

2758 3 Mile Rd NW
Grand Rapids, MI 49534



31,800
Square Feet



3.13
Acres



\$3,000,000
Sale Price

FOR SALE

Opportunity to purchase a partially occupied multi-tenant 31,800 SF industrial building centrally located in Walker, MI minutes from I-96. With 16,877 SF immediately available, the building sets up well for an owner-user looking to benefit from two rent paying tenants in neighboring suites, or an investor looking for cash flowing property. The building has a brand-new parking lot on the West end 1/2 acre of extra land capable of fitting a 12,000 SF new building.

The available 16,877 SF clearspan space is available 9/1/26 and features three (3) drive-in-doors, one (1) dock, 8" steel reinforced concrete floor, LED lights, 3,545 SF of office space, air lines throughout, three (3) 5-ton cranes, 400 amps of 480-volt/3-phase power and is fully air conditioned. The other two suites (8,000 SF and 6,923 SF) both benefit from drive-in-door and dock door access, 20' clear heights, 480-volt 3-phase power, small office spaces and the 8,000 SF suite is food grade and fully air conditioned.

3333 Deposit Drive NE, Suite 100 | Grand Rapids, MI 49546
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BUILDING SNAPSHOT



31,800 SF
Total Building



3.13
Acres



1988
Year Built



20'
Clear Height



400
Amps



ML
Zoning

BUILDING SPECIFICATIONS

Total Building	31,800 SF
Acreage	3.13 Acres
Parcel Number	41-13-09-201-011
Year Built	1988
Year Renovated	2013
Elevator(s)	No
Railroad Siding	No
Construction	Steel
Roof	Standing Seam
Column Spacing	Clearspan
Ceiling Height	20'-25'
Clear Height	20'
Fire Suppression	No
Security System	Per Tenant

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

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	27,455 SF
Ceiling Height	20'-25'
Clear Height	20'
Docks Doors	3 5
Floor Drains	Yes
Air Lines	Yes
Power (Amps Volts)	400 Amps 480v/3-Phase
Heating	Yes
Air Conditioning	Yes
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	4,345 SF
Ceiling Height	8'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT



31,800 SF
Building



\$3,000,000 Sale Price
\$94.34/SF Sale Price

SALE INFORMATION

Building Size	31,800 SF
Sale Price	\$3,000,000
Sale Price/SF	\$94.34/SF
Possession	At Close
State Equalized Value (2026)	\$735,100
Assessed Value (2026)	\$735,100
Taxable Value (2026)	\$415,361
Real Estate Taxes	\$18,588.25
Winter 2025	\$1,236.20
Summer 2025	\$17,352.05

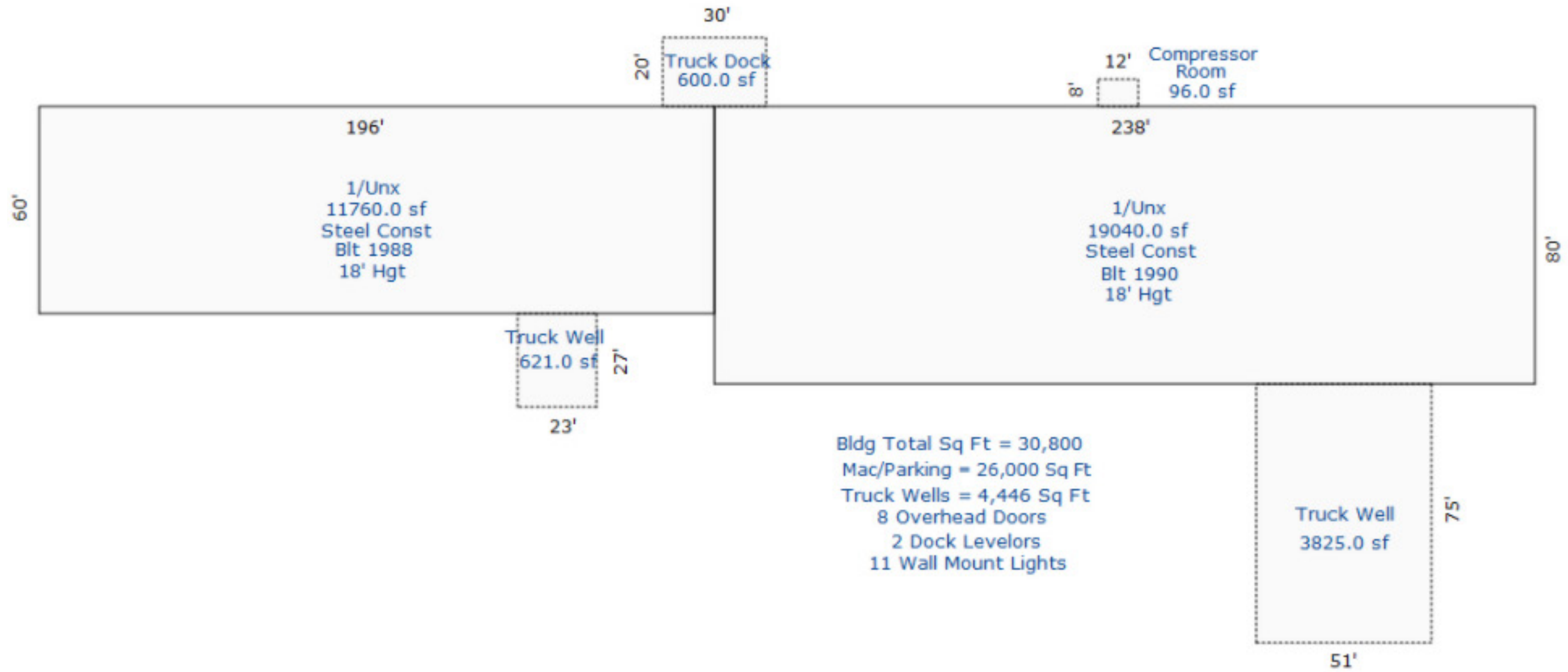
Suite	Tenant	Suite Size	Office SF	Docks	Doors	Clear Height	Status
A	Vacant	16,877 SF	3,545 SF	1	3	20'	Available
B	Phoenix Laser Solutions	6,923 SF	300 SF	1	1	20'	Leased
C	Bay Pizza	8,000 SF	500 SF	1	1	20'	Leased



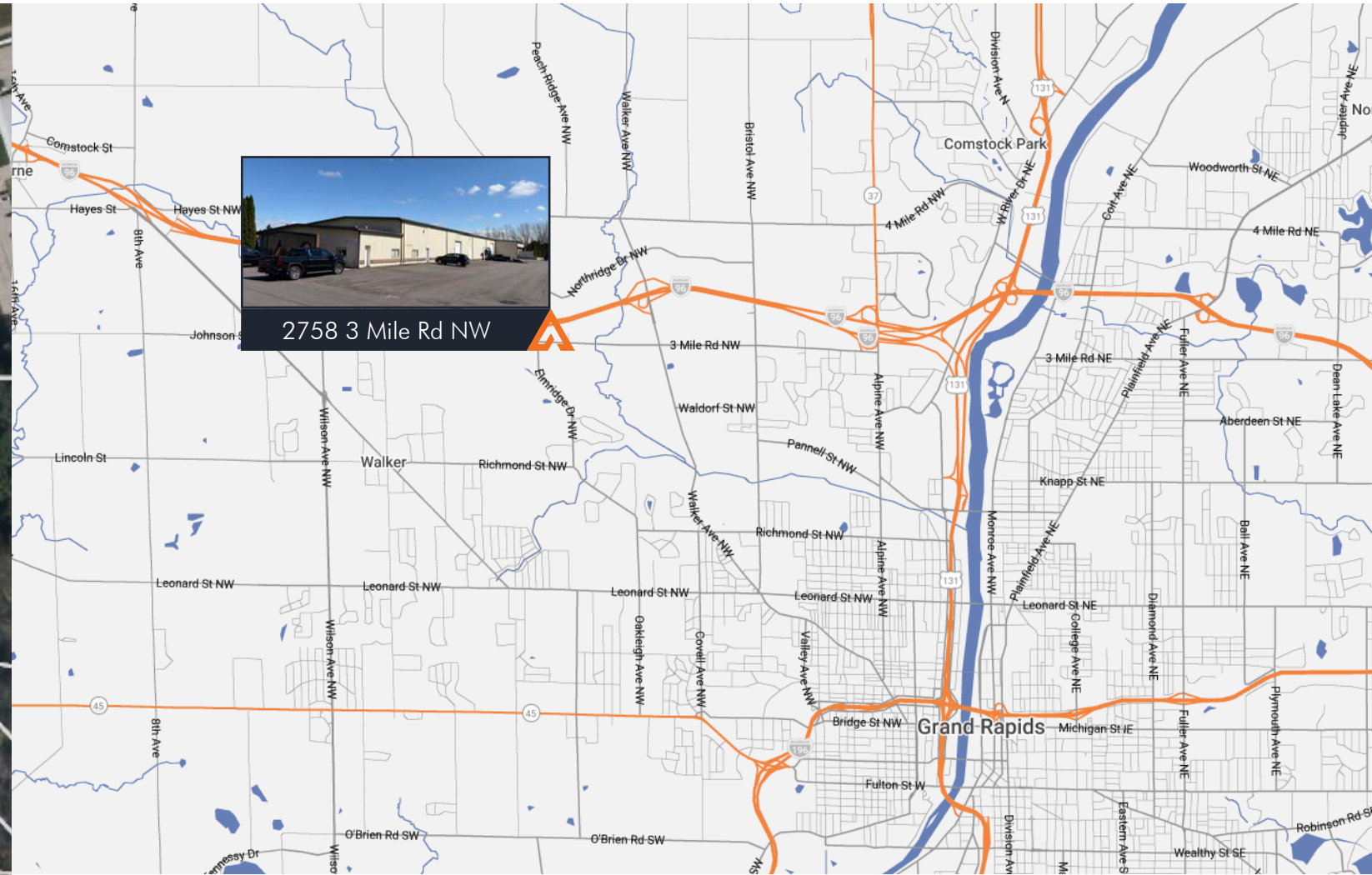
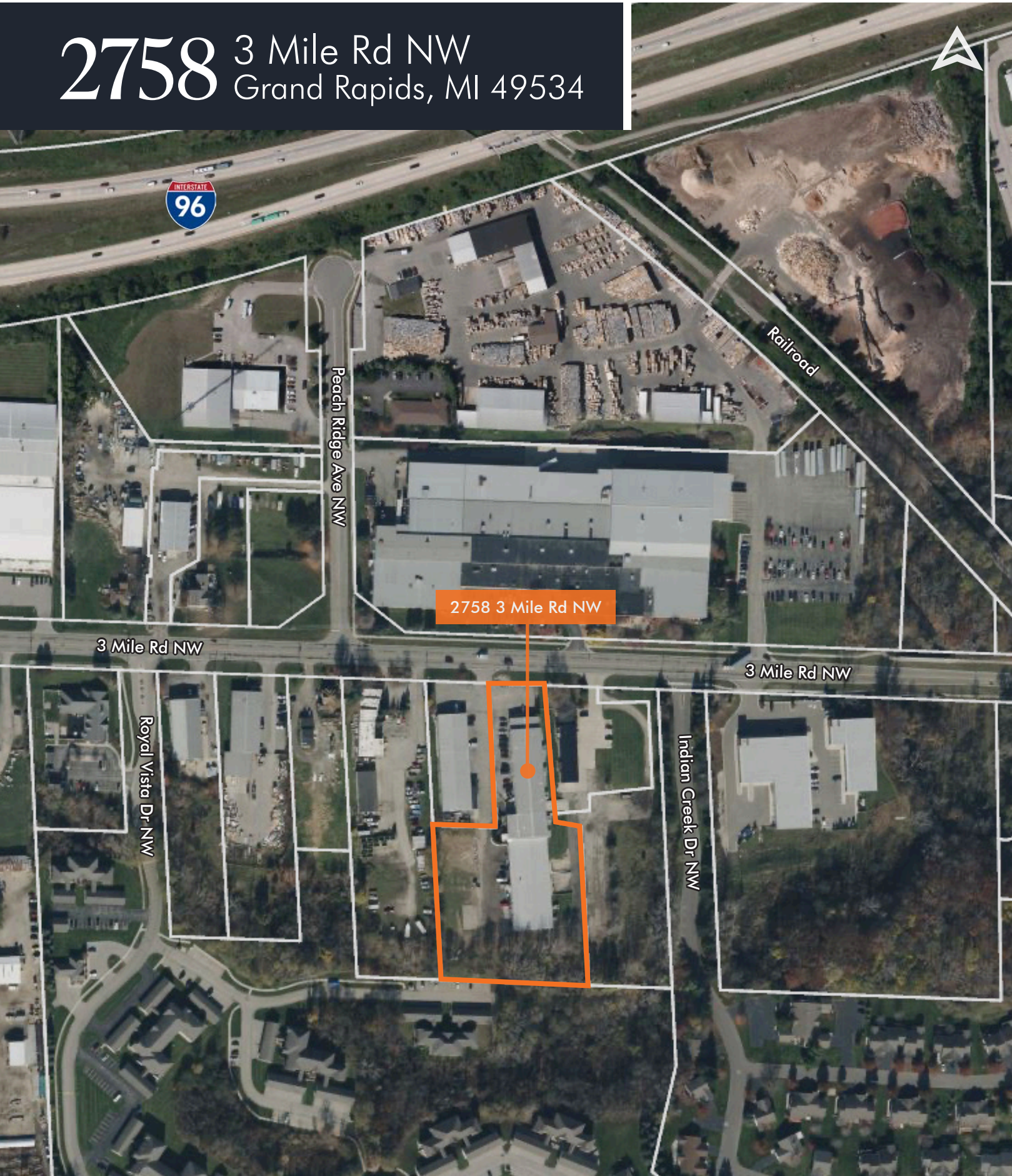
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FLOOR PLAN



2758 3 Mile Rd NW
Grand Rapids, MI 49534



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	8 miles
Gerald R. Ford International Airport	18 miles
Lansing	74 miles
Detroit	163 miles
Chicago	181 miles
Indianapolis	267 miles

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