

2601 28th St SW
Wyoming, MI 49519



62,513
Square Feet



3.81
Acres



\$2,400,000
Sale Price

FOR SALE USER/INVESTMENT OPPORTUNITY

The property located at 2601 28th Street SW is a 62,513 SF industrial space offering approximately 57,513 SF of industrial/warehouse area and 5,000 SF of office space. Built on 3.81 acres of land, this property is conveniently located on 28th Street SW and near I-196. The building offers 4 docks, 5 drive-in doors, 18'-24' clear heights, 800 amps of 480/v 3-phase power, and LED lighting.

Hi-Tech Fasteners leases approximately half of the property (south half built in 2000) through April of 2027, and has one 3 year renewal option. Maple Hill Golf leases the rear 15,000 square feet through the summer of 2026, leaving the middle section of the building available for immediate occupancy.

The property's current NOI is approximately \$195,000 per year. This is a great opportunity for a user looking for low cost space featuring nearly an acre of outside storage space, as well as a steady investment income stream from the front, newer and more modern half of the property.

CONTACT

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BUILDING SNAPSHOT



62,513 SF
Total Building



3.81
Acres



1964
Year Built



18'-24'
Clear Height



800
Amps



I-2
Zoning

BUILDING SPECIFICATIONS

Total Building	62,513 SF
Acreage	3.81 Acres
Parcel Number	41-17-09-451-056
Year Built	1964, 1994, 2000
Year Renovated	2014
Railroad Siding	No
Construction	Block & Brick
Roof	Rubber/Steel
Column Spacing	Clearspan
Ceiling Height	18'-28'
Clear Height	18'-24'
Fire Suppression	Yes
Security System	Yes
Heating	Gas Forced Air

Air Conditioning	In Office
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	No
Outside Storage	0.8 Acres
Zoning	I-2, Heavy Industrial
Taxing Authority	City of Wyoming
Gas	DTE Energy
Telephone	AT&T
Fiber/Internet	Multiple Providers
Electric	Multiple Providers
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	57,513 SF
Ceiling Height	18'-28'
Clear Height	18'-24'
Docks Doors	4 5
Floor Drains	No
Air Lines	No
Power (Amps Volts)	800 Amps 480v/3-Phase
Heating	Gas Forced Air
Air Conditioning	No
Shop Office	No
Breakroom/Kitchen	No
Restrooms	Multiple

OFFICE INFORMATION

Office Area	5,000 SF
Ceiling Height	9'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT



62,513 SF
Building



\$2,400,000 \$38.69/SF
Sale Price Sale Price

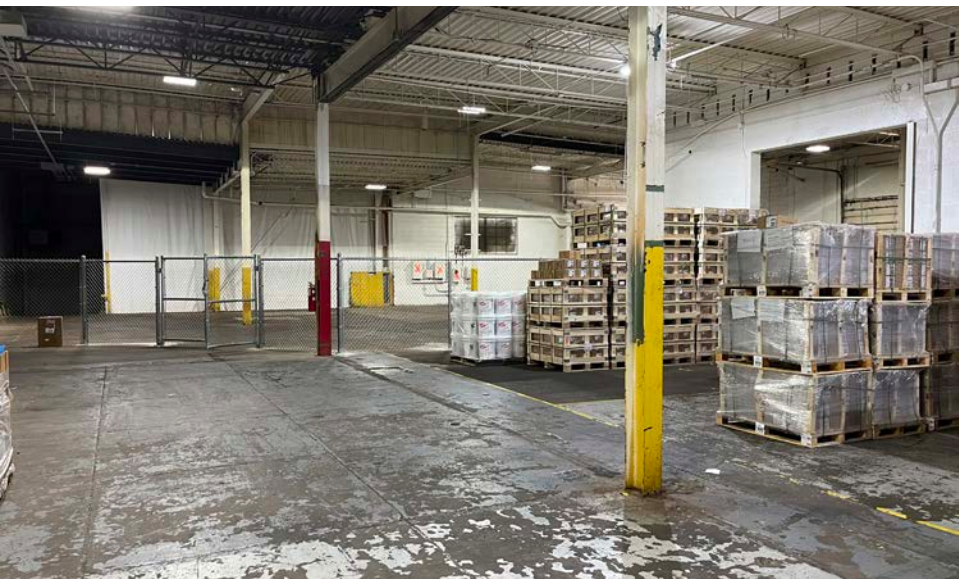
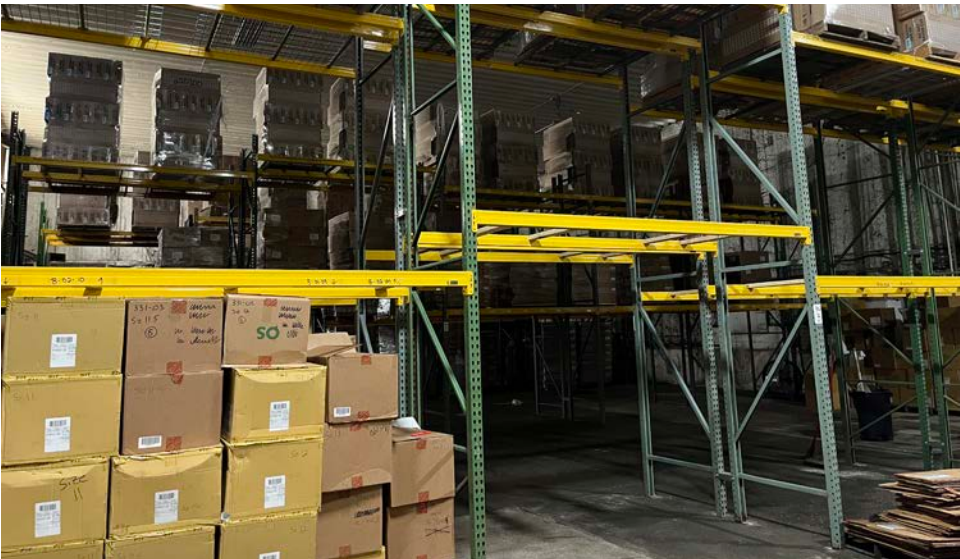
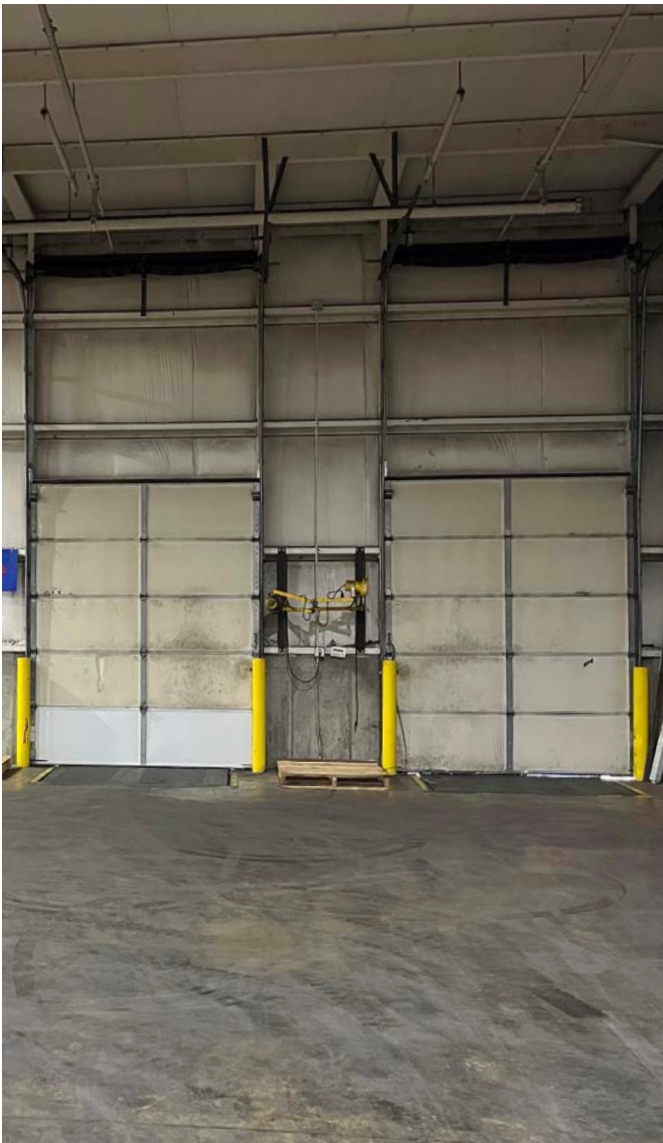


SALE INFORMATION

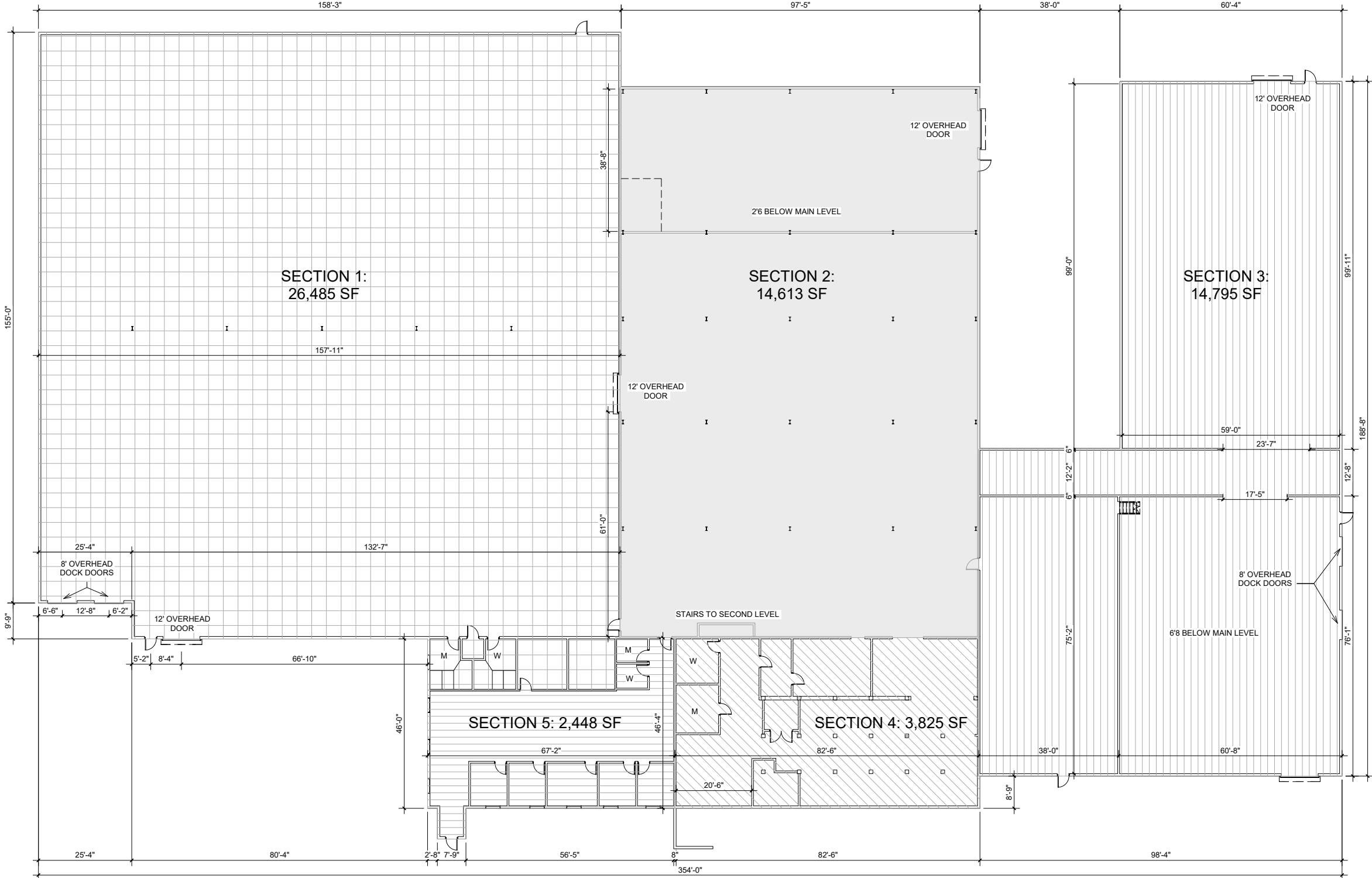
Building Size	62,513 SF
Sale Price	\$2,400,000
Sale Price/SF	\$38.39/SF
Possession	At Close
State Equalized Value (2025)	\$756,800
Assessed Value (2025)	\$756,800
Taxable Value (2025)	\$641,881
Real Estate Taxes	\$38,005.86
Summer 2025	\$36,087.59
Winter 2024	\$1,918.27



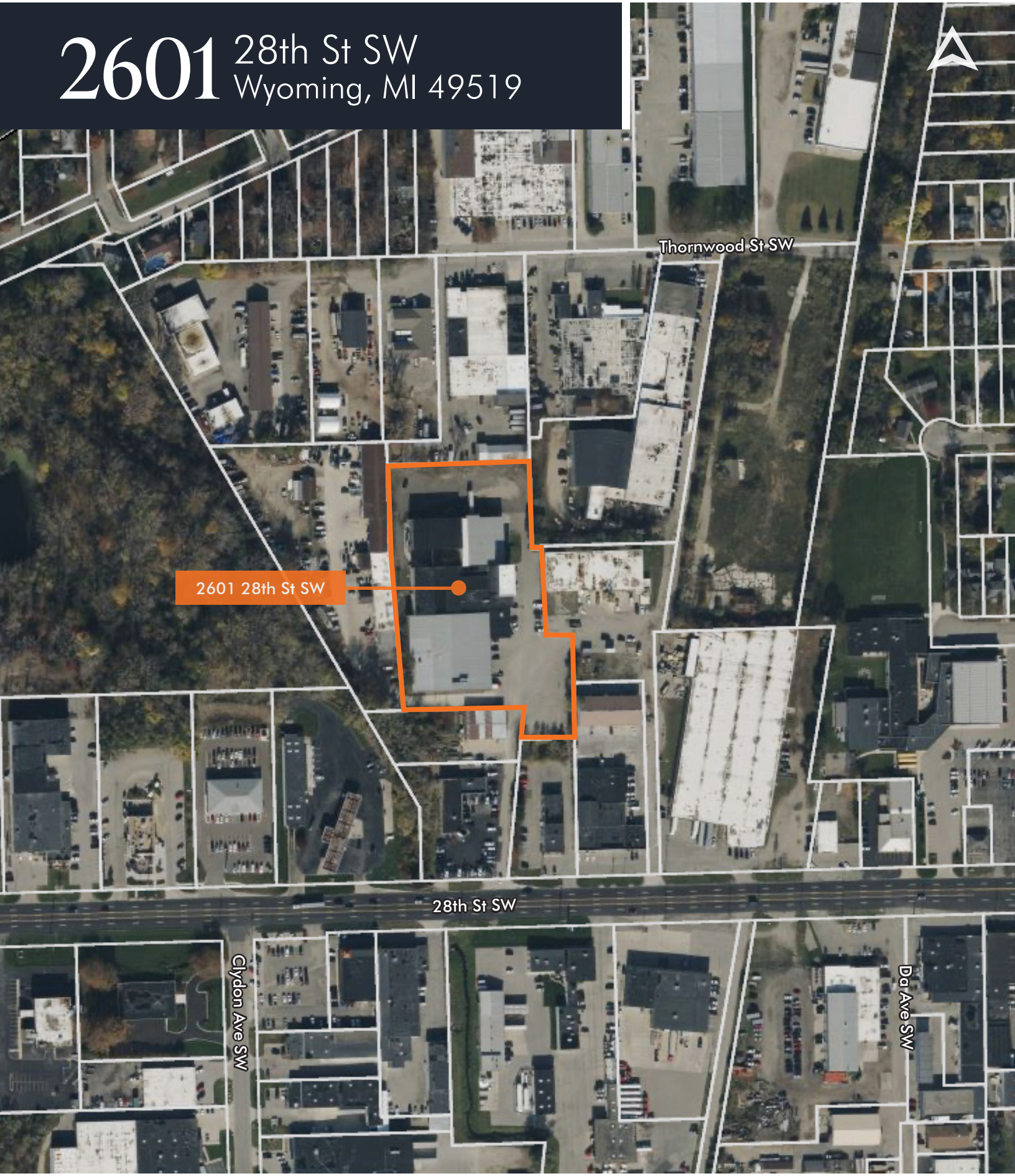
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FLOOR PLAN



2601 28th St SW
Wyoming, MI 49519



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	6 miles
Gerald R. Ford International Airport	12 miles
Lansing	72 miles
Detroit	166 miles
Chicago	173 miles
Indianapolis	257 miles



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