

4331 Brockton Dr SE

Kentwood, MI 49512



13,984
Square Feet



1.22
Acres



\$1,350,000
Sale Price

FOR SALE

The property at 4331 Brockton Dr SE is a precast construction 13,984 SF industrial building on 1.22 acres. The building is centrally located just off 44th Street near Patterson Avenue in the airport area submarket, with quick and easy access to highway I-96 and M6. This facility is comprised of 3,735 SF office space and 10,249 SF industrial space with a small fenced-in area on the West side of the building. The industrial portion features two (2) drive-in-doors, one (1) loading dock, 600 amps of power, 19'6"-20' clear heights, 30'x45' column spacing and fire suppression throughout. The building is available for occupancy starting 1/1/2027.

CONTACT

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4331 Brockton Dr SE
Kentwood, MI 49512

BUILDING SNAPSHOT



13,984 SF
Total Building



1.22
Acres

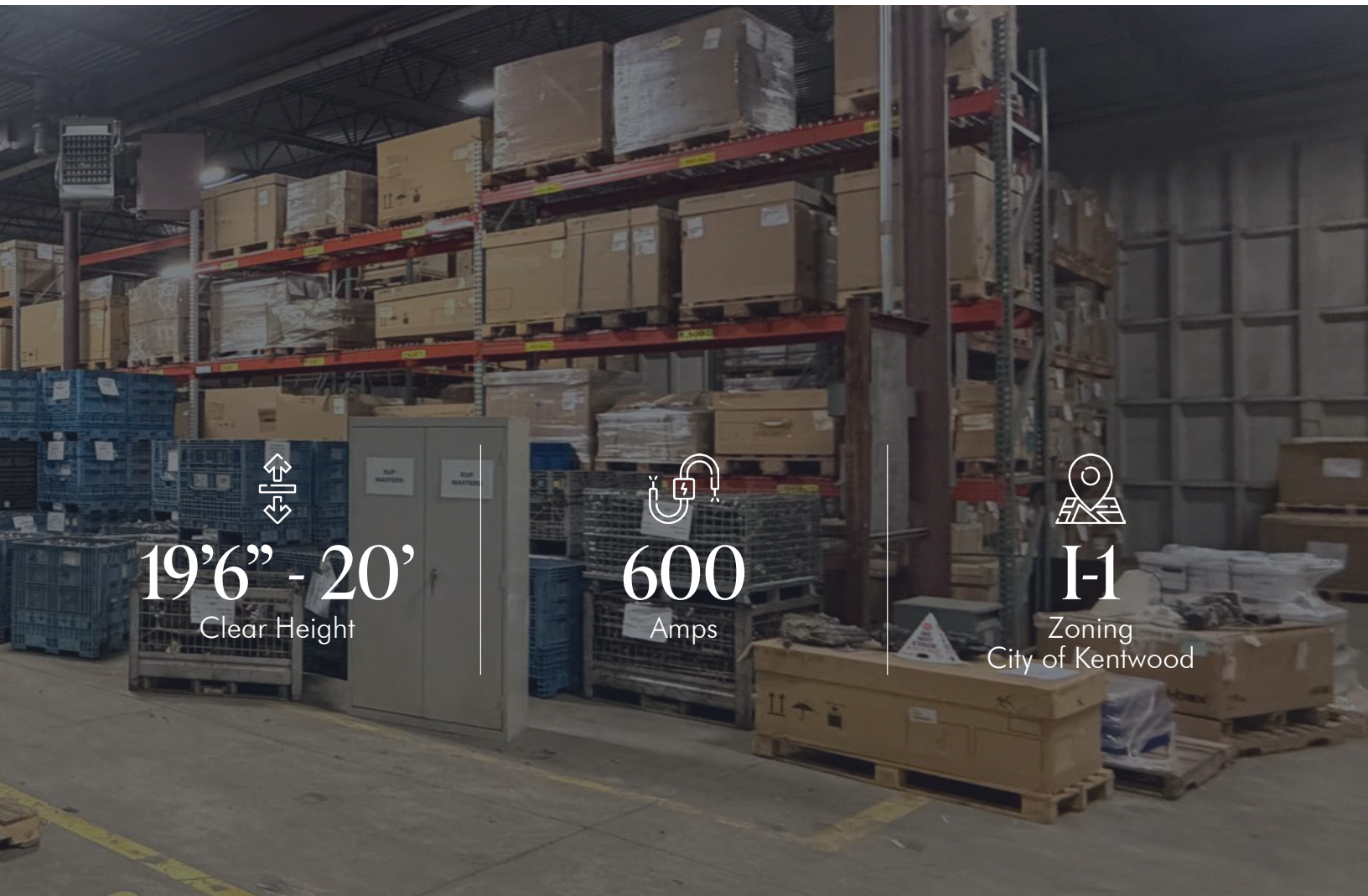


1984
Year Built

BUILDING SPECIFICATIONS

Total Building	13,984 SF
Acreage	1.22 Acres
Parcel Number	41-18-24-376-007
Year Built	1984
Year Renovated	2005
Elevator(s)	No
Railroad Siding	No
Construction	Precast Concrete
Roof	Flat
Column Spacing	30' x 45'
Ceiling Height	21'6" - 22'
Clear Height	19'6" - 20'
Fire Suppression	Yes

Heating	Yes
Air Conditioning	Office Only
Lighting	Fluorescent
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	No
Zoning	I-1
Taxing Authority	City of Kentwood
Gas	DTE Energy
Telephone	AT&T
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal




19'6" - 20'
Clear Height


600
Amps


H-1
Zoning
City of Kentwood

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	10,249 SF
Ceiling Height	21'6" - 22'
Clear Height	19'6" - 20'
Docks Doors	1 2
Floor Drains	Yes
Air Lines	No
Power (Amps Volts)	600 Amps 480v/3-Phase
Heating	Yes
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	3,735 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



13,984 SF
Building



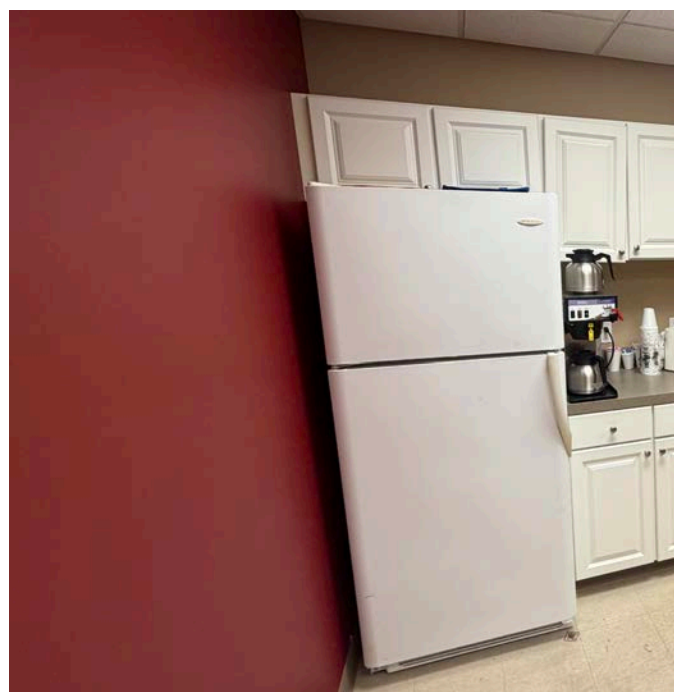
\$1,350,000 \$96.54/SF
Sale Price Sale Price

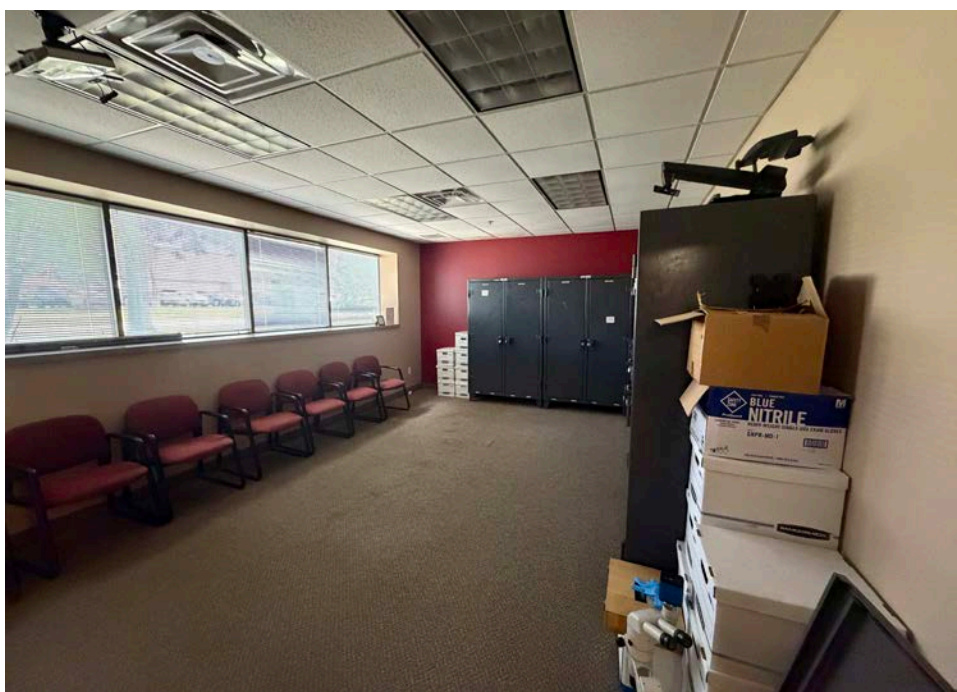
SALE INFORMATION

Building Size	13,984 SF
Sale Price	\$1,350,000
Sale Price/SF	\$96.54/SF
Possession	At Close
State Equalized Value (2026)	\$530,400
Assessed Value (2026)	\$530,000
Taxable Value (2026)	\$351,736
Real Estate Taxes (2025)	\$19,794.06
	Summer 2025 \$14,676.45
	Winter 2025 \$5,117.61



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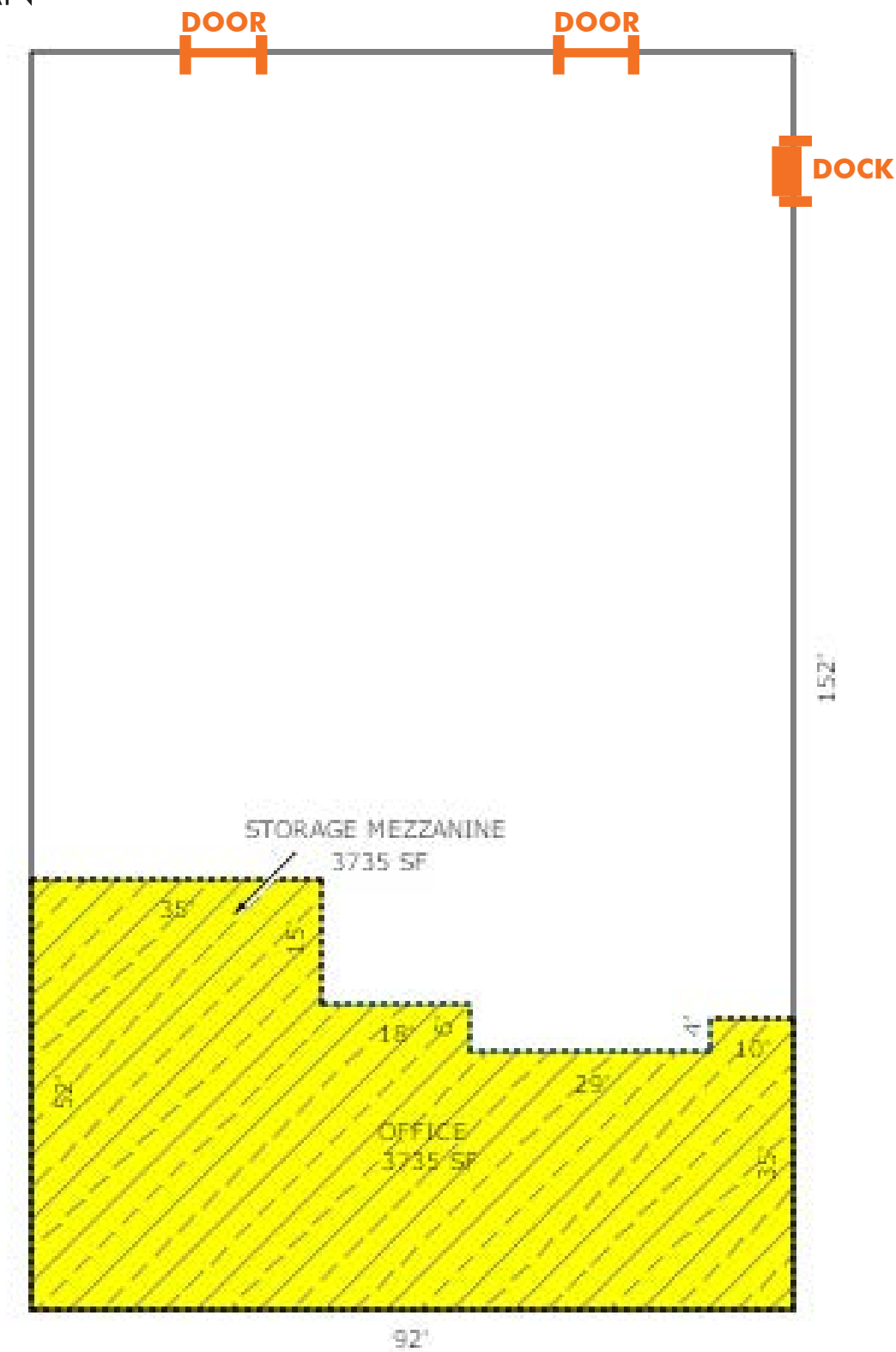




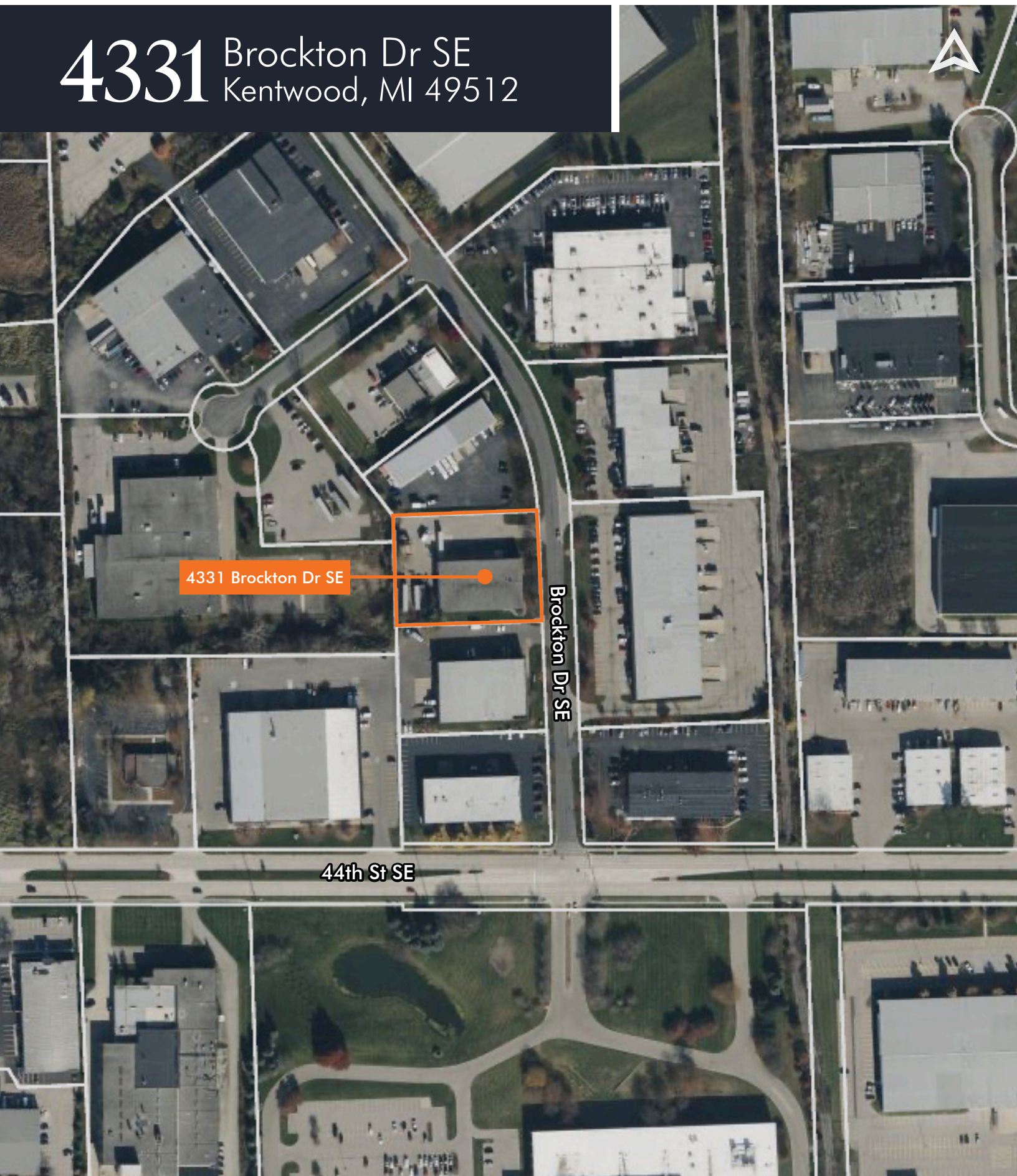
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FLOOR PLAN



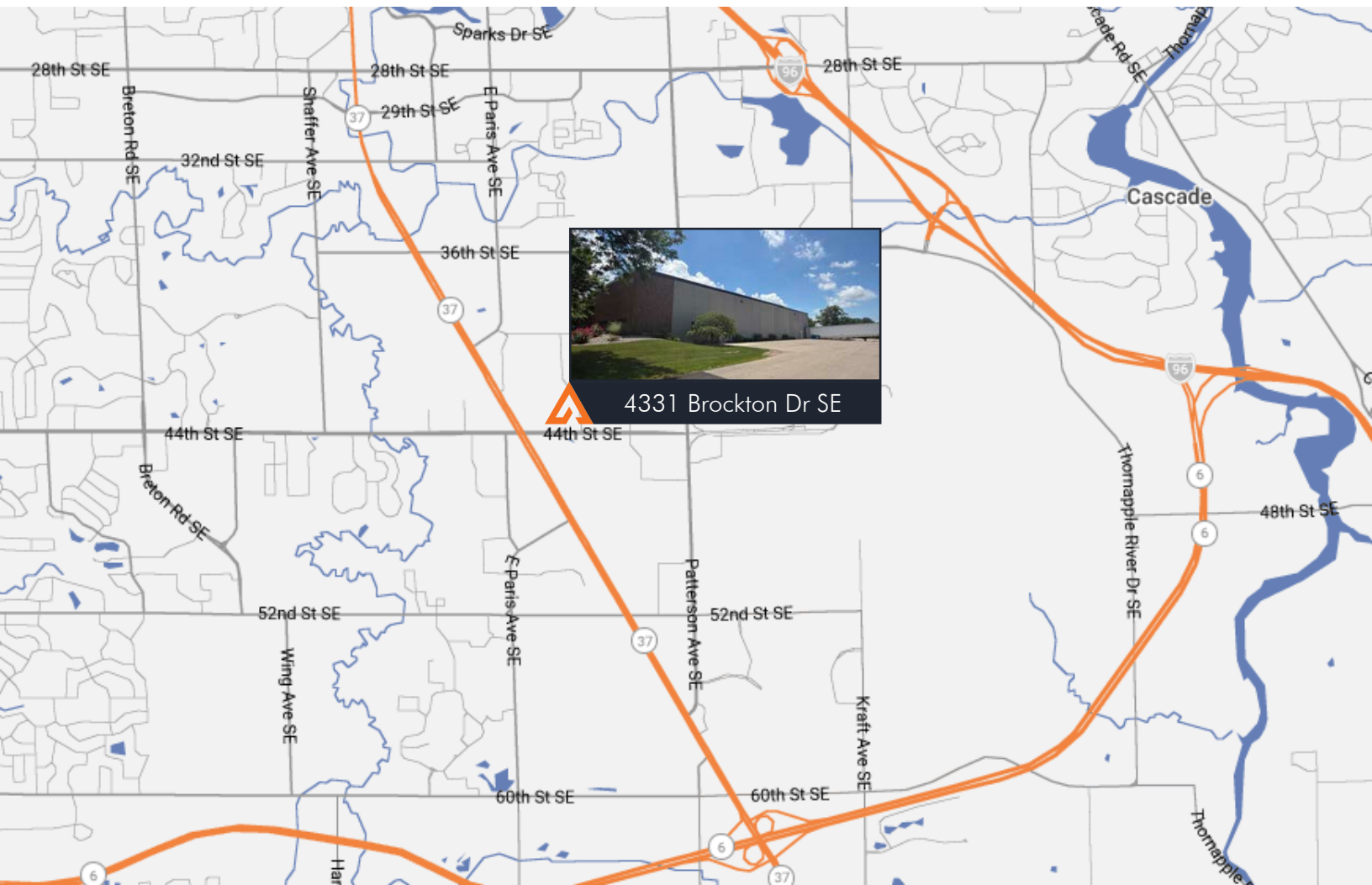
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Brockton Dr SE

44th St SE



PROPERTY MAPPING

PROXIMITY TO

Gerald R. Ford International Airport	2 miles
Downtown Grand Rapids	12 miles
Lansing	60 miles
Detroit	150 miles
Chicago	185 miles
Indianapolis	267 miles



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