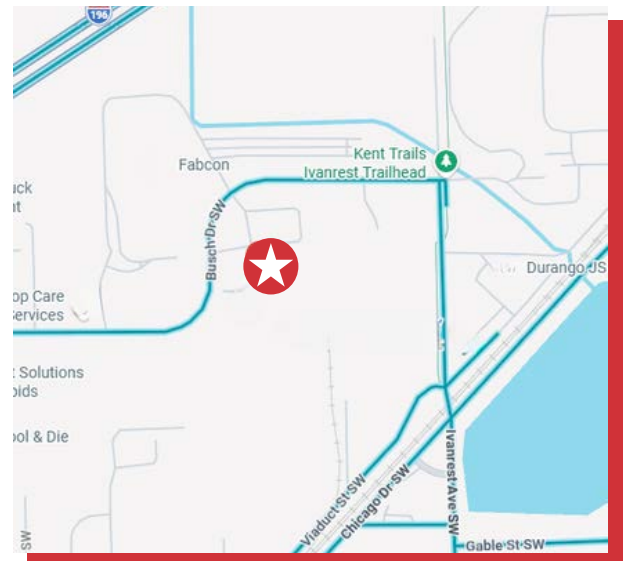




## 3366, 3368 & 3370 BUSCH DR SW GRANDVILLE, MI 49418


- 13,000 SF available in an industrial/warehouse with office condo within the Grandville Business Center
- 2-story office space containing 2,000 SF; executive offices, kitchenette, conference rooms & storage
- 22' ceiling height / 20' clear
- Five (5) 12'x14' overhead doors, three (3) with full-length floor drains
- Compressed air throughout
- Very well maintained



### FOR MORE INFORMATION, CONTACT:

**STUART KINGMA, SIOR**  
616.581.5000  
skingma@naiwwm.com

**JASON MAKOWSKI, SIOR**  
616.262.8532  
jasonm@naiwwm.com

  
naiwwm.com | 616.776.0100

# PROPERTY SUMMARY

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO

Positioned within a well-established industrial corridor in Grandville, 3370 Busch Drive SW offers a highly functional multi-tenant industrial/flex building ideally suited for a range of service-oriented and light industrial users. The property is designed to accommodate small-to-mid-size tenants seeking a combination of warehouse, shop, and office space in a convenient and accessible location creating a synergistic environment for tenants.

The building is located within the Grandville Business Center, a concentrated industrial park in southwest Kent County, just minutes from major transportation routes including I-196 and M-6. This strategic positioning provides seamless connectivity to downtown Grand Rapids, the lakeshore markets, and the broader West Michigan region.

3370 Busch Drive represents an excellent opportunity to lease or purchase space within a high-demand small-bay industrial submarket, offering tenants a balance of functionality, accessibility, and proximity to key regional amenities. The property is particularly well-suited for users seeking practical space in a proven industrial location with strong connectivity throughout West Michigan.



 **3366, 3368 & 3370 BUSCH DR SW**  
GRANDVILLE, MI 49418

**NAI** Wisinski of  
West Michigan

# PROPERTY OVERVIEW

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO

## PROPERTY - BUILDING INFORMATION

<b>Total Building Size:</b>	21,787 SF
<b>Year Built / Renovated:</b>	2001 - 2003
<b>Acreage:</b>	10.1 acres
<b>Construction:</b>	Concrete block and steel
<b>Roof:</b>	Rubber membrane
<b>Floors / Mezzanine:</b>	2 / None
<b>Eave Height:</b>	22'
<b>Elevators:</b>	No
<b>Security System:</b>	Yes
<b>Sprinklered:</b>	No
<b>Signage:</b>	Building signage available
<b>Parking:</b>	Surface lot; paved
<b>Fenced Yard:</b>	No
<b>Outside Storage:</b>	No
<b>Zoning:</b>	I-2; Industrial

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

## UTILITY PROVIDERS

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE Energy
<b>Sanitary Sewer:</b>	City
<b>Storm Sewer:</b>	City
<b>Water:</b>	City

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 **3366, 3368 & 3370 BUSCH DR SW**  
**GRANDVILLE, MI 49418**

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# PREMISES OVERVIEW

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO

## WAREHOUSE INFORMATION

<b>Warehouse SF:</b>	11,000 SF
<b>Floors:</b>	1
<b>Air Conditioning:</b>	No
<b>HVAC:</b>	Gas tube heat w/unit heaters
<b>Ceiling Height:</b>	22'
<b>Column Spacing:</b>	N/A
<b>Sprinklered:</b>	No
<b>Lighting:</b>	Fluorescent / LED
<b>Electric Service:</b>	480, 3-phase, 250 amp
<b>Grade Level Doors:</b>	5; 12'x14'
<b>Loading Docks:</b>	No
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	Yes
<b>Cranes:</b>	No
<b>Shop Office:</b>	No
<b>Shop Restroom:</b>	Yes
<b>Shop Breakroom:</b>	No
<b>Rail Siding:</b>	No

## OFFICE INFORMATION

<b>Office SF:</b>	2,000 SF
<b>Floors:</b>	2
<b>Air Conditioning:</b>	Yes
<b>HVAC:</b>	Gas / forced air
<b>Ceiling Height:</b>	9'
<b>Sprinklered:</b>	No
<b>Lighting:</b>	Fluorescent
<b>Private Offices:</b>	Yes; 3
<b>Conference Room:</b>	Yes
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	Yes
<b>Communications Equipment:</b>	Yes



 **3366, 3368 & 3370 BUSCH DR SW**  
GRANDVILLE, MI 49418

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# SALE OVERVIEW

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO

## SALE INFORMATION

<b>Price:</b>	\$1,820,000.00
<b>Per SF:</b>	\$140.00 /SF
<b>Municipality:</b>	Kent County, City of Grandville
<b>PPNs:</b>	41-17-08-429-021, 41-17-08-429-022, 41-17-08-429-023
<b>Addresses:</b>	3370 Busch Dr SW, 3368 Busch Dr SW, 3366 Busch Dr SW
<b>Assessed Value*:</b>	\$599,100.00
<b>Taxable Value*:</b>	\$406,620.00
<b>Summer Taxes*:</b>	\$21,801.54
<b>Winter Taxes*:</b>	\$1,190.37
<b>Total Taxes*:</b>	\$22,991.91

\* Figures represent all 3 parcels combined for Tax Year 2025

## LEGAL DESCRIPTIONS

41-17-08-429-021 - 3370 BUSCH DR SW  
UNIT 21 \* GRANDVILLE BUSINESS CENTER KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.639  
INSTRUMENT NO.20031027-0218942

41-17-08-429-022 - 3368 BUSCH DR SW  
UNIT 22 \* GRANDVILLE BUSINESS CENTER KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.639  
INSTRUMENT NO.20031027-0218942

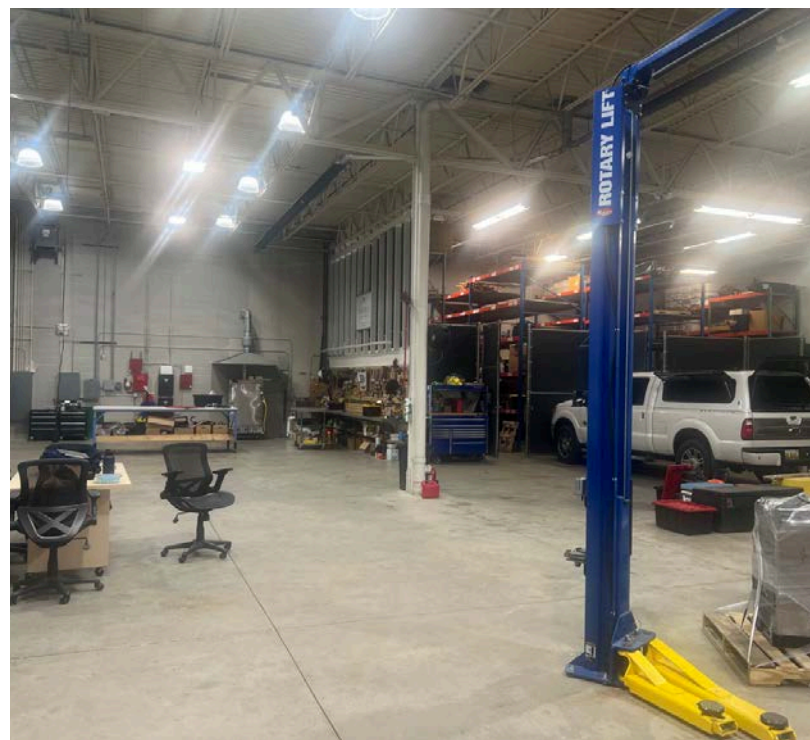
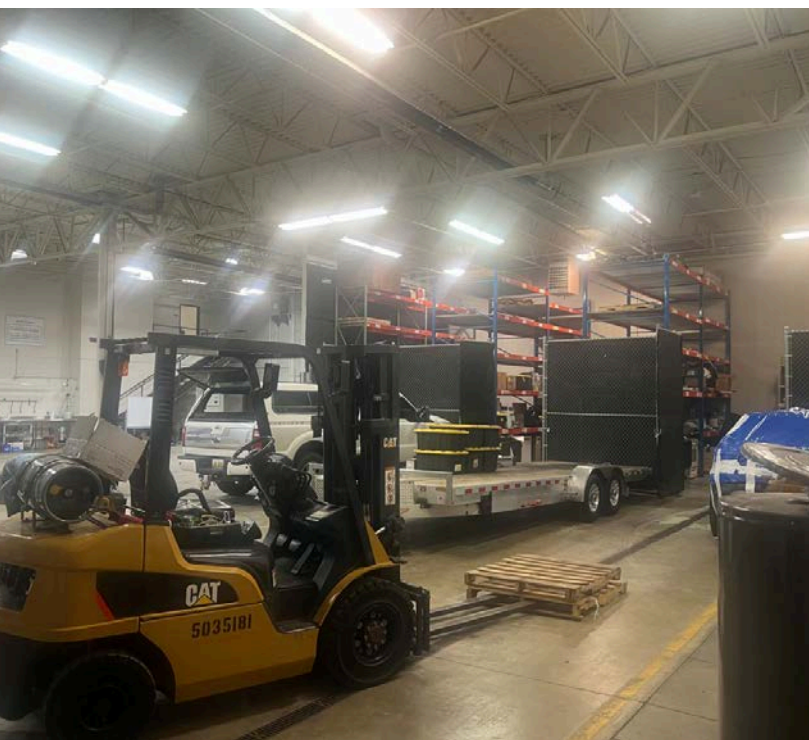
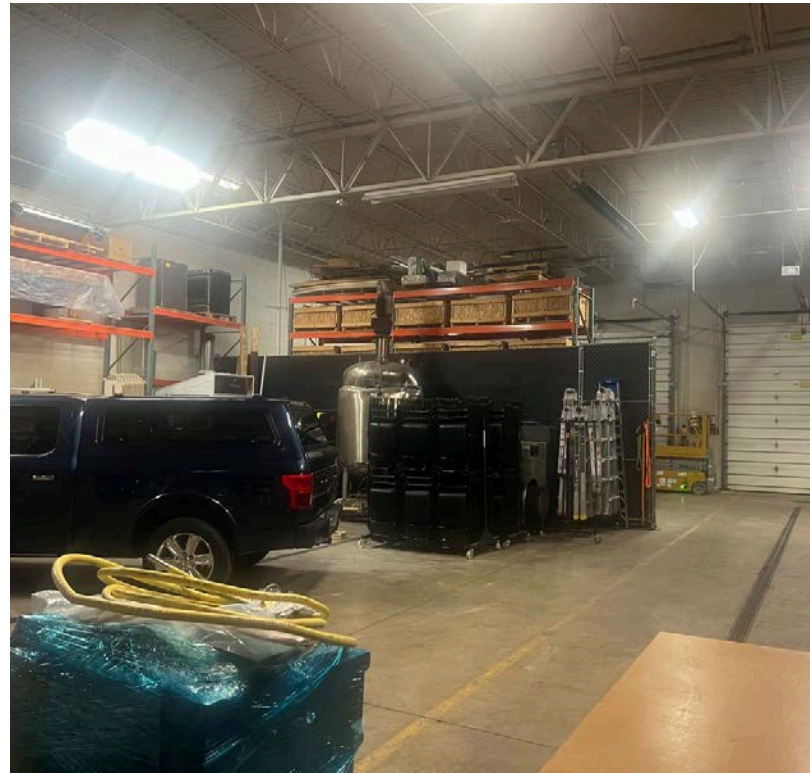
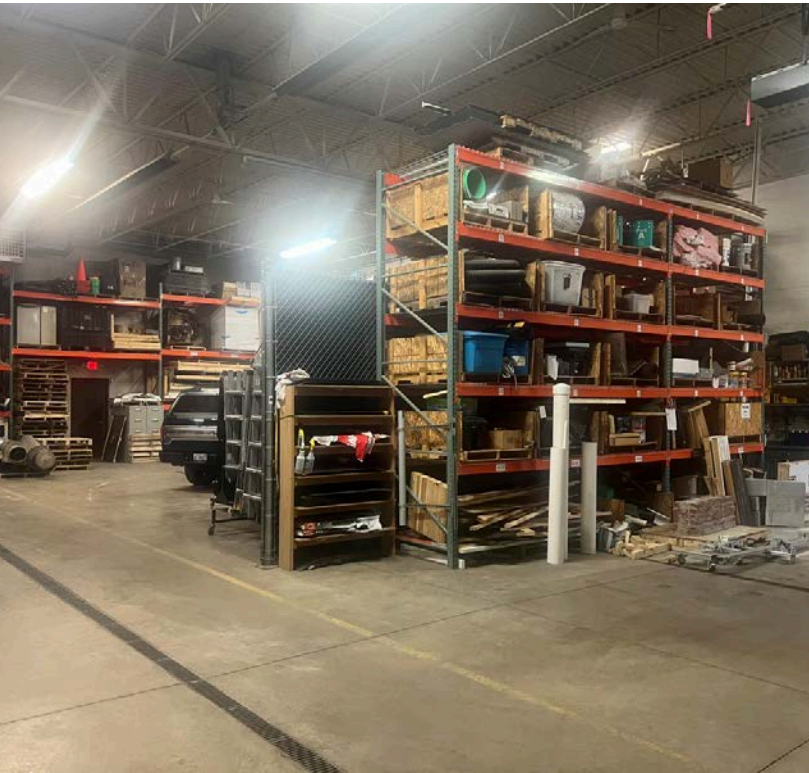
41-17-08-429-023 - 3366 BUSCH DR SW  
UNIT 23 \* GRANDVILLE BUSINESS CENTER KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.639  
INSTRUMENT NO.20031027-0218942

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 **3366, 3368 & 3370 BUSCH DR SW**  
GRANDVILLE, MI 49418

# PROPERTY PHOTOS

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO

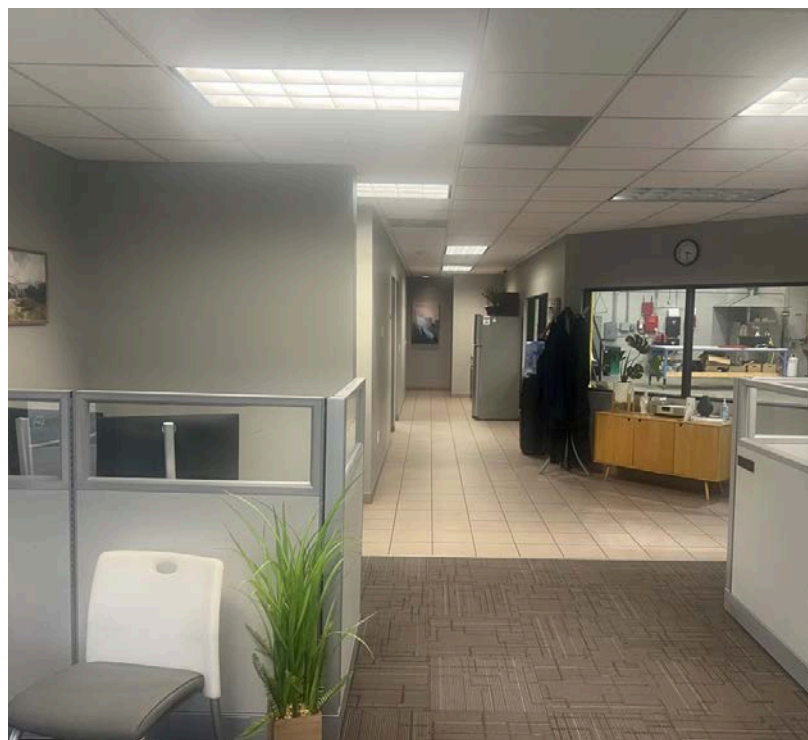


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GRANDVILLE, MI 49418

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# PROPERTY PHOTOS

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 **3366, 3368 & 3370 BUSCH DR SW**  
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# PROPERTY PHOTOS

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO



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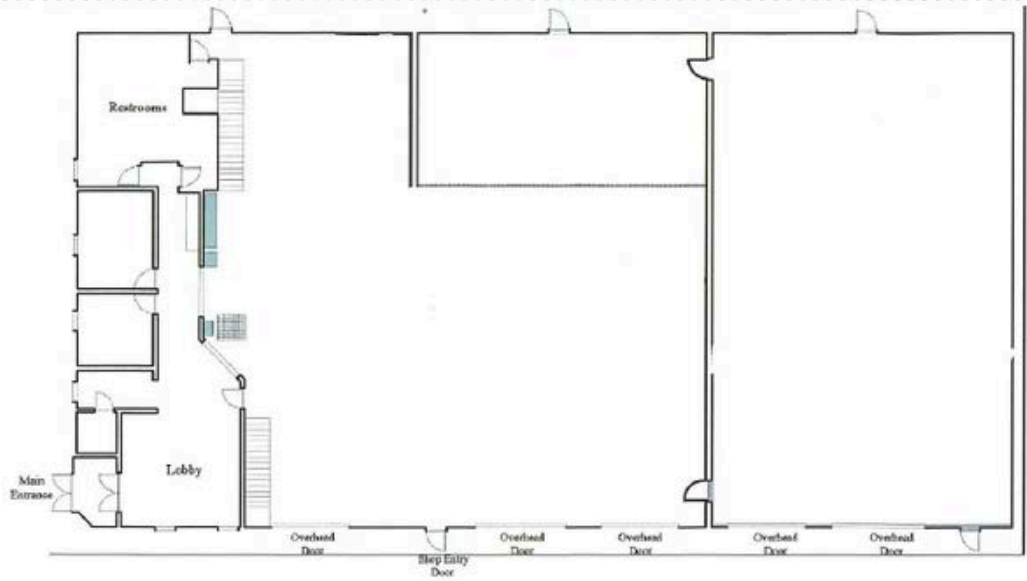
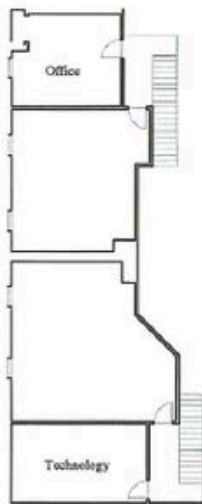
# FLOOR PLAN

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO



Busch Drive Training and Examination Facility  
3370 Busch Drive South, Grandville, MI 49418

2nd Level Main Level

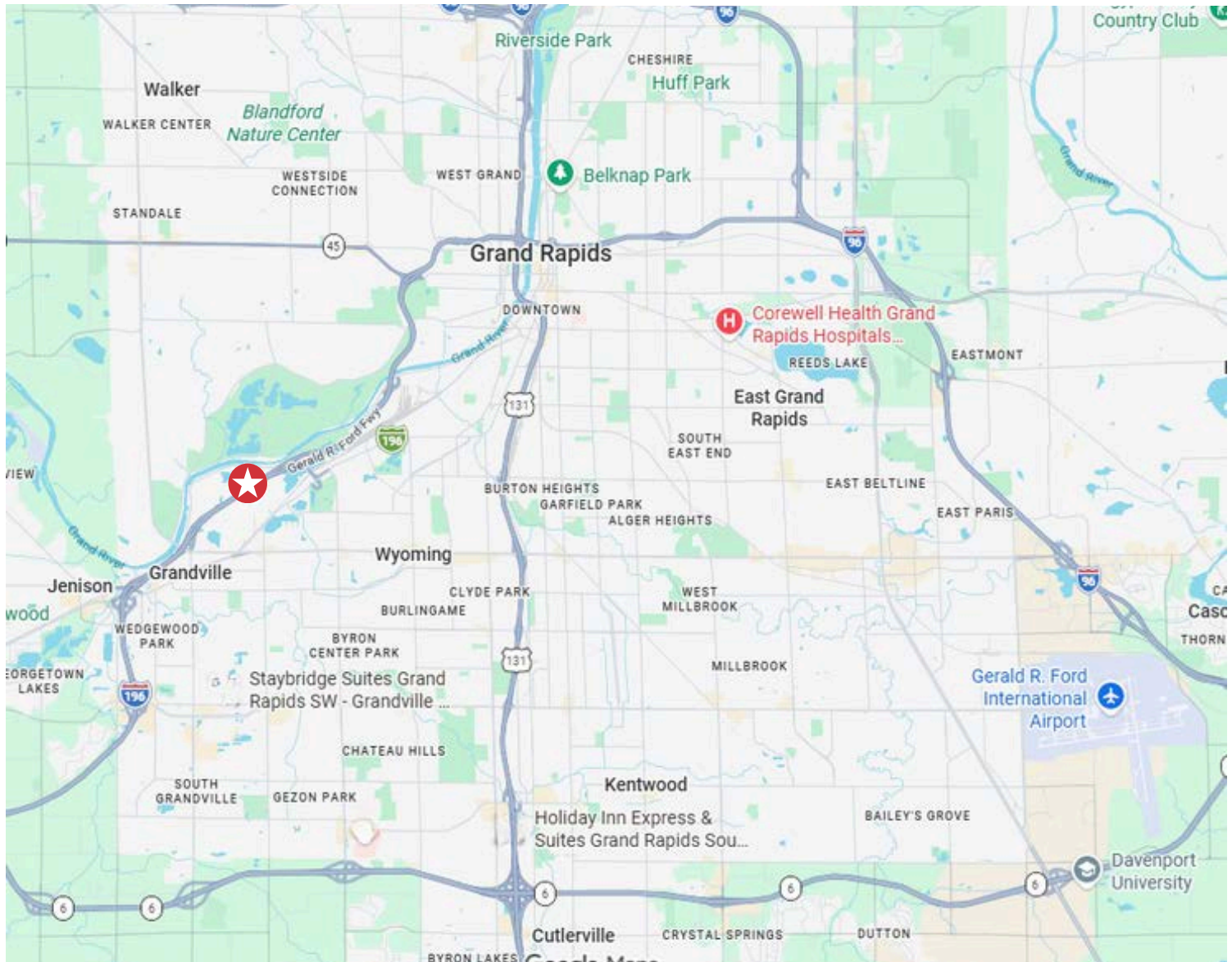


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GRANDVILLE, MI 49418

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# LOCATION MAP

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO



## PROXIMITY

I-196	1.2 miles
US-131	6.1 miles
M-6	8.8 miles
Gerald R. Ford International Airport	18.8 miles

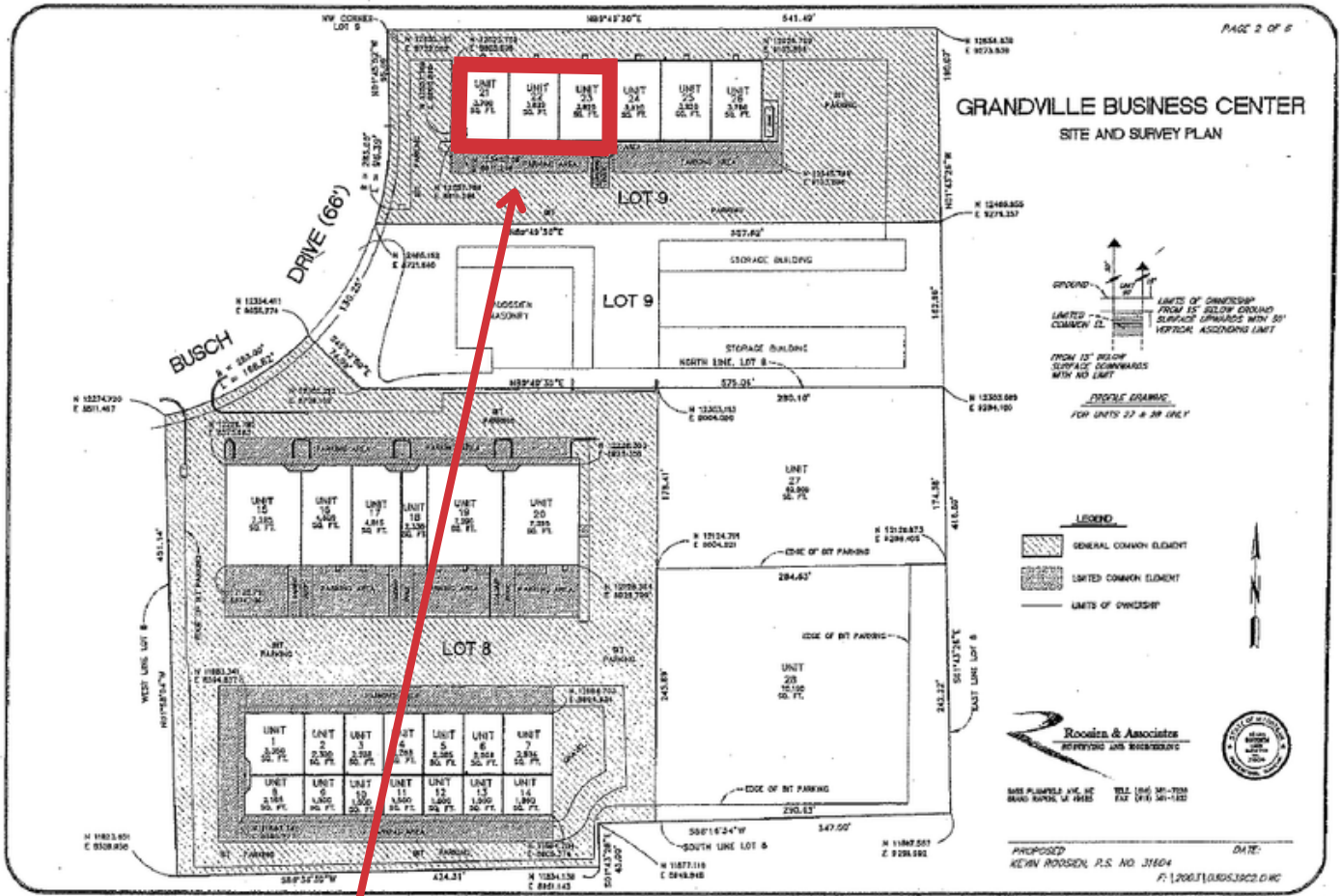
**3366, 3368 & 3370 BUSCH DR SW**  
GRANDVILLE, MI 49418

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# SURVEY

## GRANDVILLE BUSINESS CENTER

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO



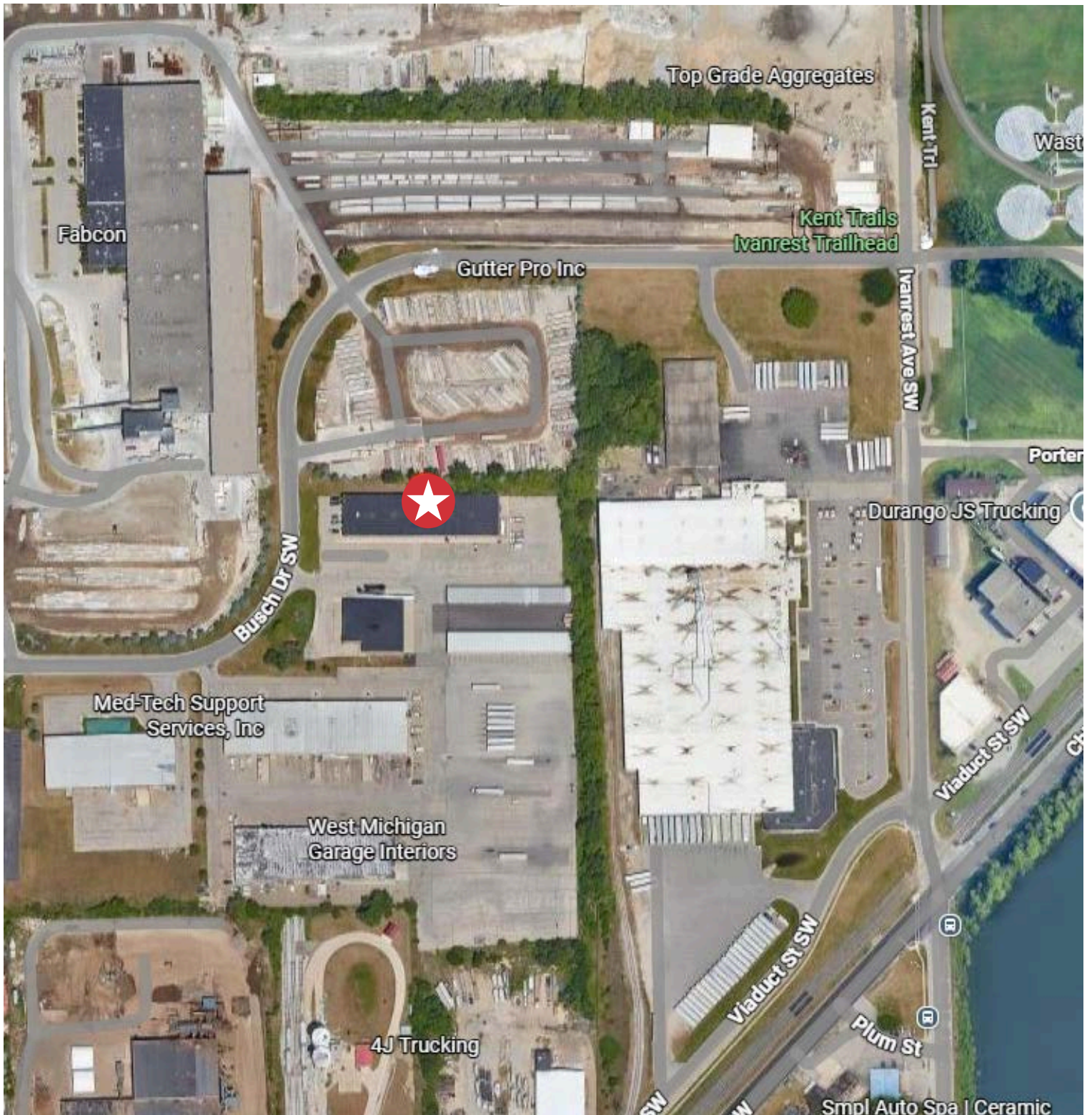
**SUBJECT PROPERTY**

**3366, 3368 & 3370 BUSCH DR SW**  
GRANDVILLE, MI 49418

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# AERIAL MAP

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO



 **3366, 3368 & 3370 BUSCH DR SW**  
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# ZONING MAP

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO

## LEGEND

### Conventional Zoning Districts

- R1-A
- R1-B
- R1-C
- R2-A
- R2-B
- R3-A
- R3-B
- C-1
- C-3
- C-4
- C-5
- I-1

### I-2

- OS-1
- OS-2
- PUD

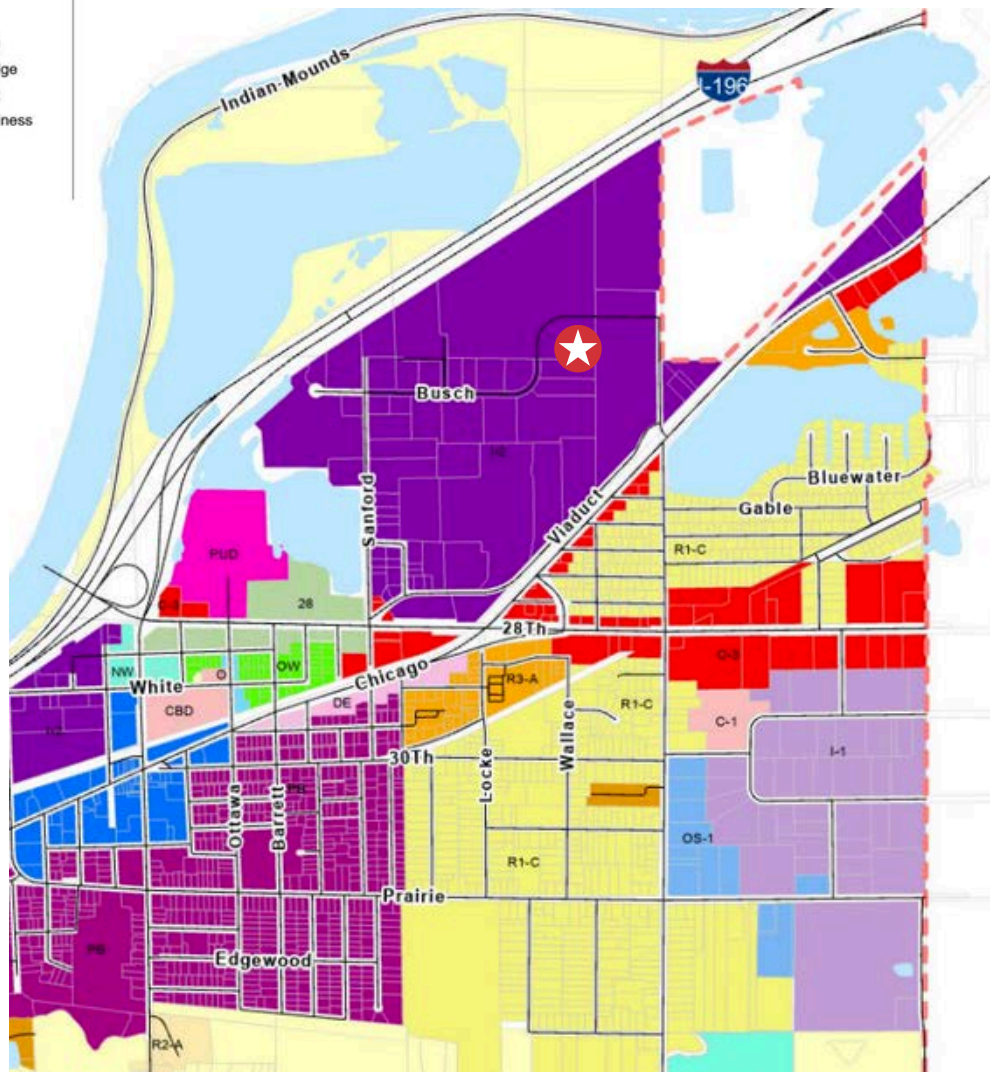
### Form Based Code Districts

- NW North Wilson
- O Ottawa
- 28 -28th Street
- OW Oakes-White
- DE Downtown Edge
- PB Prairie/Barrett
- CBD Central Business District

## Zoning Map

City of Grandville, Michigan

Effective February 8, 2024



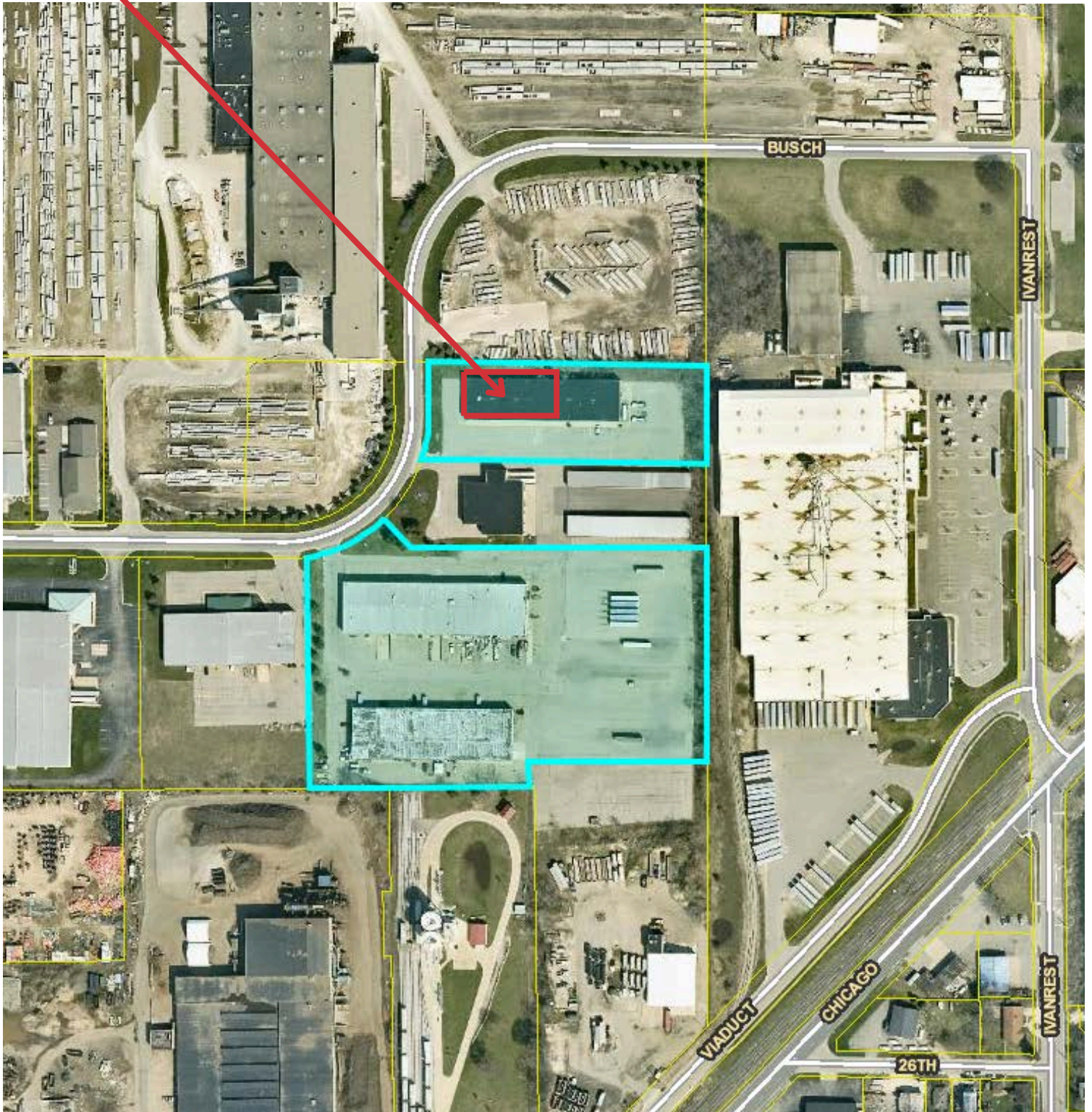
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# PARCEL MAP

**FOR SALE**  
INDUSTRIAL WAREHOUSE | OFFICE CONDO

SUBJECT PROPERTY



 **3366, 3368 & 3370 BUSCH DR SW**  
GRANDVILLE, MI 49418

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# LOCATION OVERVIEW

# WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



**MidwestLiving**

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*Holland*

**BUSINESS INSIDER**


**US CITIES WITH THE BEST QUALITY OF LIFE 2024**

*Grand Rapids*

**W WalletHub**

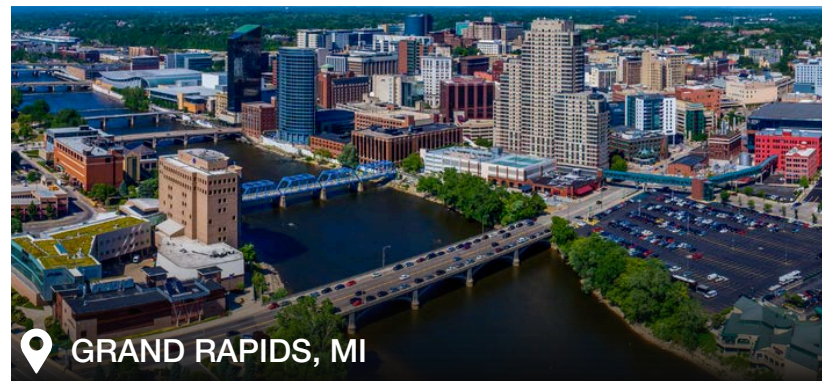
**BEST SMALL CITIES FOR STARTING A BUSINESS**

*Muskegon*



**THE ONLY OFFICIAL COAST GUARD CITY, USA**

*Grand Haven*



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