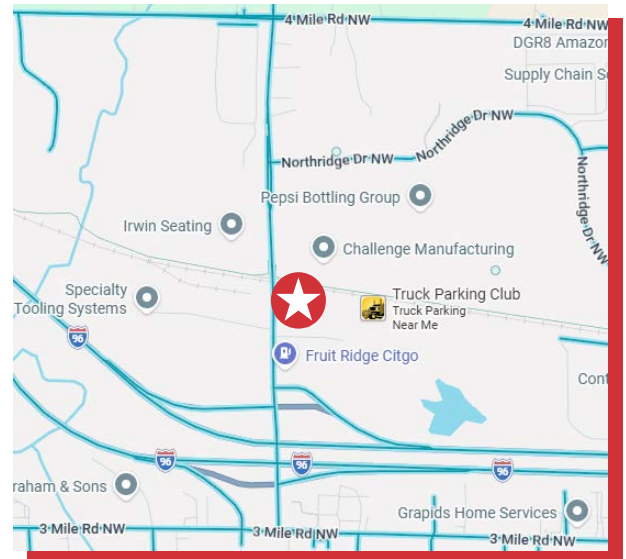




3745 DYKSTRA DR NW WALKER, MI 49544

- 7,610 SF available in a free-standing multi-use light industrial building
- Ideal space for warehousing, distribution, or light manufacturing users
- Located within a well-established industrial corridor on the northwest side of Grand Rapids
- Close proximity to major transportation routes, notably I-96 and US-131
- 2 overhead doors



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL

Positioned within the highly regarded Walker industrial corridor, 3745 Dykstra Dr NW offers a functional manufacturing or warehousing facility in one of West Michigan's most established production and logistics hubs. The building is well-suited for fabrication, assembly, warehousing, or light industrial operations, featuring a practical layout that supports efficient workflow and throughput.

The property benefits from immediate access to major transportation routes including I-96 and US-131, providing seamless connectivity to the greater Grand Rapids market and regional distribution networks. Its location supports both inbound supply chain efficiency and outbound logistics.

Surrounded by a concentration of established manufacturing, warehousing, and trucking users, the site is embedded within a proven industrial ecosystem with access to a deep and skilled labor pool. The area's infrastructure and zoning are conducive to industrial use, allowing for uninterrupted operations.

Overall, 3745 Dykstra Dr NW represents a strategically located, operations-driven asset ideal for users seeking a presence in the core Walker industrial submarket.

PROPERTY - BUILDING INFORMATION

Total Building Size:	7,610 SF
Warehouse SF:	6,260 SF
Office SF:	1,350 SF
Year Built / Renovated:	1983
Acreage:	1.05
Construction:	Concrete block & steel
Roof:	Flat membrane or built-up
Floors / Mezzanine:	1
Eave Height:	14'
Security System:	No
Sprinklered:	No
Signage:	Monument
Parking:	Ample, paved lot
Outside Storage:	No
Zoning:	I-1; light industrial

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

 **3745 DYKSTRA DR NW**
WALKER, MI 49544

NAI Wisinski of
West Michigan

BUILDING OVERVIEW

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL



WAREHOUSE INFORMATION

Warehouse SF:	6,260 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas, forced air
Ceiling Height:	14'
Column Spacing:	Varies
Sprinklered:	No
Lighting:	Fluorescent
Electric Service:	480v, 3-phase
Grade Level Doors:	2
Loading Docks:	0
Floor Drains:	No
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Restrooms/Breakroom:	Yes
Rail Siding:	No

OFFICE INFORMATION

Office SF:	1,350 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas, forced air
Ceiling Height:	8'
Sprinklered:	No
Lighting:	Fluorescent
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	No
Communications Equipment:	No

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE Energy
Sanitary Sewer:	City
Storm Sewer:	City
Water:	City

 **3745 DYKSTRA DR NW**
WALKER, MI 49544

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LEASE OVERVIEW

FOR SALE OR LEASE MULTI-USE LIGHT INDUSTRIAL

LEASE INFORMATION

Available:	7,610 SF
Lease Type:	NNN
Terms:	36 - 120 months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Yes
Date Available:	Immediate

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE	DOCKS / DOORS	BASE RENT RATE PSF/Y	CAM RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM	TOTAL MONTHLY RENT
Entire Bldg.	7,610	6,260	1,350	0 / 2	\$8.50	\$1.58	\$5,390.42	\$1,001.98	\$6,392.40



 **3745 DYKSTRA DR NW**
WALKER, MI 49544

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SALE OVERVIEW

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL

SALE INFORMATION

Price:	\$995,000.00
Per SF:	\$130.75
SEV:	\$322,700.00
Taxable Value:	\$183,634.00
Summer Taxes:	\$7,671.45
Winter Taxes:	\$546.52
Total Taxes:	\$8,217.97
Possession:	At Close



LEGAL DESCRIPTION

LOT 1 * NORTHRIDGE INDUSTRIAL PARK

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **3745 DYKSTRA DR NW**
WALKER, MI 49544

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PROPERTY PHOTOS

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL

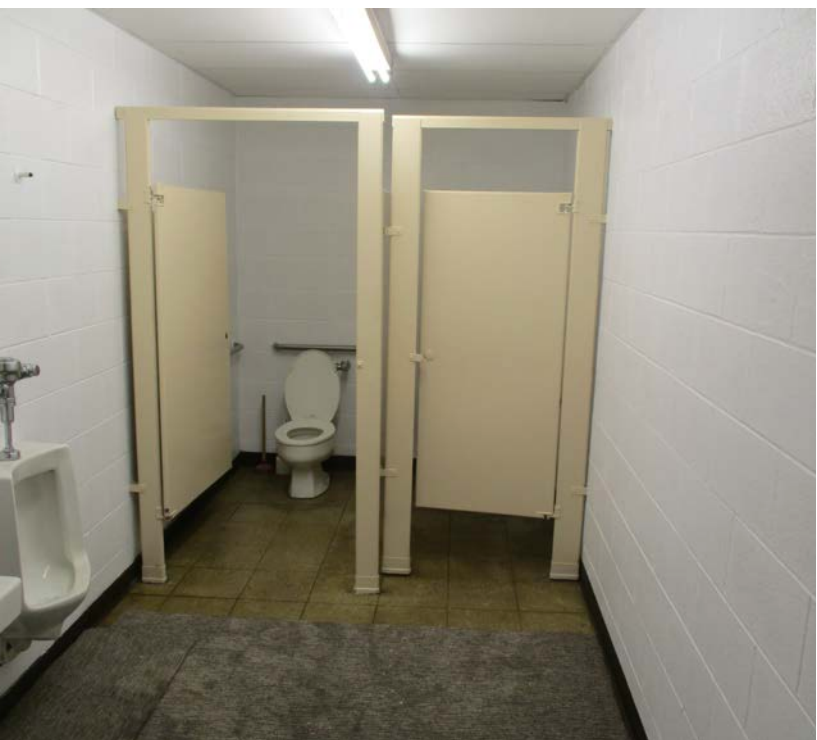


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PROPERTY PHOTOS

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL



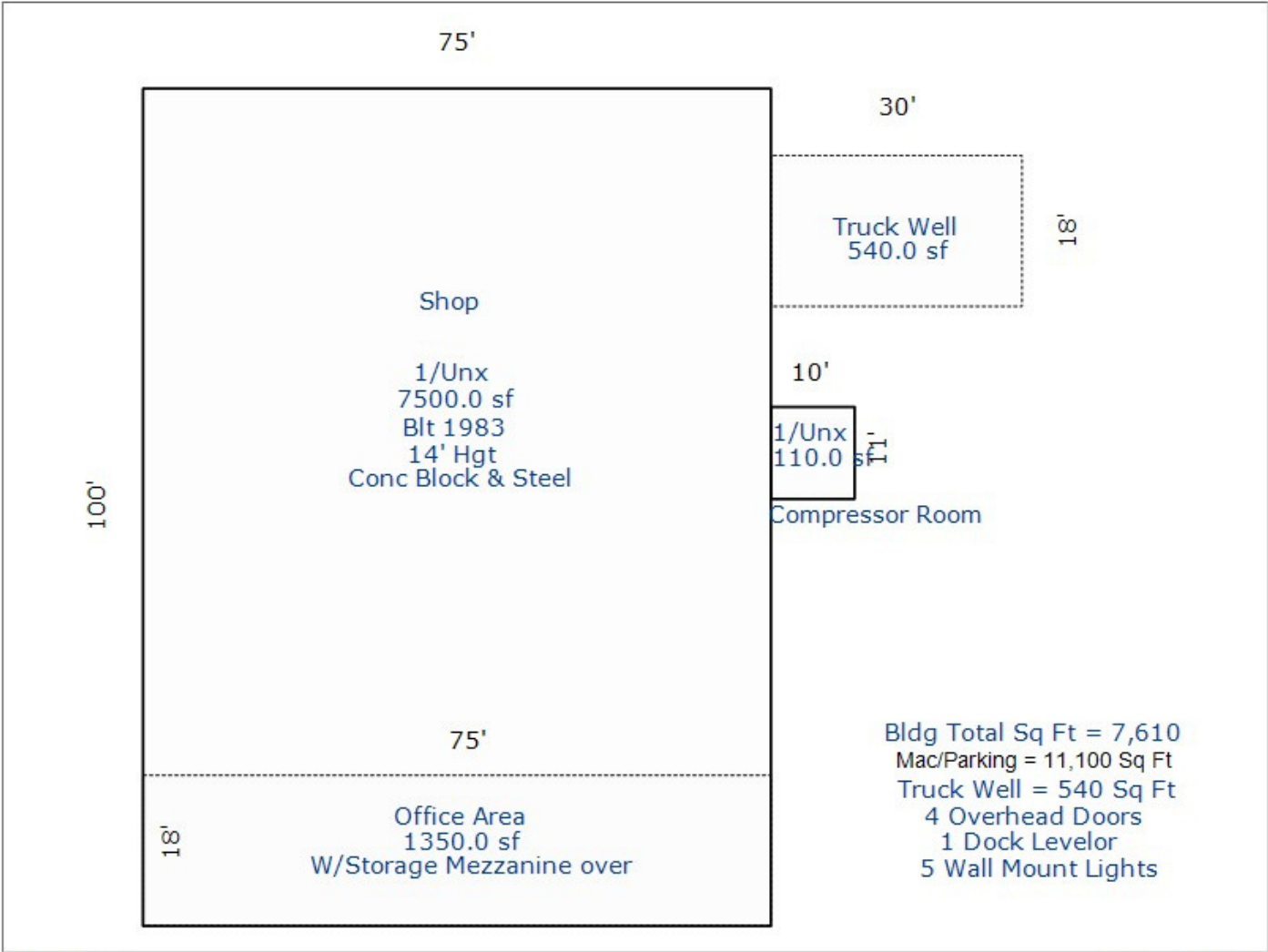
 **3745 DYKSTRA DR NW**
WALKER, MI 49544

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FLOOR PLAN

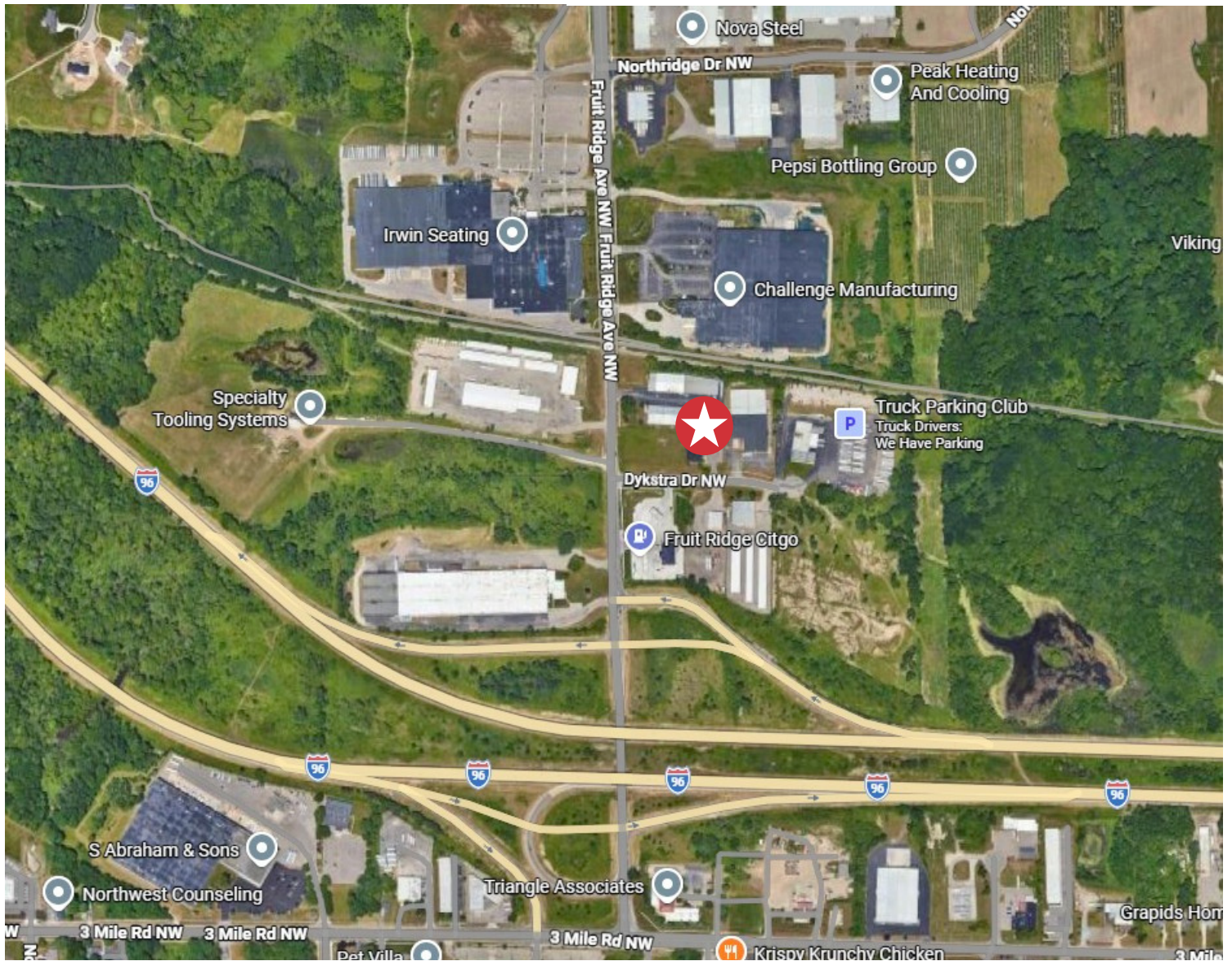
FOR SALE OR LEASE

MULTI-USE LIGHT INDUSTRIAL



LOCATION MAP

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL



PROXIMITY

I-196	< 1 mile
US-31	5 miles
M-6	16.4 miles
Gerald R. Ford International Airport	19.6 miles

 **3745 DYKSTRA DR NW**
WALKER, MI 49544

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AERIAL MAP

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL

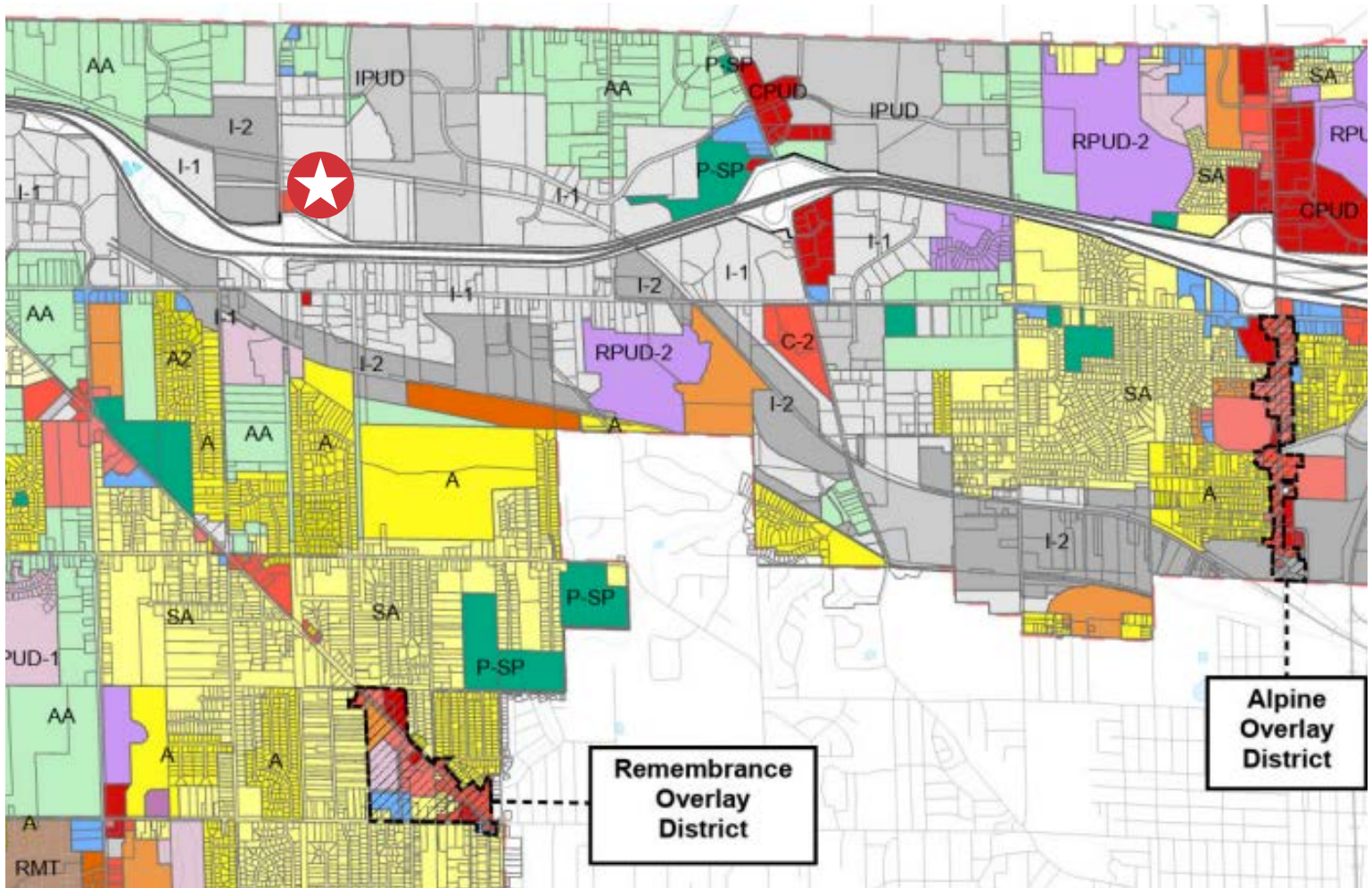


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ZONING MAP

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL



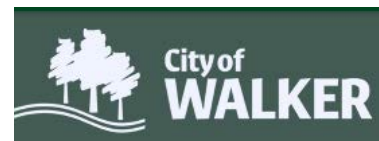
Zoning Map

City of Walker, Kent County, Michigan

Effective February 8, 2024.

ZONING DISTRICTS

A, Single Family Residential	MPUD, Mixed Planned Unit Development
A2, Duplex, Two Family Residential	ORP, Office, Research and Parking
AA, Agricultural	P-SP, Public/Semi-Public
ARM-DIST1, Arm Residential	RMT, Mobile Home or Trailer Park
ARM-MULT, Arm Multiple Family	ROW, Right-of-Way
C-1, Local Commercial	RPUD-1, Residential Planned Unit Development
C-2, General Commercial	RPUD-2, High Density-Residential Planned Unit Development
CPUD, Commercial Planned Unit Development	S, Suburban Residential Single Family
I-1, Light Industrial	SA, Suburban Residential Single Family
I-2, General Industrial	RPUD-3, Extra Density
IPUD, Industrial Planned Unit Development	

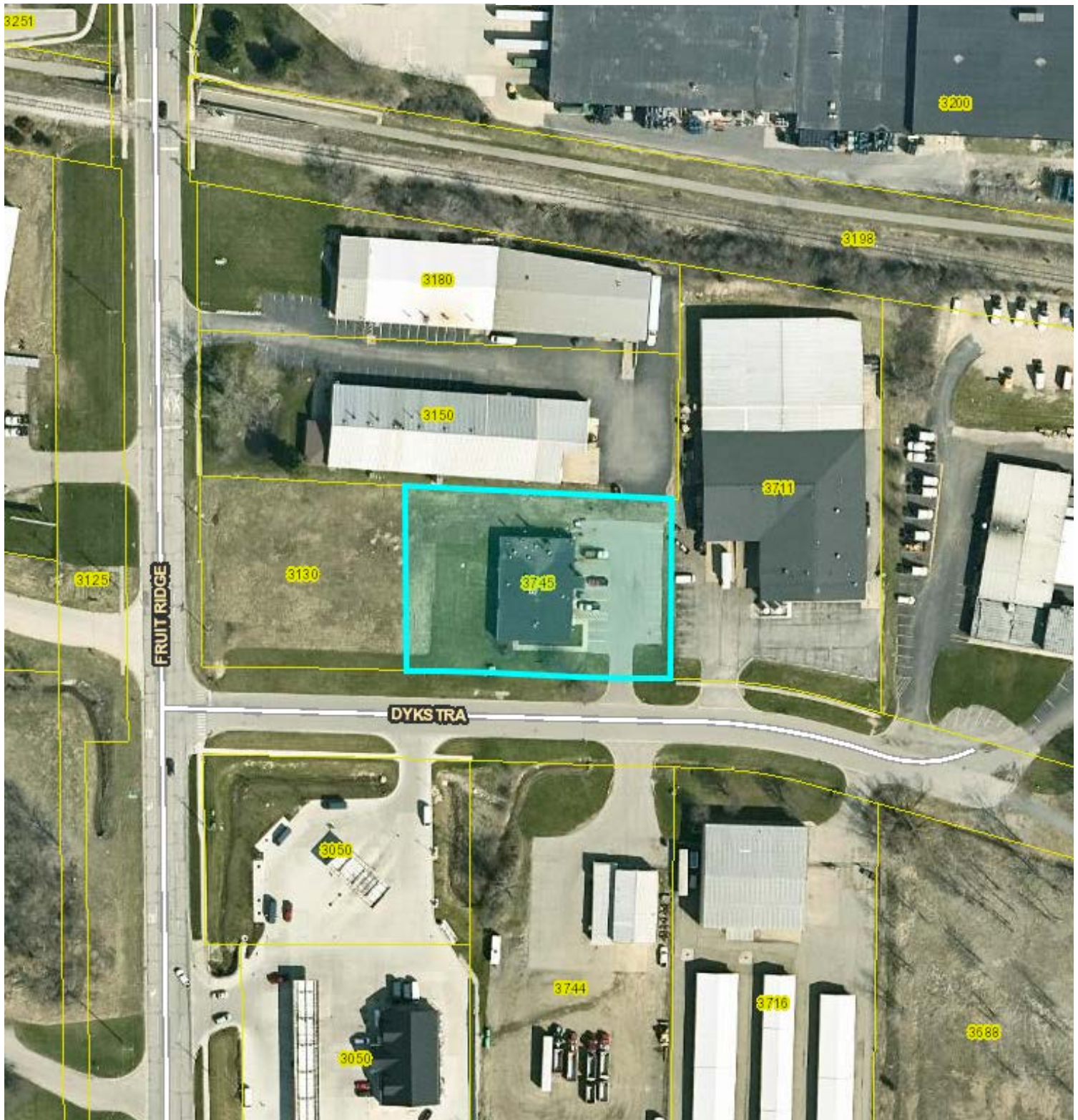


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PARCEL MAP

FOR SALE OR LEASE
MULTI-USE LIGHT INDUSTRIAL



 **3745 DYKSTRA DR NW**
WALKER, MI 49544

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West Michigan

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

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

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

Grand Rapids

W WalletHub

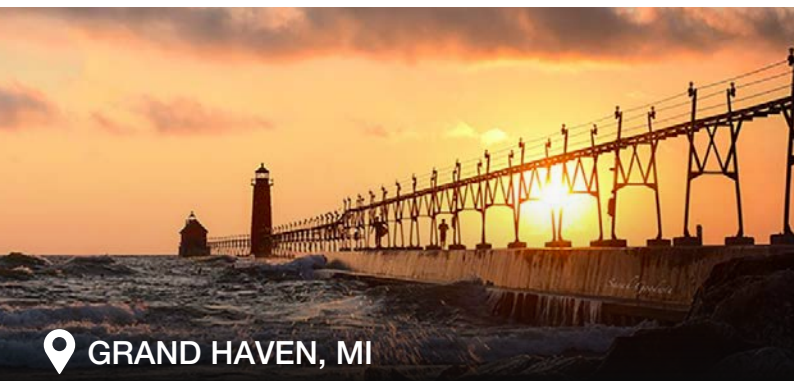
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

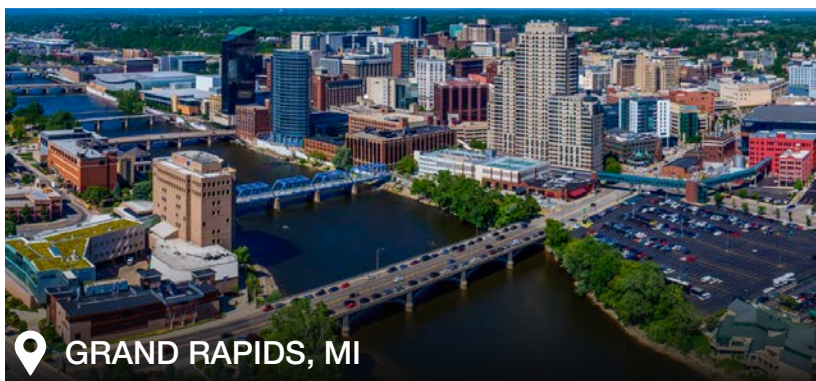


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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