



PRIME INDUSTRIAL SPACE FOR SALE

**7970 Childsdale Ave NE
Rockford, MI 49341**



Exceptional Tool & Die Facility – Real Estate +
Equipment Package

Offered at \$1,900,000 | Includes \$450,000
in Machinery & Equipment

Bob Hendrick, CCIM
BHHS Clyde Hendrick, Realtors Grand Haven
Commercial Division
License #: MI 6502100473
616.402.6427



INDUSTRIAL SPACE FOR SALE

SALE INFORMATION

Exceptional Tool & Die Facility – Real Estate + Equipment Package
Offered at \$1,900,000 | Includes \$450,000 in Machinery & Equipment

Rare opportunity to acquire a fully operational Tool & Die business along with an industrial facility loaded with high-value features. This pre-engineered, single-story metal building offers 18,000 SF of industrial space plus an additional 1,688 SF mezzanine for office and storage use. With 26' eave heights, four 16' x 16' drive-thru overhead doors, and 8" slab thickness, this property is perfectly suited for heavy-duty industrial operations.

The facility is outfitted with heavy 480V, 3-phase power and features five overhead hoists, including two 10-ton, & one 15-ton cranes that travel the full length of the building on integrated crane ways – a standout advantage for manufacturing, fabrication, or equipment-intensive businesses.

Originally designed for dual tenancy, the layout supports either a single-user operation or an owner/user scenario with income potential from leasing a portion of the space. Adjacent blacktop parking with direct access to Childsdale Avenue enhances logistics and employee access. Currently operated as a fully functioning Tool & Die business, this turnkey offering includes \$450,000 worth of equipment (available on request), making it an exceptional value for manufacturers looking to expand or relocate.

Strategically located with quick access to US-131 via 10 Mile Road, this site offers efficient regional connectivity for distribution and supply chain needs.

Don't miss this opportunity to acquire a fully equipped industrial building below replacement cost in a strong West Michigan industrial corridor.



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Rockford, MI 49341

BERKSHIRE HATHAWAY
HOMESERVICES

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INDUSTRIAL SPACE FOR SALE

SALE INFORMATION

Asking Price \$1,900,000

BUILDING INFORMATION

Square Footage	19,688
Net Rentable (sq ft)	19,066
Year Built	1998
Stories	1
Units	2
Buildings	1
Broker Co-Op	Yes
Ownership	LLC
Ceiling Height	26'
Dock High Doors	16'

PROPERTY INFORMATION

Property Type	Industrial
Subtype	Manufacturing
Permitted Zoning	Industrial
Class	C
Lot Size (acres)	2.59
APN	41-10-02-400-018



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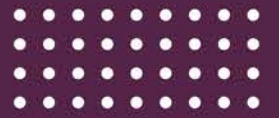
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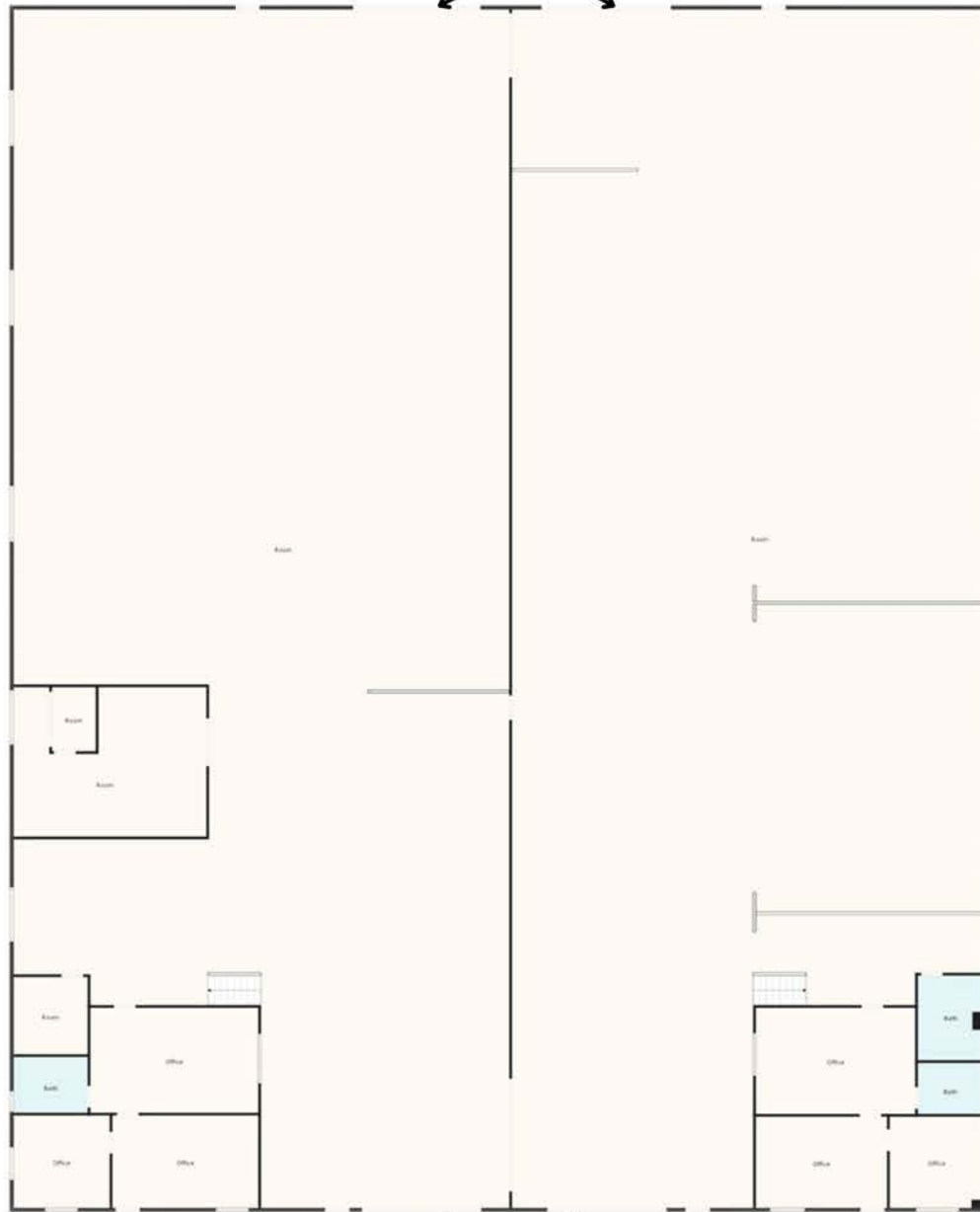
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INDUSTRIAL SPACE FOR SALE

FLOOR PLAN

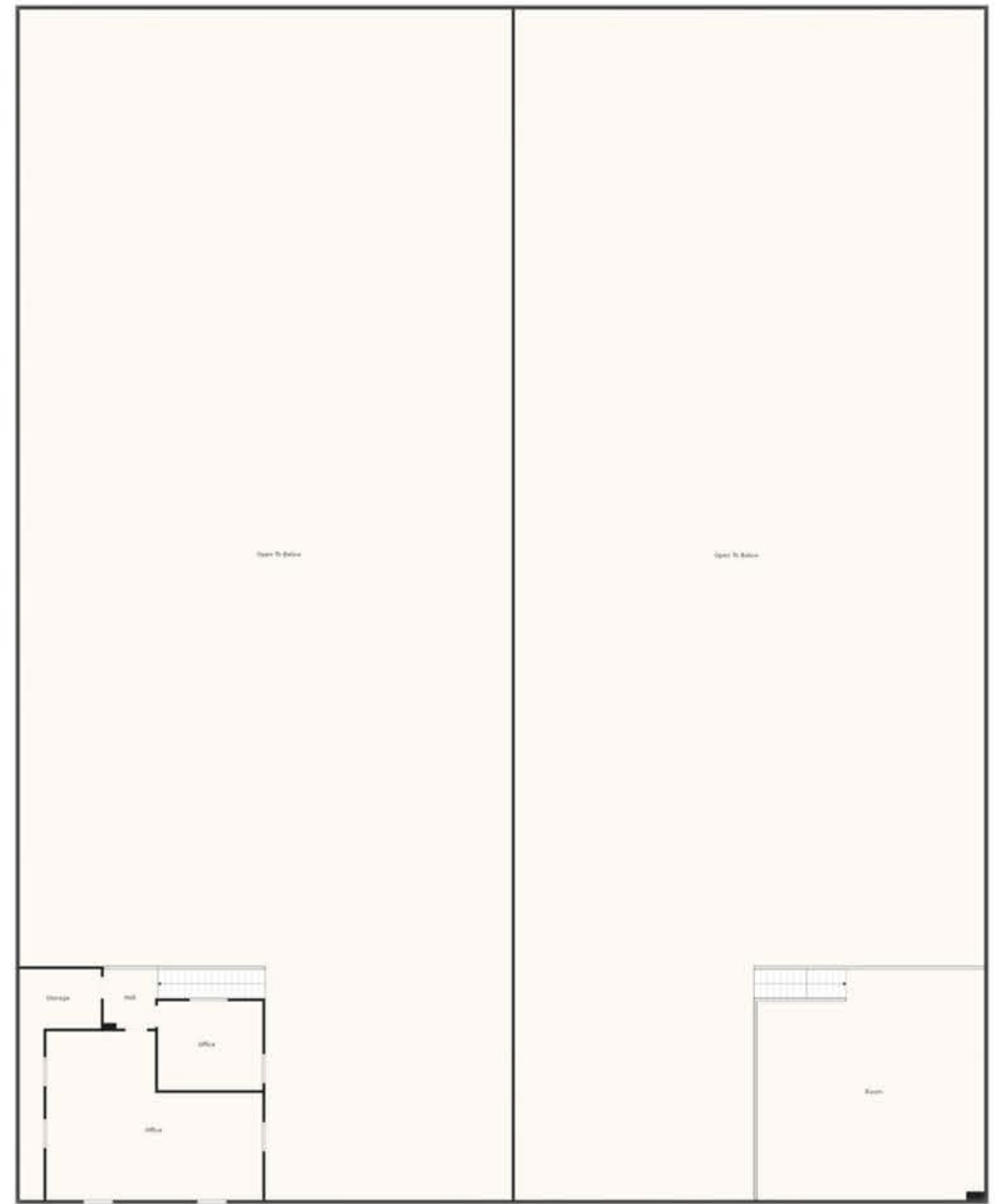


16' Pull thru Doors



16' Pull thru Doors

Main Floor



Mezzanine Level

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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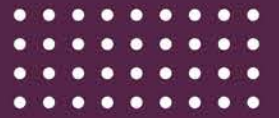
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INDUSTRIAL SPACE FOR SALE

INTERIOR PHOTOS



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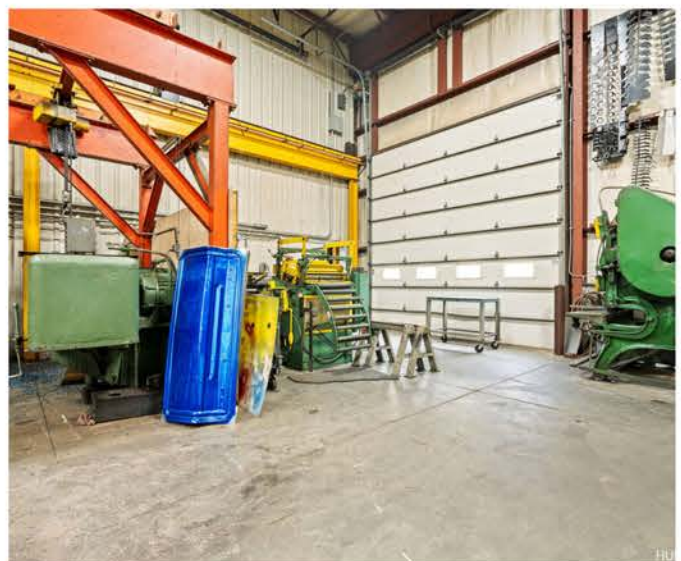
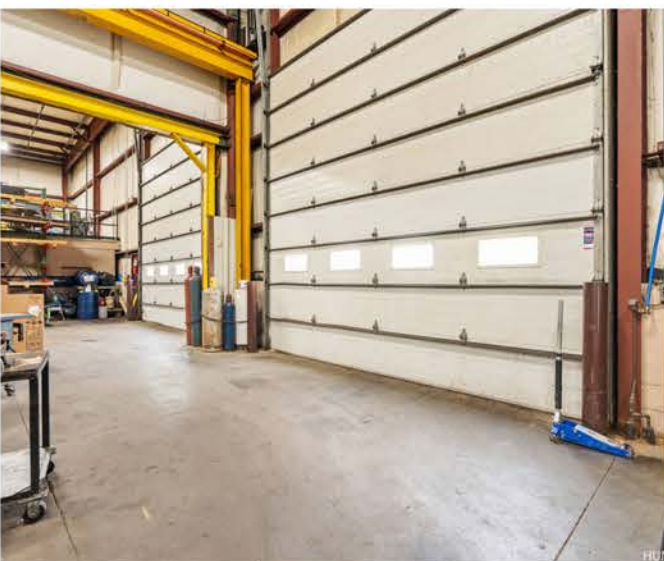
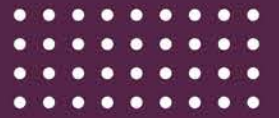
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INTERIOR PHOTOS



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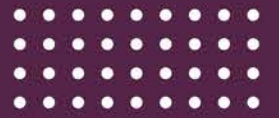
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**INDUSTRIAL SPACE
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PROPERTY AERIAL



Midwest Tool & Die

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