

# For Sale

Industrial



## 3881 North Greenbrooke Drive

Grand Rapids, MI, 49512

3881 North Greenbrooke Dr SE is an exceptional manufacturing facility, renovated in 2021, located on a prime parcel within the Grand Rapids Airport Industrial Market. Zoned I-1, the property features extensive infrastructure improvements and a versatile configuration, ideal for manufacturers expanding or relocating to the area. Its size, amenities, and strategic location make it highly desirable in the thriving Grand Rapids industrial market. 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.

### Highlights

- 53,245 Usable SF - 10,583 SF of office
- Climate Controlled Manufacturing Floor - 430 MBH
- Reverse Osmosis Water Filtration System and In-floor Drainage
- 480V Outlets on nearly every columns.
- Zoned I-1 - GRR Airport Sub-Market
- Strategically located for ease of logistics and transportation.

|                      |                       |
|----------------------|-----------------------|
| Sale Price           | \$5,775,000           |
| Sale Price Per Sf Ft | \$108 PSF             |
| Building Sq Ft       | 53,341 SF             |
| Office Sq Ft         | 10,583 SF             |
| Ceiling Heights      | 23' (20' Clear)       |
| Floor Count          | 2                     |
| Electrical           | 1200 Amps / 480V / 3X |
| Climate Control      | 430 MBH               |
| Dock/GLDs            | 3/1                   |
| Sprinkling           | Yes- Wet System       |
| Parking              | 103                   |

**R. Kyle Grooters**

Associate Broker - Consolidation

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# Property Details

3881 North Greenbrooke Dr., Kentwood, MI 49512



## Location Information

|                  |                        |
|------------------|------------------------|
| Street Address   | 3881 N Greenbrooke Dr. |
| City, State, Zip | Kentwood, MI 49512     |
| County           | Kent                   |
| Market           | Grand Rapids           |
| Sub-Market       | Airport Region         |

## Building Information

|                            |                     |
|----------------------------|---------------------|
| Building Size              | 53,341 SF           |
| Ground Floor Manufacturing | 35,374 SF           |
| Office Space               | 10,695 SF           |
| Number of Floors           | 2                   |
| Average Floor Size         | 5,300 SF            |
| 2nd Floor Manufacturing    | 7,716 SF            |
| Ceiling Height             | 23 Ft               |
| Minimum / Clear Height     | 20 Ft               |
| Roof                       | Metal Standing Seem |
| Sprinkling                 | Yes - Wet System    |
| Column Spacing             | 46' x 25'           |
| Dock/ GLDs                 | 3/1                 |
| Signage                    | Monument & Building |
| Colum Spacing              | 46 Ft               |
| Fiber / Internet           | Both Available      |
| Year Built                 | 1996                |

## Property Information

|                  |                  |
|------------------|------------------|
| Property Type    | Industrial       |
| Property Subtype | Manufacturing    |
| Zoning           | I-I              |
| Lot Size         | 3.37 Acres       |
| APN #            | 41-18-26-426-004 |
| Retail Access    | No               |

## Parking & Transportation

|                          |                                |
|--------------------------|--------------------------------|
| Parking Type             | Surface                        |
| Number of Parking Spaces | 103                            |
| Regional Airport         | Gerald R. Ford Int'l - 1>Mile  |
| Drive Distance to M-6    | 2.4 Miles                      |
| Drive Distance to US-131 | 9.6 Miles                      |
| Drive Distance to I-96   | WB: 4.2 Miles or EB: 6.6 Miles |

## Utilities & Amenities

|                     |                                         |
|---------------------|-----------------------------------------|
| Number of Elevators | 1                                       |
| Central HVAC        | Yes - 430 MBH                           |
| Water               | Reverse Osmosis Water Filtration System |
| Electrical          | 1200 Amps / 480V / 3 Ph                 |
| Drop & Buss Bars    | 480V Drop                               |
| HVAC                | 430 MBH                                 |
| Restrooms           | 3                                       |

# Exterior Photos

3881 North Greenbrooke Drive, Kentwood, MI 49512



# Interior Photos

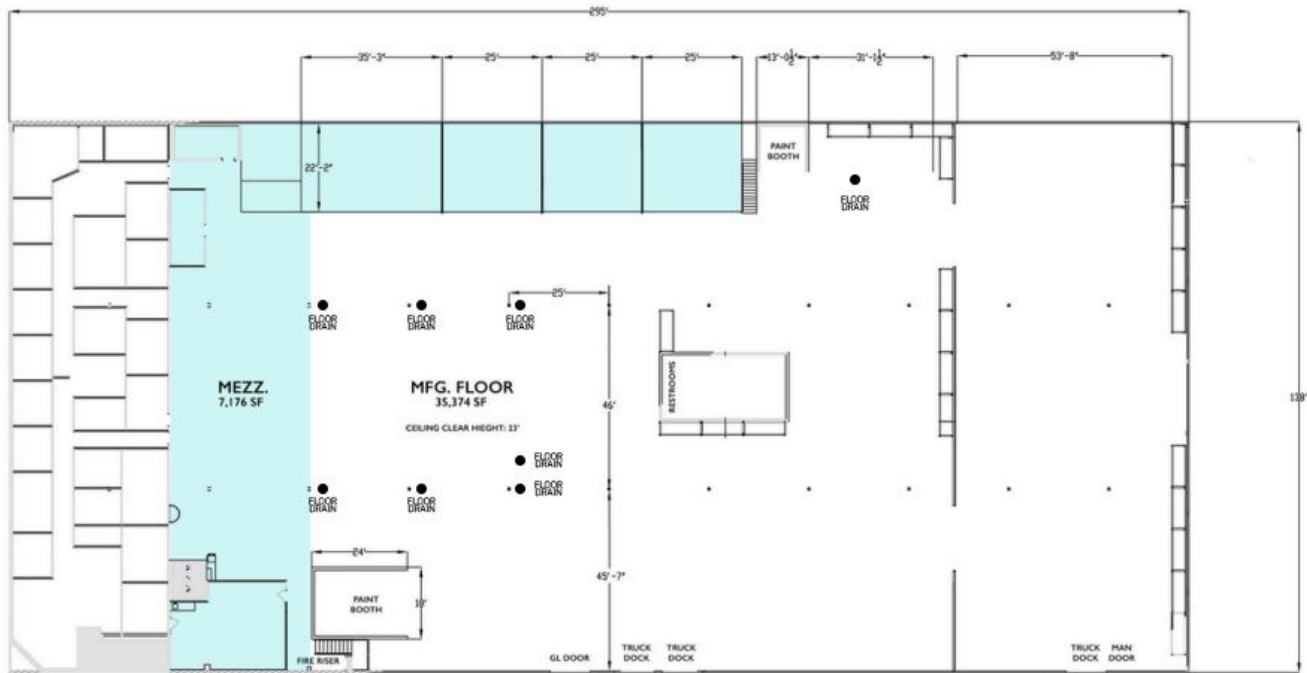
3881 North Greenbrooke Drive, Kentwood, MI 49512



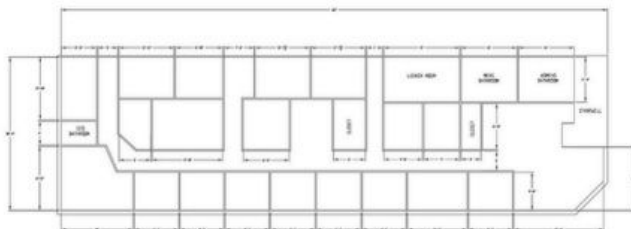
# Floorplan

3881 North Greenbrooke Drive, Kentwood, MI 49512

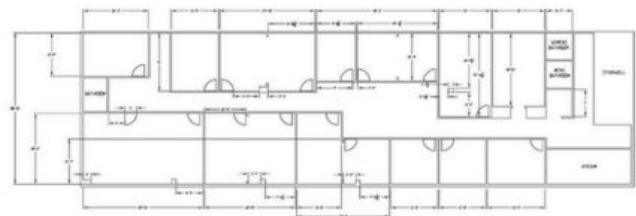
**TOTAL BUILDING**  
53,245 SF



ELEC. MAIN PANEL



**FIRST FLOOR OFFICE**  
5,336 SF  
38' 8" X 138'



**TOTAL OFFICE**  
10,695 SF

**SECOND FLOOR OFFICE**  
5,359 SF  
38' 10" X 138'

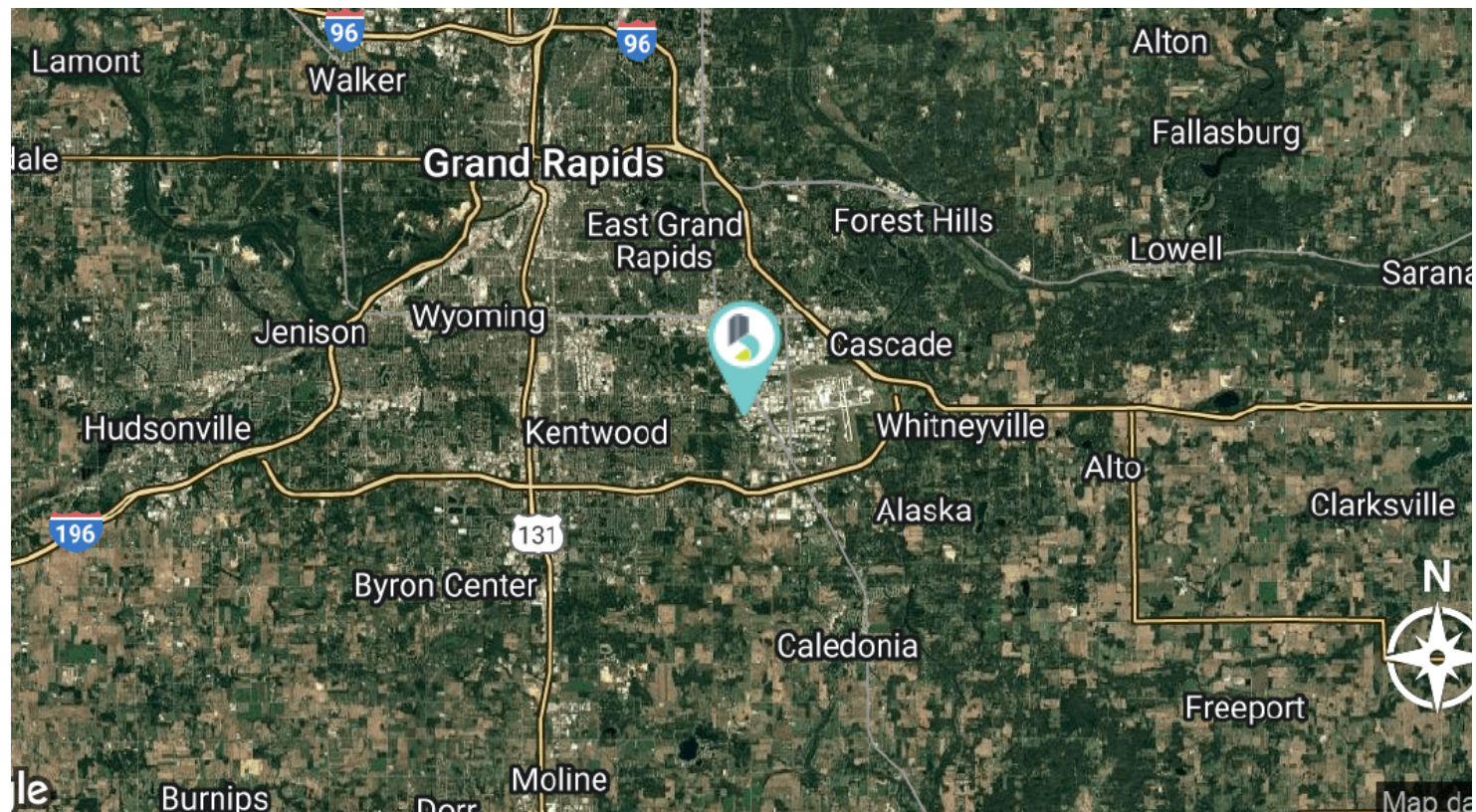
# Site Aerial

3881 North Greenbrooke Drive, Kentwood, MI 49512



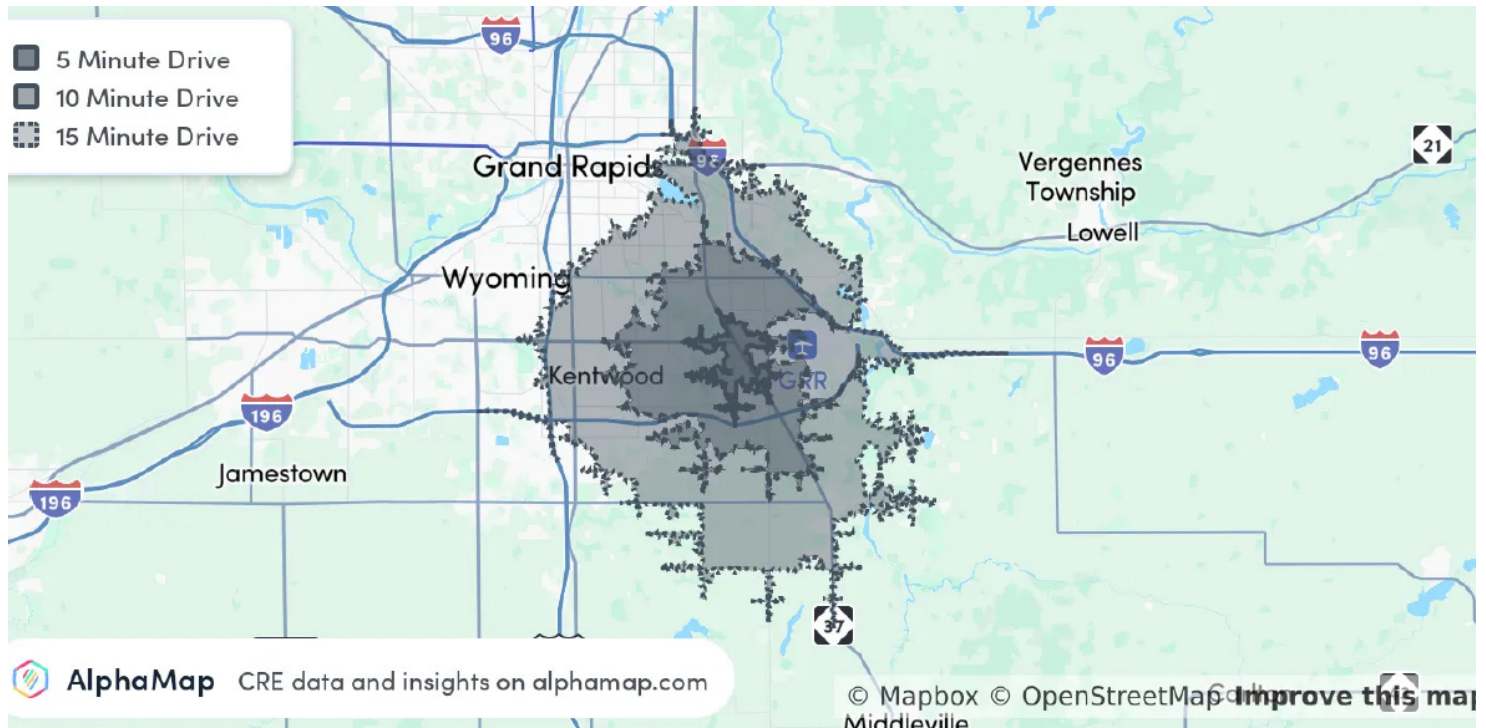
# Location Map

3881 North Greenbrooke Drive, Kentwood, MI 49512



# Demographics

3919 North Greenbrooke Drive Southeast, Grand Rapids, MI 49512



## Demographics

|                      | 5 minutes | 10 Minutes | 15 Minutes |
|----------------------|-----------|------------|------------|
| Total Population     | 2,925     | 30,587     | 130,019    |
| Average Age          | 38        | 39         | 38         |
| Average Age (Male)   | 36        | 37         | 37         |
| Average Age (Female) | 40        | 40         | 40         |
| Total Households     | 1,139     | 12,634     | 49,894     |
| # of Persons per HH  | 2.6       | 2.4        | 2.6        |
| Average HH Income    | \$140,775 | \$99,072   | \$105,819  |
| Average House Value  | \$335,921 | \$289,591  | \$329,258  |
| Per Capita Income    | \$54,144  | \$41,280   | \$40,699   |