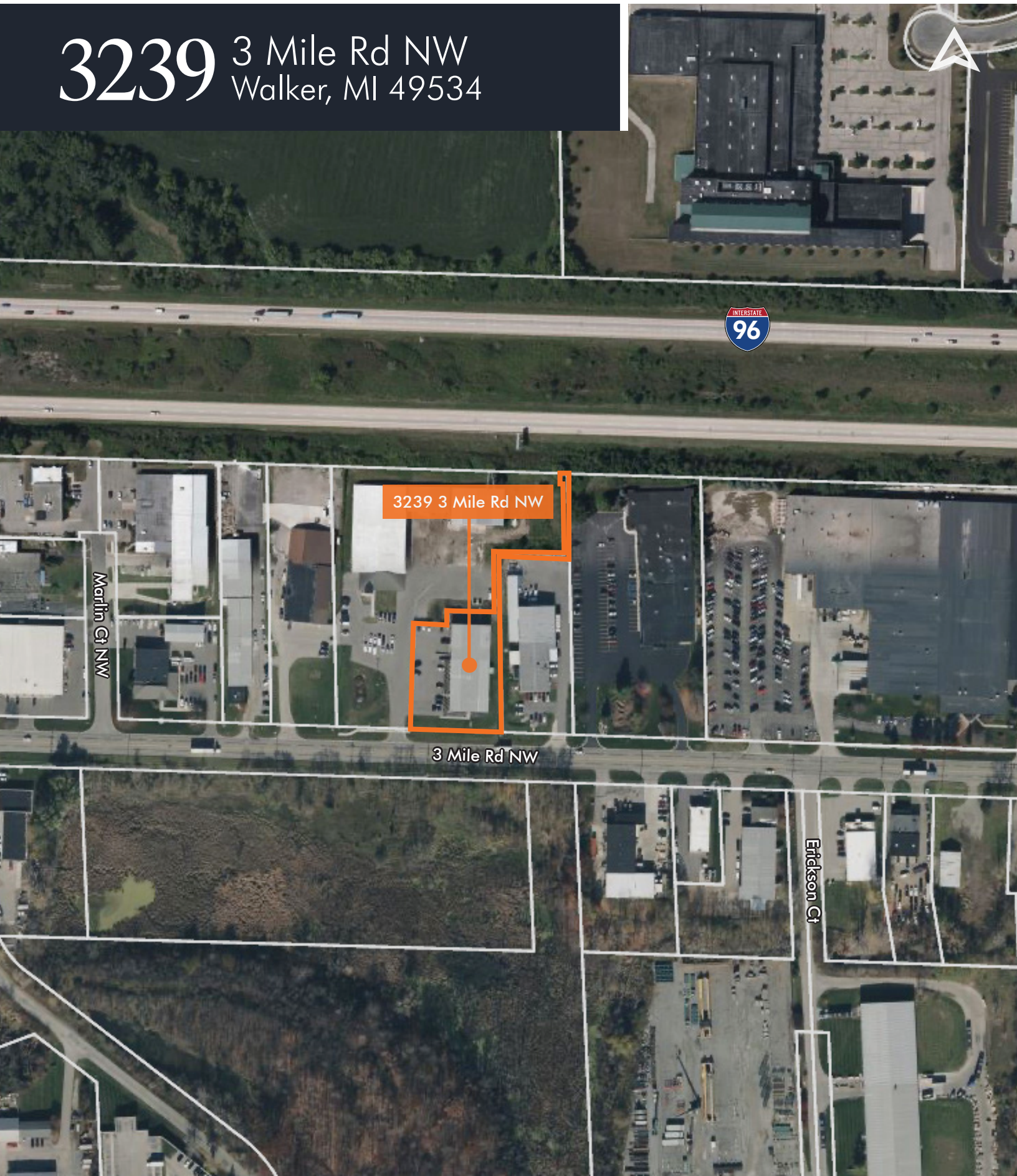
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SITE SURVEY



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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	8 miles
Gerald R. Ford International Airport	19 miles
Lansing	75 miles
Detroit	164 miles
Chicago	180 miles
Indianapolis	264 miles

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3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800

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