

316 BRADFORD ST GRAND RAPIDS, MI 49507 FOR SALE



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BROKERAGE



THE PROPERTY

- Premium light industrial facility in the growing South East side of Grand Rapids, Michigan
- **List Price: \$1,150,000**

HIGHLIGHTS

- 11,648 SF conditioned, plus out building
- High quality built-out office
- Spacious bays in warehouse
- 3 Ton Crane
- 5 Overhead Doors
- Ample parking
- 290 amps, 480 volts, 3 Phase
- Floor drains

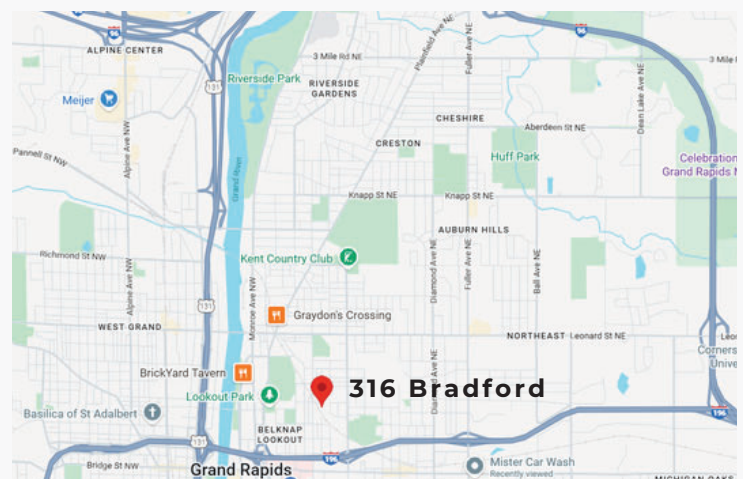
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CHRIS DYKSTRA

Director of Sales and Leasing
616-826-6414
Chris@honeycrispventures.com

BEN SIETSEMA

Real Estate Broker
616-862-4454
Ben@honeycrispventures.com



SOURCE: GOOGLE MAPS

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Sale Overview

Price	\$1,150,000
Square Footage	11,648
Per SF	\$98
Parcel Number	411419329018
SEV	\$343,600
Taxable Value	\$197,558
2024 Taxes	\$9,921
Zoning Classification	Special District- Industrial Transportation

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11,648
Square Feet

Clear Span Bays
in Warehouse

Radiant Heat
in Warehouse

Property Highlights

316 Bradford St. NE offers a rare opportunity to secure a clean, well-maintained industrial headquarters in the heart of Grand Rapids. The property sits in an established industrial corridor with excellent access to major routes, and it features nearly half an acre of onsite parking for employees, trucks, and fleet operations. The office area is in excellent condition, finished with LVP flooring throughout and supported by restrooms in both the office and warehouse.

The warehouse is built for true productivity, featuring two large clear-span bays and an impressive 21-foot ceiling in the main bay. 3 powered overhead doors provide efficient access for loading and vehicle movement, while floor drains connected to the sanitary sewer accommodate washdowns or fluid-handling needs. The layout supports flexible storage, equipment staging, manufacturing, or service operations.

The existing infrastructure supports a variety of uses and includes a 3-ton crane, as well as a 9,000 pound hoist if desired. Combined with the building's height, open-span structure, strong utility connections, and well-kept office, 316 Bradford St. NE is an ideal fit for businesses seeking a turnkey operational hub in Grand Rapids.

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Building Information

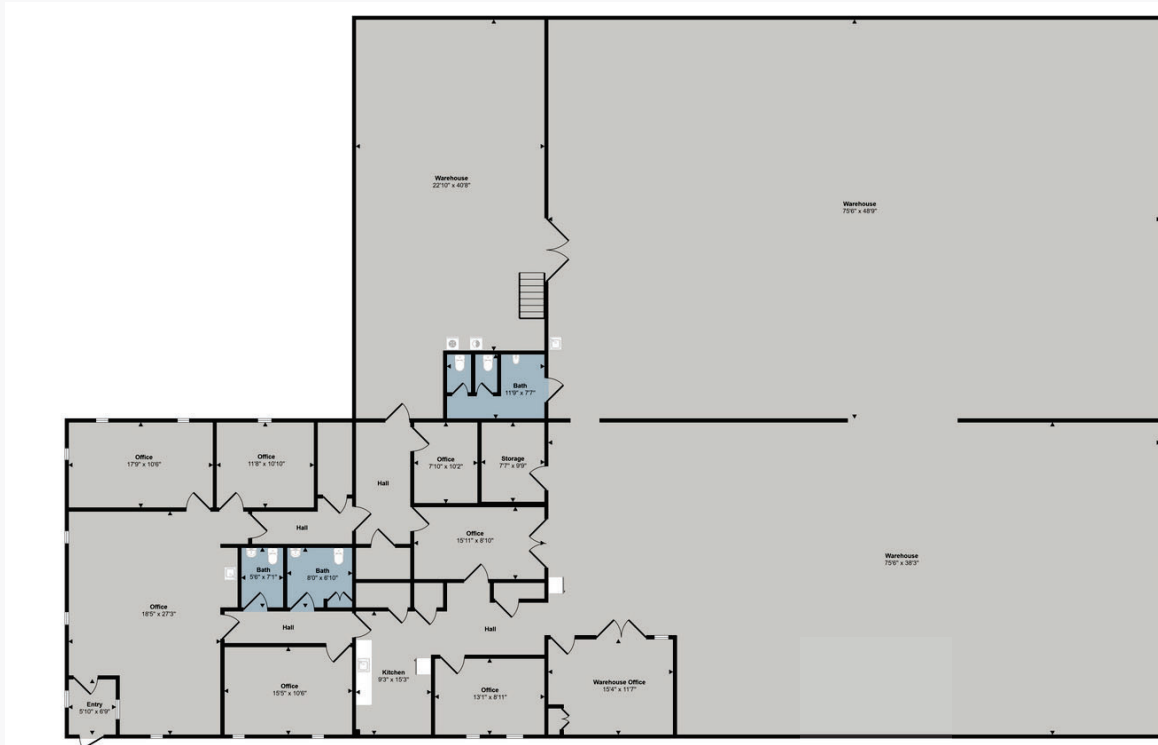
Year Built	1984
Total Square Footage	11,880 SF
Office SF	1440 SF
Municipality	City of Grand Rapids
Land Area (Acres)	1.83
Warehouse Ceiling Height	16'-21'
Power	290 amps/480 volts/3 phase
Overhead Doors	5 - (1) 10'x10' (4) 12'x 14'
Construction Type	Masonry/Metal
Floor drains	Yes

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Floor Plan



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Interior photos: Warehouse



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316 BRADFORD | GRAND RAPIDS FOR SALE

Interior photos: Office



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