

SALE

INDUSTRIAL



4327 AIRLANE DR.



4327 AIR LANE DR SE, KENTWOOD, MI 49512

PROPERTY OVERVIEW

Presenting a prime owner-user opportunity, strategically situated in the thriving Grand Rapids Airport Submarket. This I-1 zoning classified, property is perfectly suited for manufacturing pursuits. The well-maintained facility offers a versatile layout and highly demanded Sq.Ft. count is ideal for production and fabrication operations. Additionally, the property benefits from outstanding access to major highway networks and the International Airport. The submarket comprises and is surrounded by a robust and growing labor pool. This property presents a compelling opportunity for manufacturing operations to relocate, or expand is a highly demanded region of West Michigan.

PROPERTY HIGHLIGHTS

- The facility's attractive front elevation serves as a showcase for the company's headquarters.
- Climate Controlled Manufacturing Floor
- Three cranes in total, two 5-Ton and one 10-Ton

SALE PRICE **\$2,995,000 (127 PSF)**

Sale Price Per Sq.Ft	\$127 PSF
Building Sq.Ft	23,563 SF
Building Footprint	23,563 SF
Office Sq.Ft	2,695 SF
Floor Count	1
Ceiling Heights	18'-22'
Electrical	800 Amps
Climate Control	15 Ton
Dock / GLDs	3 / 1
Sprinkling	Yes - Wet
Parking	47
More info...	Page 2

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

R. KYLE GROOTERS
Senior Associate Broker - Industrial Specialist
616.254.0005
rkg@bradleyco.com



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Sale Price

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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1
Lot Size	2.39 Acres
APN #	41-18-23-451-003

LOCATION INFORMATION

Building Name	4327 Airline Dr.
Street Address	4327 Air Lane Dr SE
City, State, Zip	Kentwood, MI 49512
County	Kent
Market	Grand Rapids
Sub-market	Airport Region

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	47
Regional Airport	Gerald R. Ford Int'l - 1> Mile
Distance to M-6	3.1 Miles
Distance to I-96	3.9 Miles

BUILDING INFORMATION

Building Size	23,563 SF
Building Footprint	23,563 SF
Ground Floor Manufacturing	20,868 SF
Office Space	2,695 SF
Number of Floors	1
Ceiling Height	21 ft
Minimum Ceiling Height	18 ft
Roof	Rubber Membrane
Cranes	3 Total (2 - 5 Ton & 1 - 10 Ton)
Under Hook Clear Height	5 Tons - 13' & 10 Ton - 12'
Sprinkling	Yes - Wet
Column Spacing	47' x 25'
Dock / GLDs	3 / 1
Signage	Building
Fiber / Internet	Yes
Year Built	1980
Year Last Renovated	2019
Construction Status	Existing
Drop & Buss Bars	Yes
Electrical	800 Amps - 480V 3 Ph

UTILITIES

Water	Municipal
Electrical	Consumers Energy
Gas	Yes
Fiber/Internet	Yes/Xfinity

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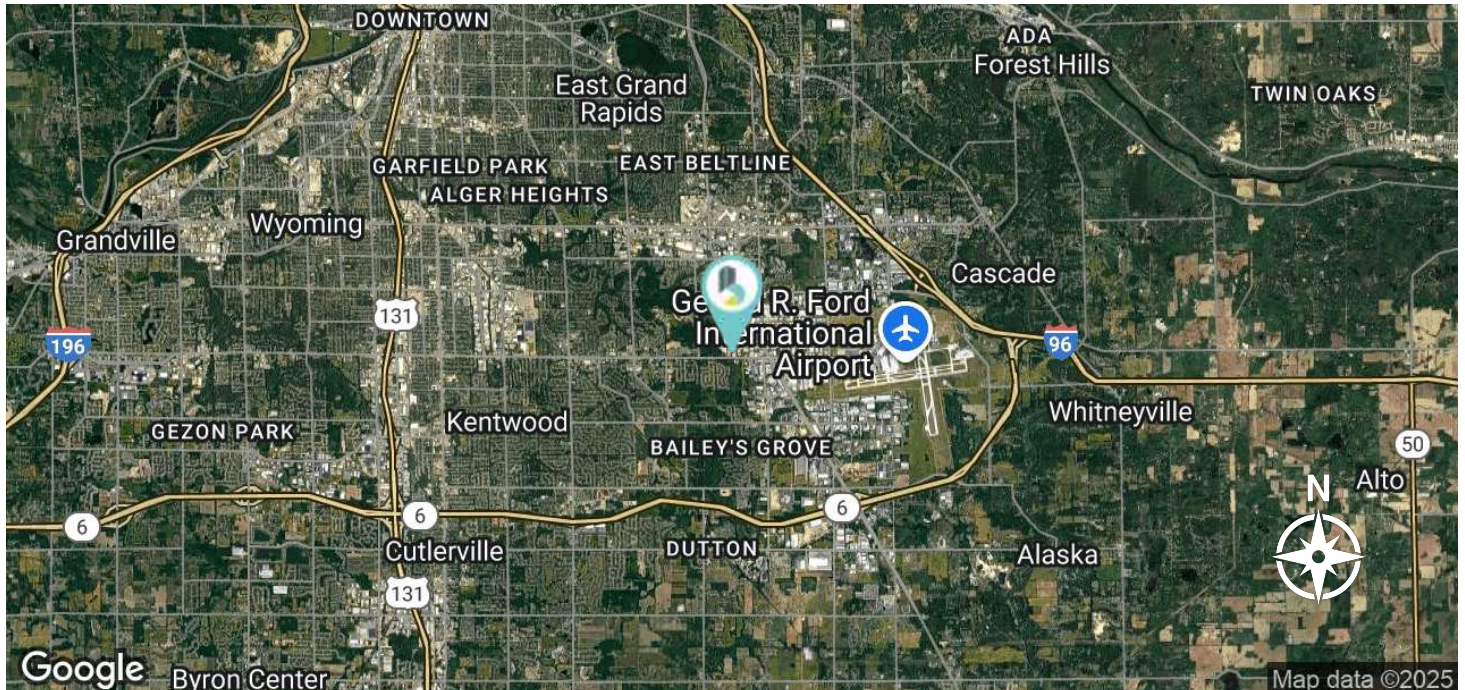
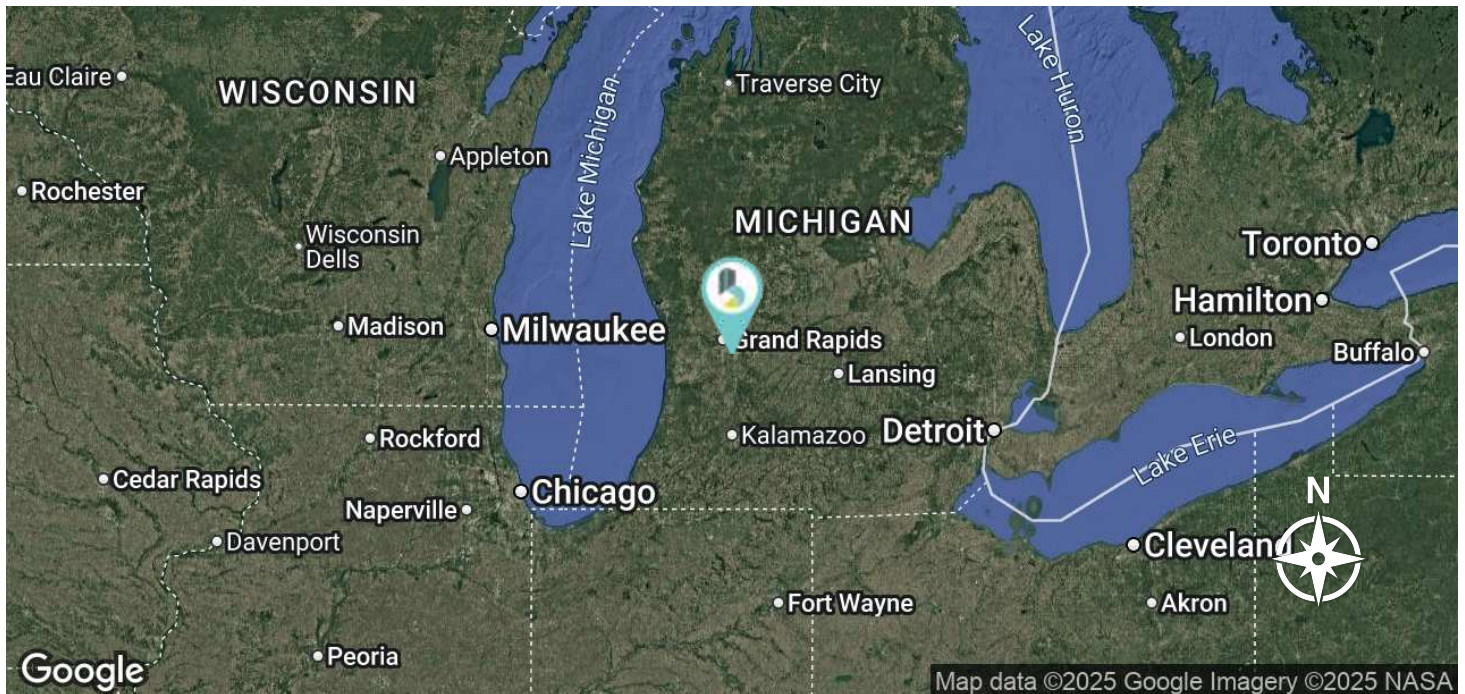
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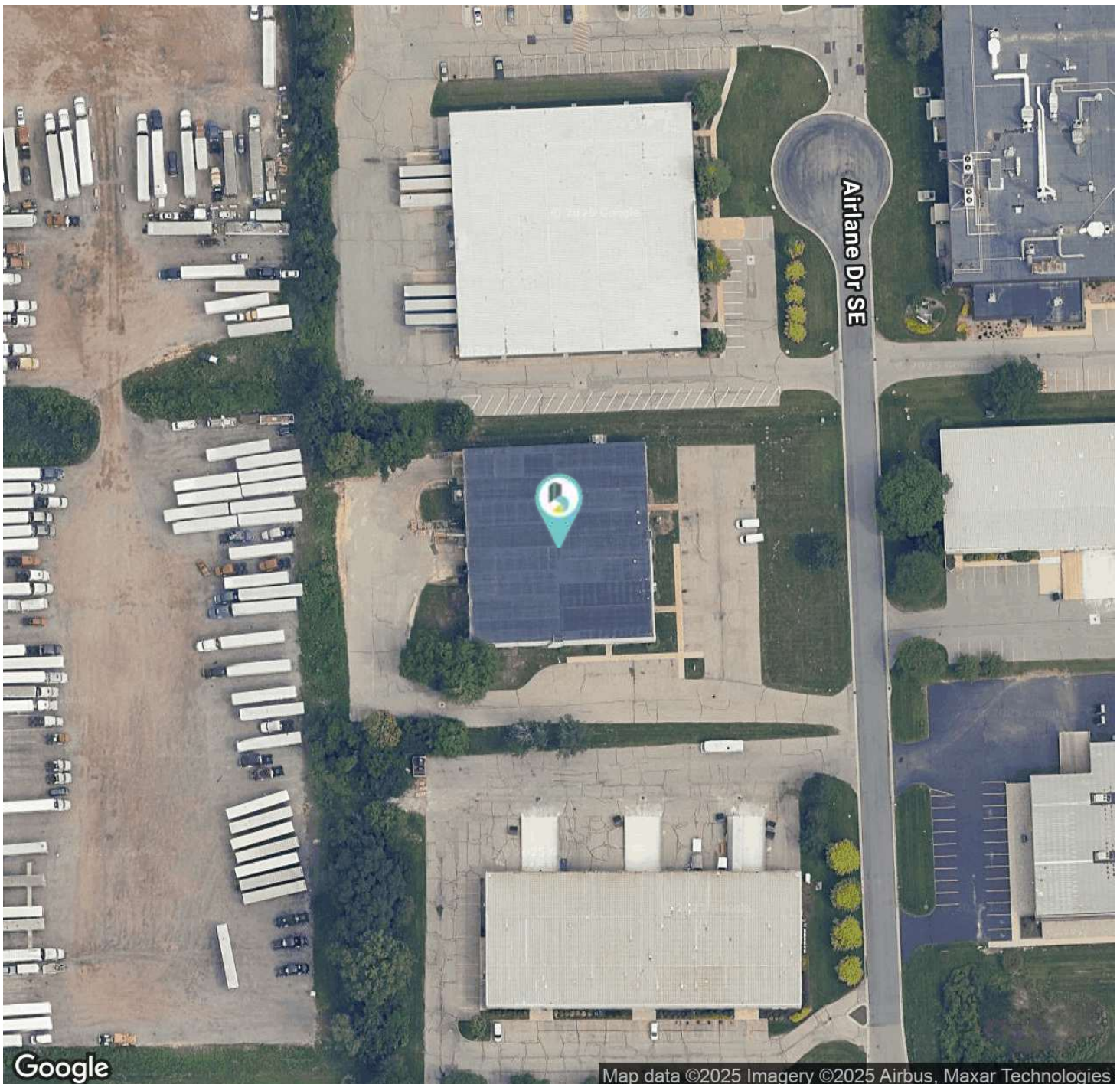
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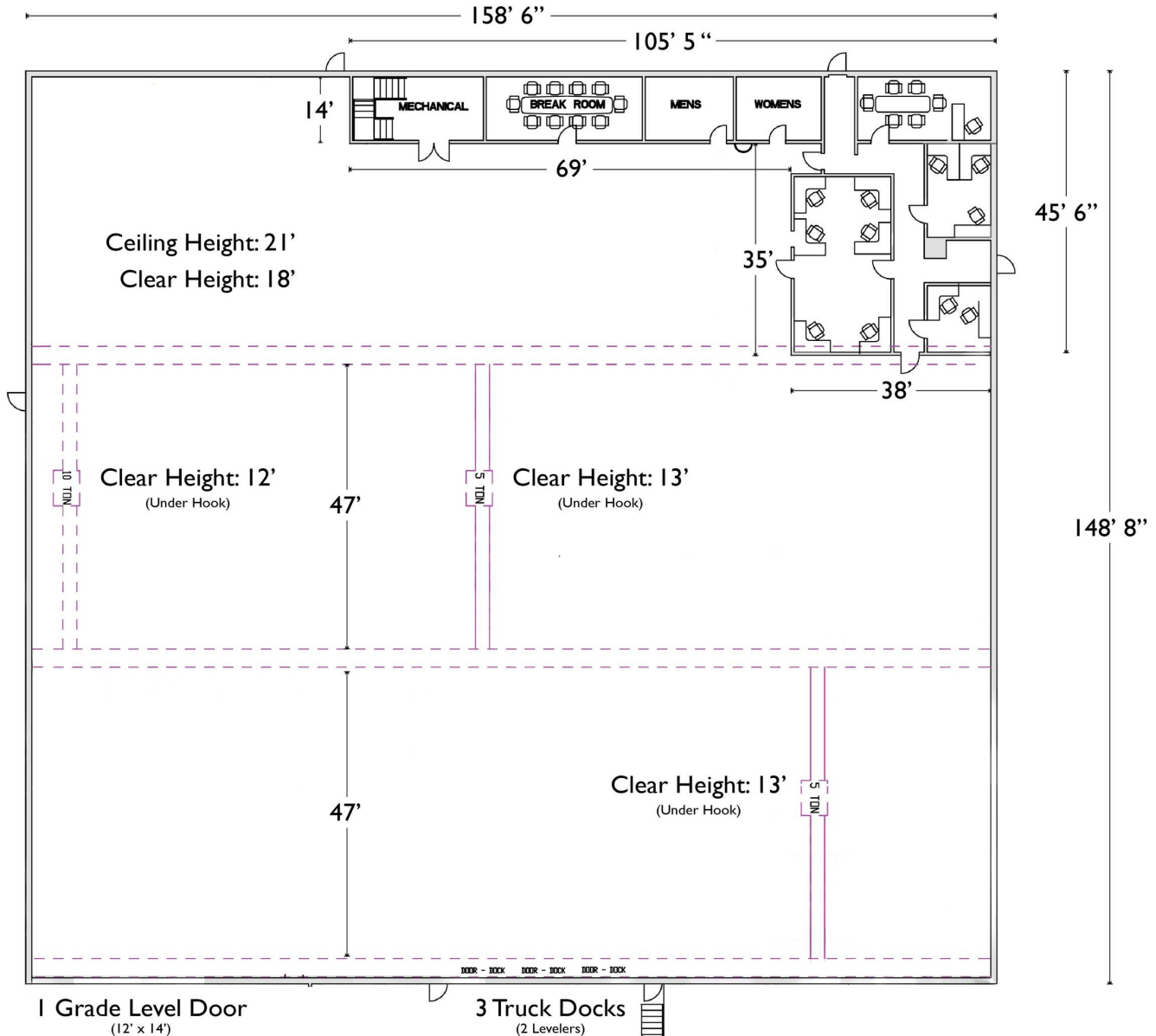


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Total SF: 23,563
Office SF: 2,695
MFG SF: 20,868



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EXTERIOR PHOTOS

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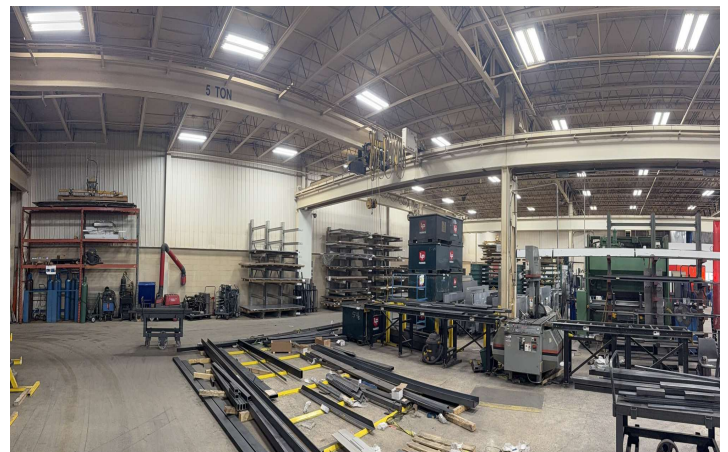


INTERIOR PHOTOS

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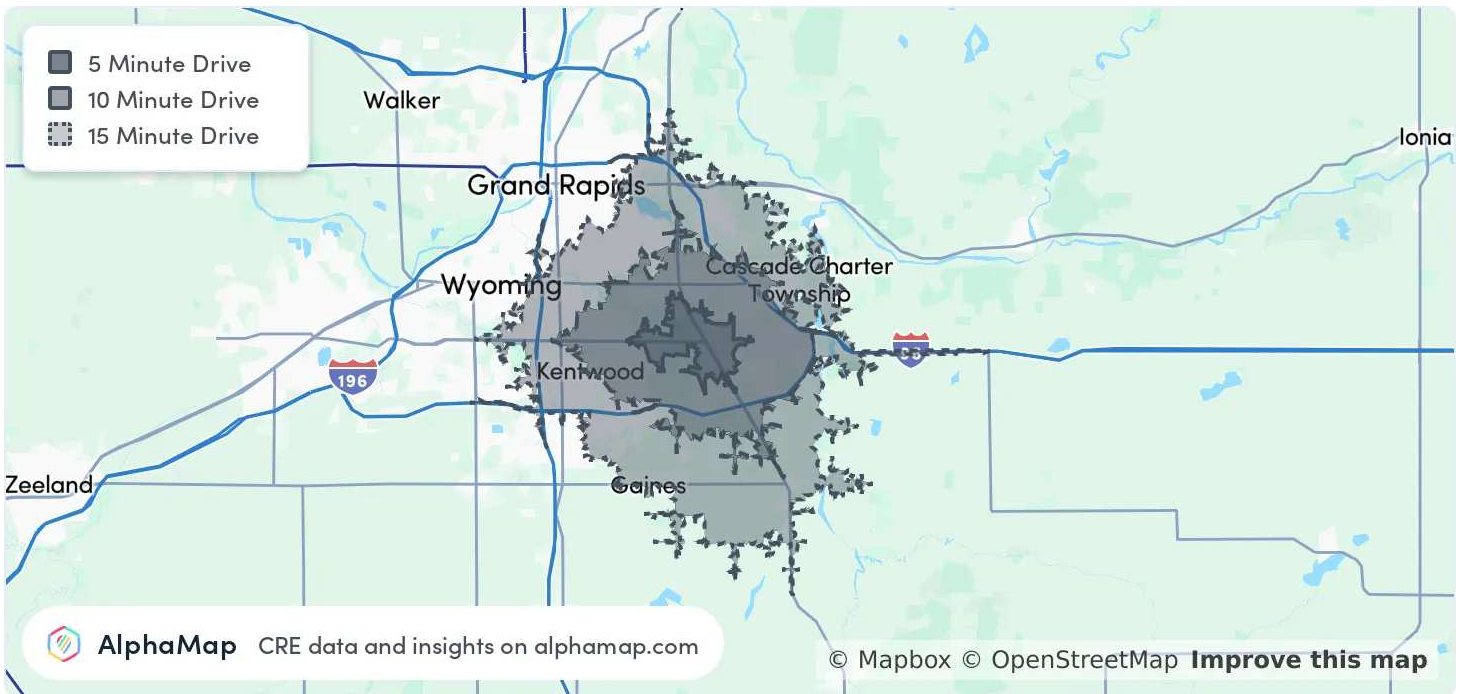
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POPULATION

5 MINUTES

10 MINUTES

15 MINUTES

Total Population	2,977	33,798	135,112
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	41	41	40

HOUSEHOLD & INCOME

5 MINUTES

10 MINUTES

15 MINUTES

Total Households	1,132	14,454	52,094
Persons per HH	2.6	2.3	2.6
Average HH Income	\$116,265	\$95,182	\$105,484
Average House Value	\$315,053	\$277,054	\$330,639
Per Capita Income	\$44,717	\$41,383	\$40,570

Map and demographics data derived from AlphaMap

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Notes



Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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