

SALE



INDUSTRIAL

3919 NORTH GREENBROOKE DRIVE SOUTHEAST



3919 NORTH GREENBROOKE DRIVE SOUTHEAST, GRAND RAPIDS, MI 49512

PROPERTY OVERVIEW

This 15,368 SF industrial building, constructed in 1992 and zoned I-1, is ideally positioned in Grand Rapids near the intersection of M-6 and Broadmoor Avenue providing swift and easy access to major transportation routes. Located less than a mile from the Gerald R. Ford International Airport in Kentwood, MI. With Climate controlled warehouse and 600 Amps of power, this property caters perfectly to many smaller manufacturing operations. The modern office build-out, and ample parking for a building of its size, paired with outstanding curb appeal, all create an attractive option for companies seeking adaptability and functionality in the Airport Submarket.

PROPERTY HIGHLIGHTS

- 15,386 SF located in the highly demanded airport submarket
- Recently renovated offices with modern aesthetics
- Ample parking for property of this size
- Strategic access to major transportation routes and the airport
- Outstanding curb appeal

SALE PRICE

\$2,050,000

Sale Price Per Sq.Ft.	\$133 PSF
Total Building Sq.Ft	15,386 SF
Building Footprint	15,386 SF
Office Sq.Ft	3,071 SF
Floor Count	1
Ceiling Heights	13'-20'
Electrical	800Amps - 208Y/120V 3 Ph
Climate Control	Yes
Dock / GLDs	1/3
Sprinkling	No - Detection Only
Parking	34
More info..	Page 3

BRADLEY COMPANY

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Sale Price

\$2,050,000

LOCATION INFORMATION

Street Address	3919 North Greenbrooke Drive
City, State, Zip	Grand Rapids, MI 49512
County	Kent
Market	Grand Rapids
Sub-market	Airport Region
Nearest Highway	M-6
Nearest Airport	Gerald R. Ford International

BUILDING INFORMATION

Building Size	15,368 SF
Building Footprint	15,368 SF
Ground Floor Manufacturing	12,297 SF
Office Space	3,071 SF
Ceiling Height	20 ft
Minimum Ceiling Height	13 ft
Roof	Metal
Sprinkling	No - Detection Only
Column Spacing	N/A
Dock / GLDs	1 / 3
Signage	Monument & Building
Fiber / Internet	Yes
Number of Floors	1
Year Last Renovated	2021
Year Built	1992
Construction Status	Existing

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1
Lot Size	1.84 Acres
APN #	41-18-26-426-003
Rail Access	No

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	34
Regional Airport	Gerald R. Ford Int'l - 1> Mile
Drive Distance to M-6	2.35 Miles
Drive Distance to US-131	9.95 Miles
Drive Distance to I-96	4.27 Miles

UTILITIES & AMENITIES

Number of Elevators	N/A
Central HVAC	Yes
Water	Municipal
Electrical	800Amps - 208Y/120V - 3 Ph
Drop & Buss Bars	No

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EXTERIOR PHOTOS

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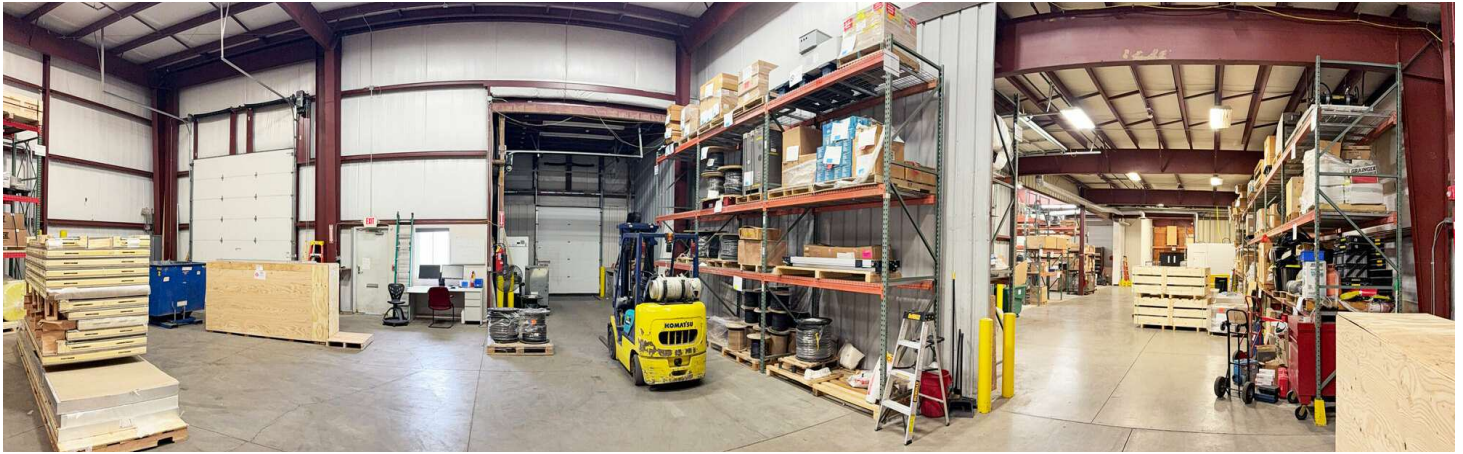


INTERIOR PHOTOS

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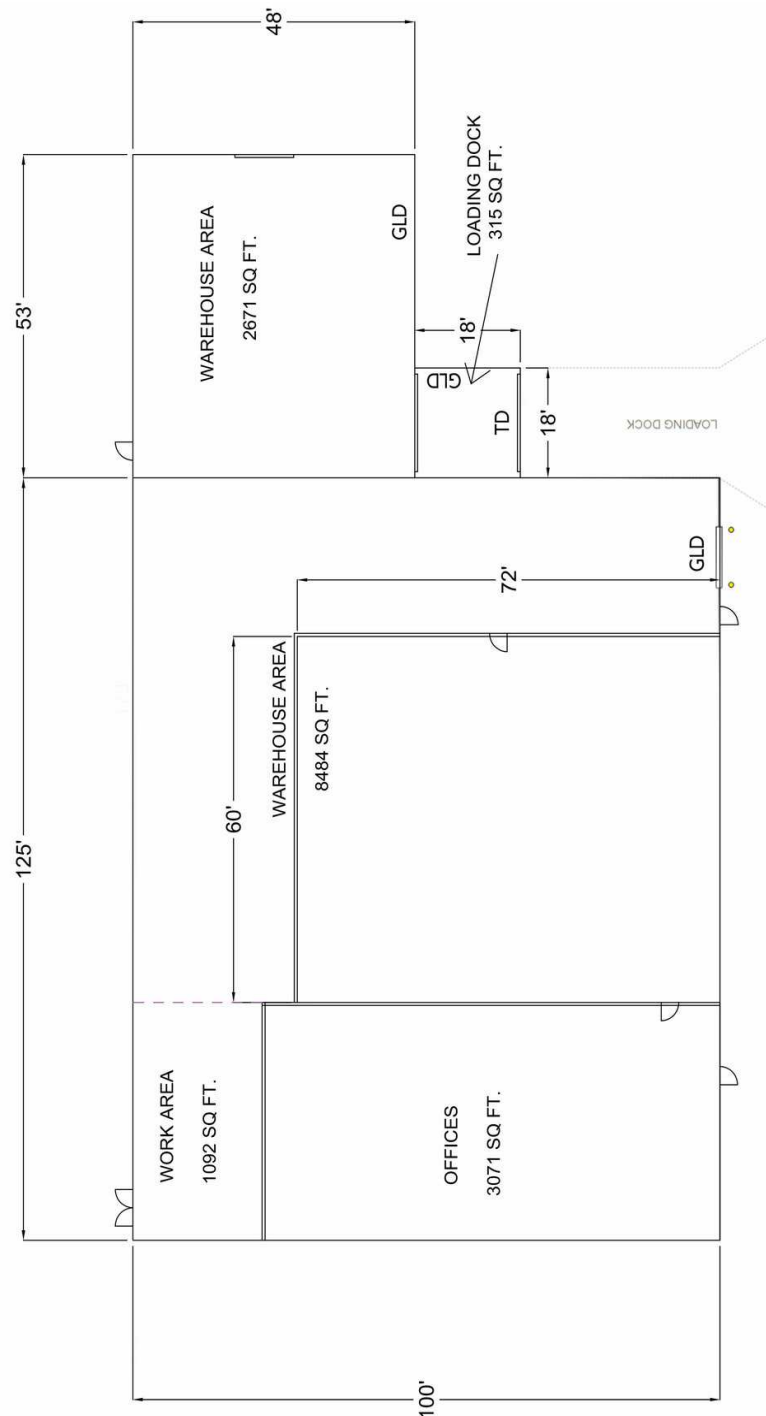
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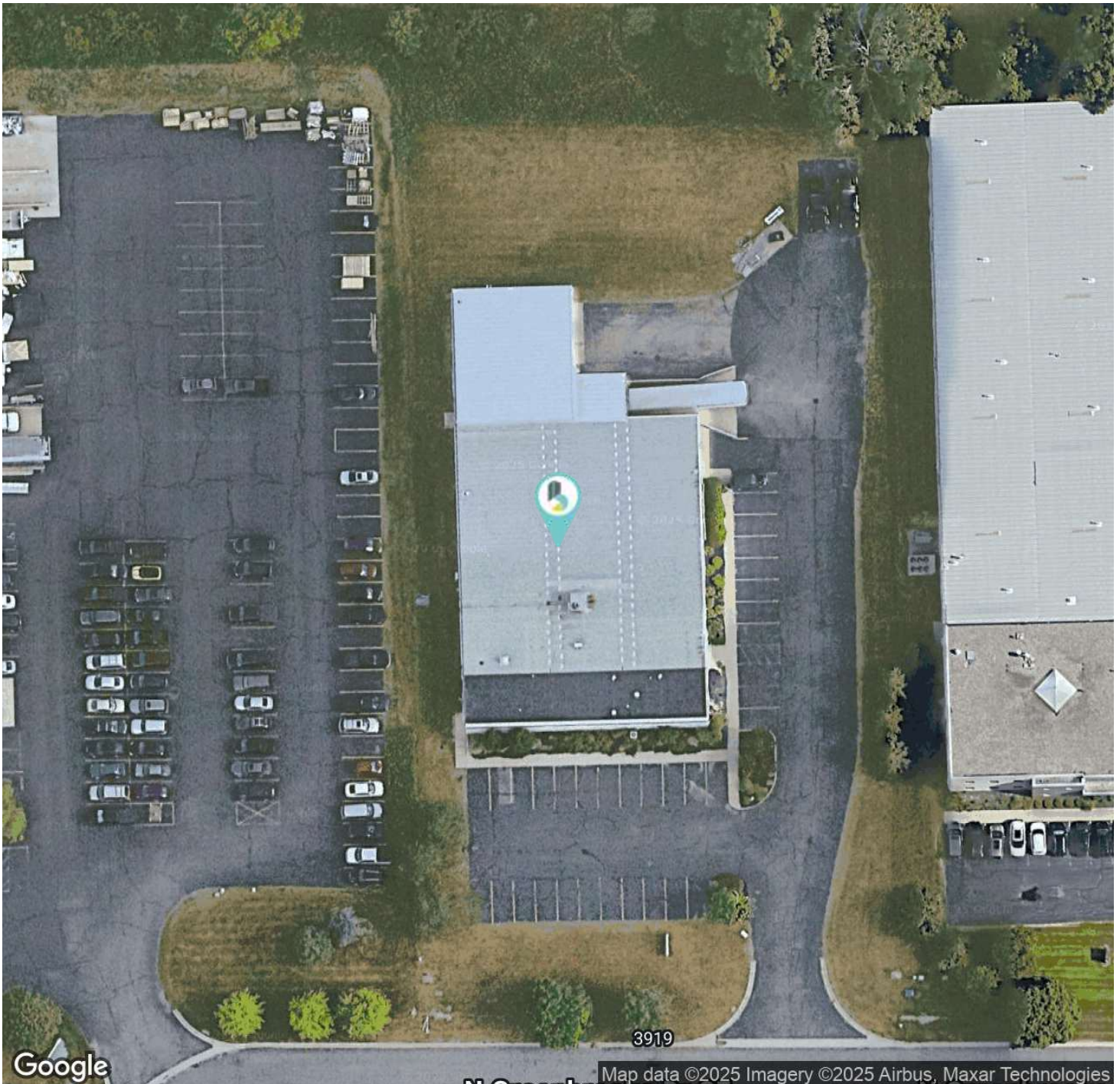
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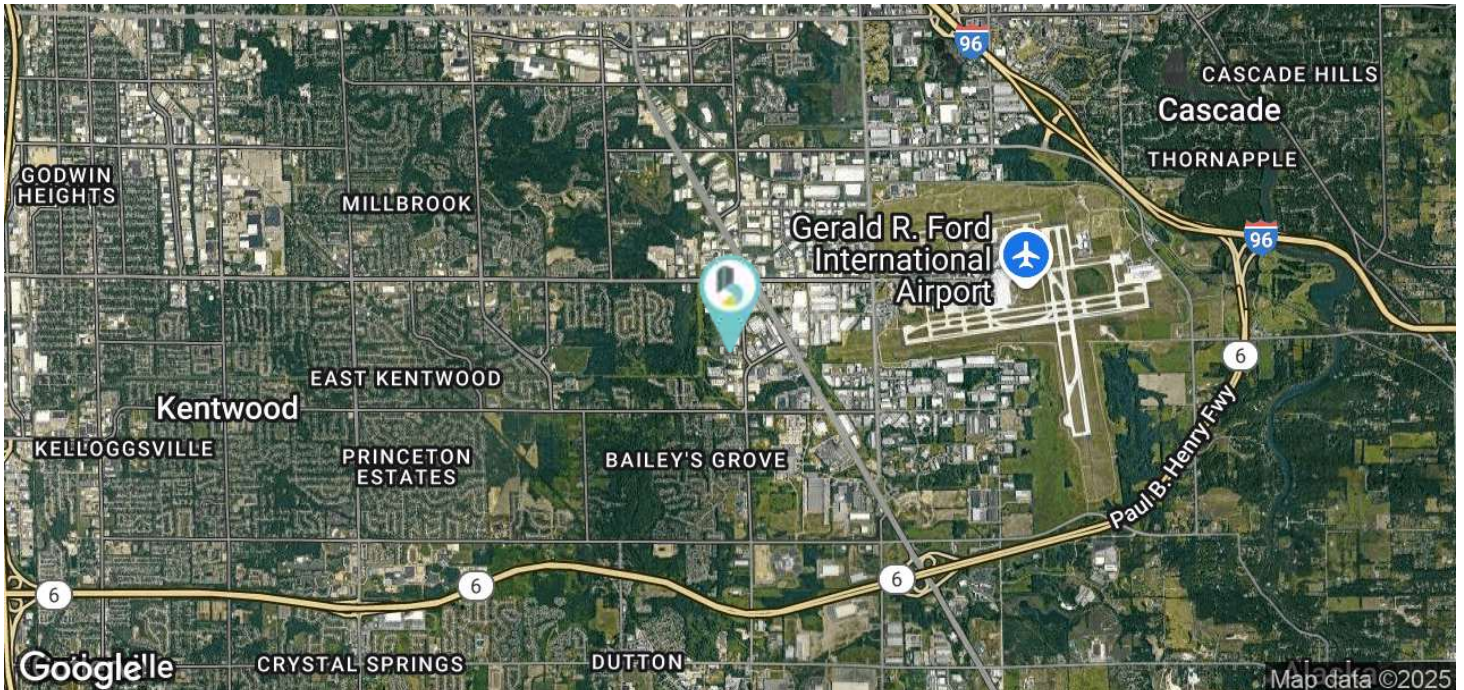
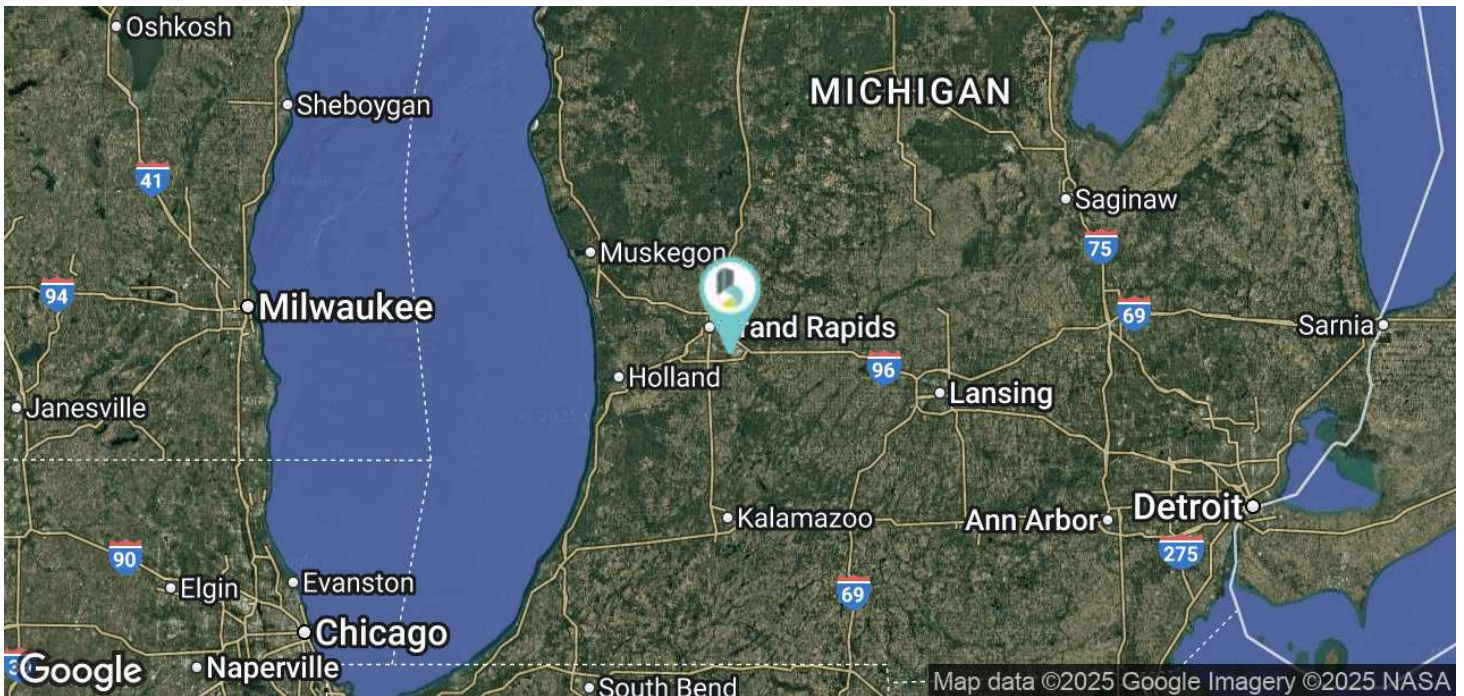
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Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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