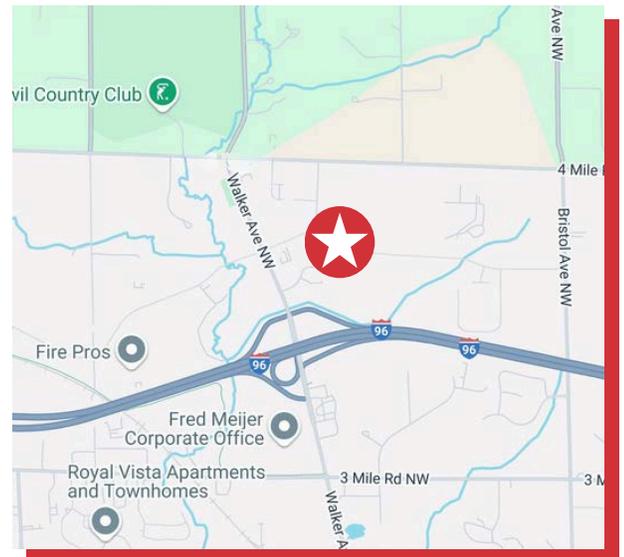




2210 NORTHRIDGE DR NW
WALKER, MI 49544

- Lot C-9 | 7.3 acres
- High profile industrial location
- Significant new growth in the immediate vicinity
- Excellent highway access
- Business friendly community



FOR MORE INFORMATION, CONTACT:

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



PROPERTY SUMMARY

FOR SALE
INDUSTRIAL VACANT LAND SITE

The property located at 2210 Northridge Dr NW, Walker, Michigan, encompasses roughly 7.3 acres of vacant industrial land situated within the Walker View Industrial Park. This area is part of a dynamic economic zone, offering close proximity to downtown Grand Rapids and a robust network of suppliers and partners. The zoning permits a variety of industrial activities, making it an ideal site for businesses aiming to expand or set up operations in West Michigan.

The location provides excellent access to key transportation routes, including I-96, US-131, and I-196, making it suitable for industrial, distribution, or commercial development.

The site itself is mostly cleared but retains some natural tree coverage, allowing for flexible site planning. The surrounding area is characterized by established industrial and commercial users, and the location enjoys strong visibility and proximity to the broader Grand Rapids market.

Zoned for industrial use, this property accommodates numerous development possibilities and is positioned within a growing employment corridor, with convenient access to utilities and regional infrastructure.



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.

 **2210 NORTHRIDGE DR NW**
WALKER, MI 49544

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE
INDUSTRIAL VACANT LAND SITE

PROPERTY INFORMATION

Acreage:	7.30 acres
Topography:	Rolling
Zoning:	IPUD
Municipality:	City of Walker
PPN:	41-13-03-600-033

LEGAL DESCRIPTION

PART OF NW 1/4 COM 937.72 FT N 3D 57S 44S W ALONG W SEC LINE & 876.09 FT N 87D 56M 45S E ALONG S LINE OF N 388 FT OF S 1/2 NW 1/4 FROM W 1/4 COR TH N 21D 45M 37S E 211.95 FT TH N 25D 11M 01S W 294.03 FT TO SLY LINE OF NORTHRIDGE DR /100 FT WIDE/ TH N 64D 48M 06S E ALONG SLY LINE 31.93 FT TH NELY 270.80 FT ALONG SD SLY LINE ON A 700.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 75D 53M 03S E 269.11 FT/ TH N 3D 01M 59S W 7.0 FT TO SLY LINE OF NORTHRIDGE DR /86 FT WIDE/ TH SELY 414.32 FT ALONG SD SLY LINE ON A 707.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 76D 14M 41S E 408.42 FT/ TH S 2D 03M 02S E 428.82 FT TO S LINE OF N 388 FT OF S 1/2 NW 1/4 TH S 87D 56M 45S W ALONG SD S LINE 655.44 FT TO BEG * SEC 3 T7N R12W 7.30 A. SPLIT/COMBINED ON 05/04/2023 FROM 41-13-03-600-025;

UTILITIES

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

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 **2210 NORTHRIDGE DR NW**
WALKER, MI 49544

NAI Wisinski of
West Michigan

SALE OVERVIEW

FOR SALE
INDUSTRIAL VACANT LAND SITE

SALE INFORMATION

Price:	\$1,095,000.00
Per acre:	\$150,000.00
Frontage:	717.05 ft
Depth:	428.82 ft
Municipality:	City of Walker
PPN:	41-13-03-600-033
SEV:	\$810,900.00
Taxable Value:	\$100,986.00
Terms:	Cash, New Mortgage
Possession:	At close



 **2210 NORTHRIDGE DR NW**
WALKER, MI 49544

NAI Wisinski of
West Michigan

WALKER VIEW INDUSTRIAL PARK

FOR SALE
INDUSTRIAL VACANT LAND SITE



 **2210 NORTHRIDGE DR NW**
WALKER, MI 49544

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POSSIBLE SITE PLANS

FOR SALE
INDUSTRIAL VACANT LAND SITE

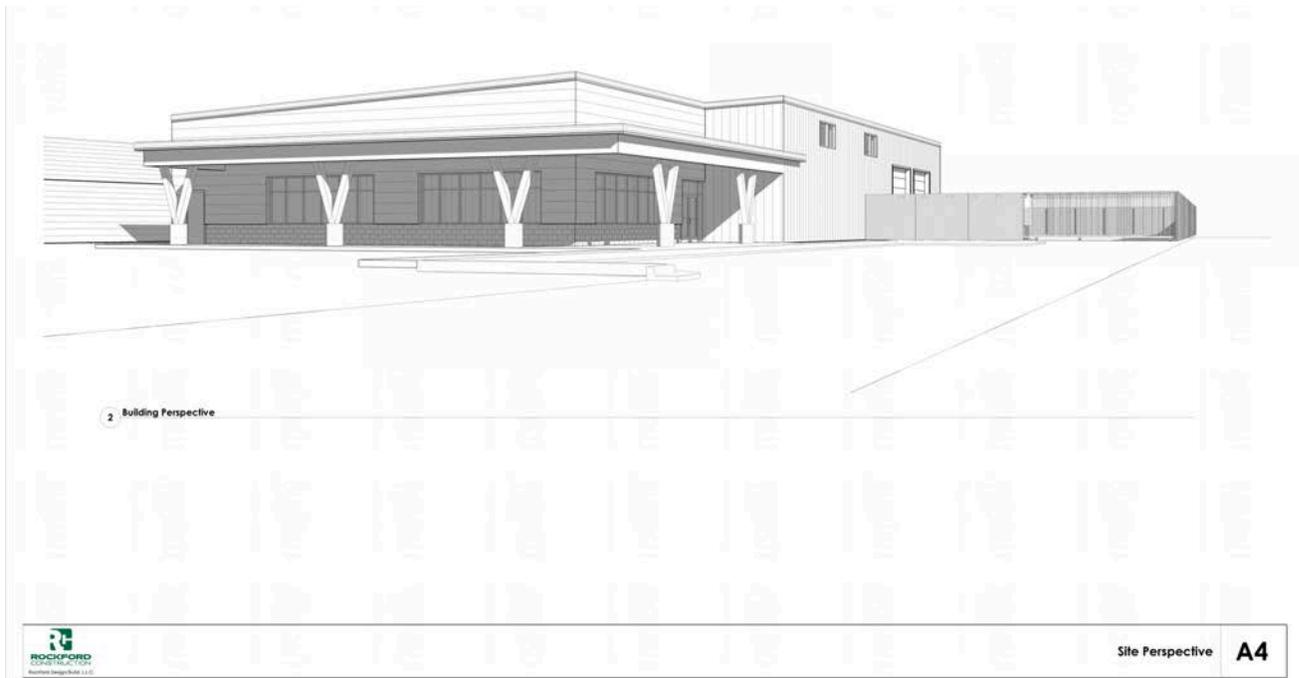


 **2210 NORTHRIDGE DR NW**
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POSSIBLE SITE PLANS

FOR SALE
INDUSTRIAL VACANT LAND SITE



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POSSIBLE SITE PLANS

FOR SALE
INDUSTRIAL VACANT LAND SITE

Rockford Equipment & Trades
Walkerview Site C-9

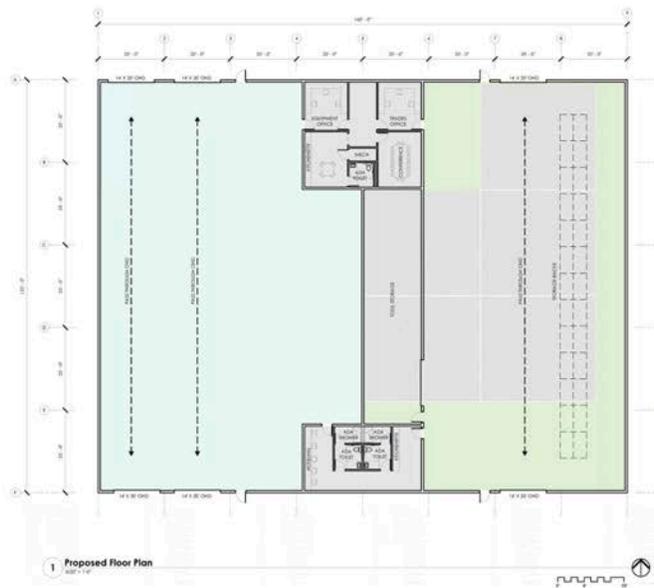
01/09/2024



1 Site Plan Walkerview C-9



Site Plan **A1**



1 Proposed Floor Plan

AREA CALCULATIONS	
	PROPOSED BUILDING 20,000 SQ. FT.
	PROPOSED STORAGE 13,128 SQ. FT.
	CONCRETE DRIVE 1,872 SQ. FT.



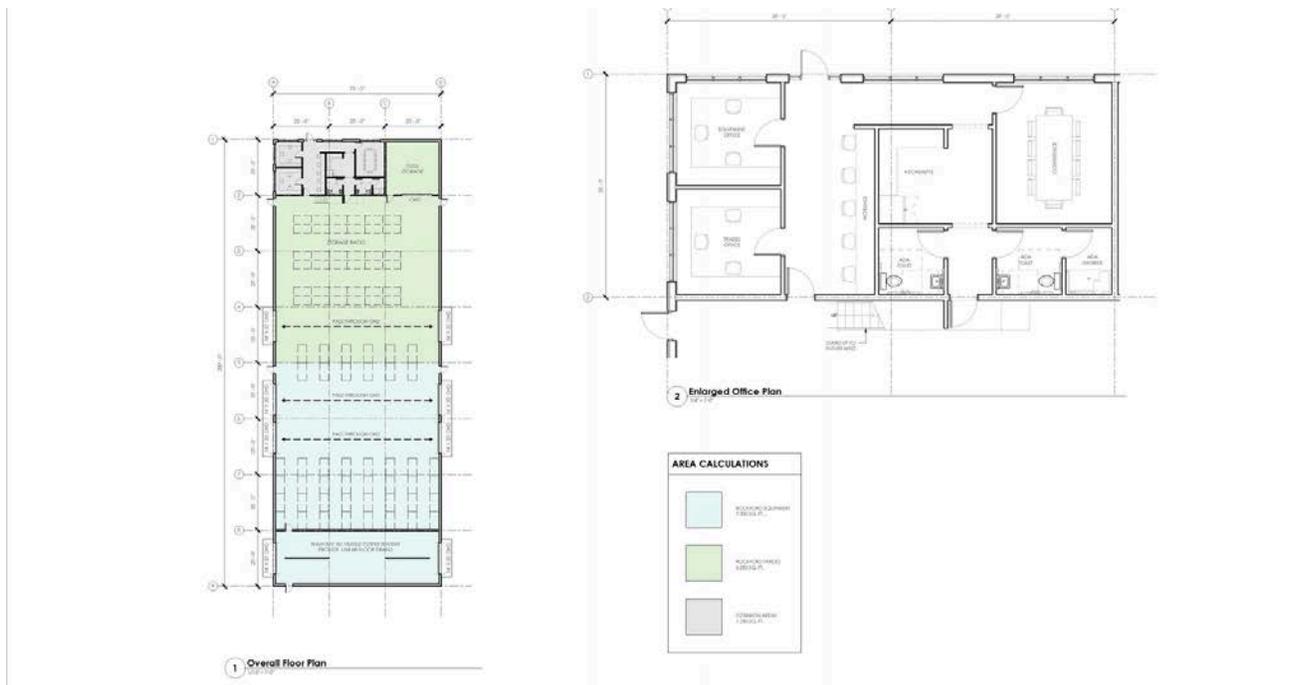
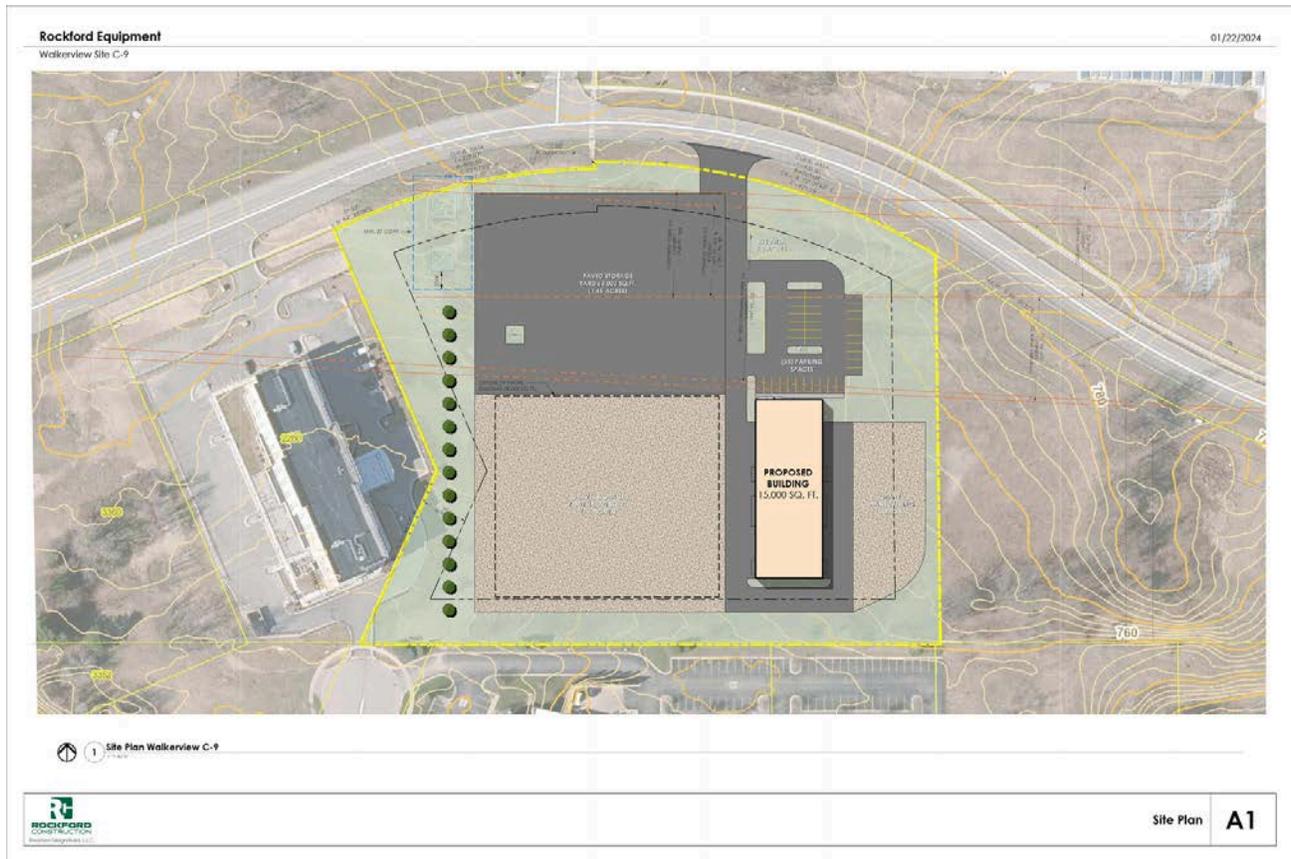
Floor Plan **A2**

2210 NORTHRIDGE DR NW
WALKER, MI 49544



POSSIBLE SITE PLANS

FOR SALE
INDUSTRIAL VACANT LAND SITE

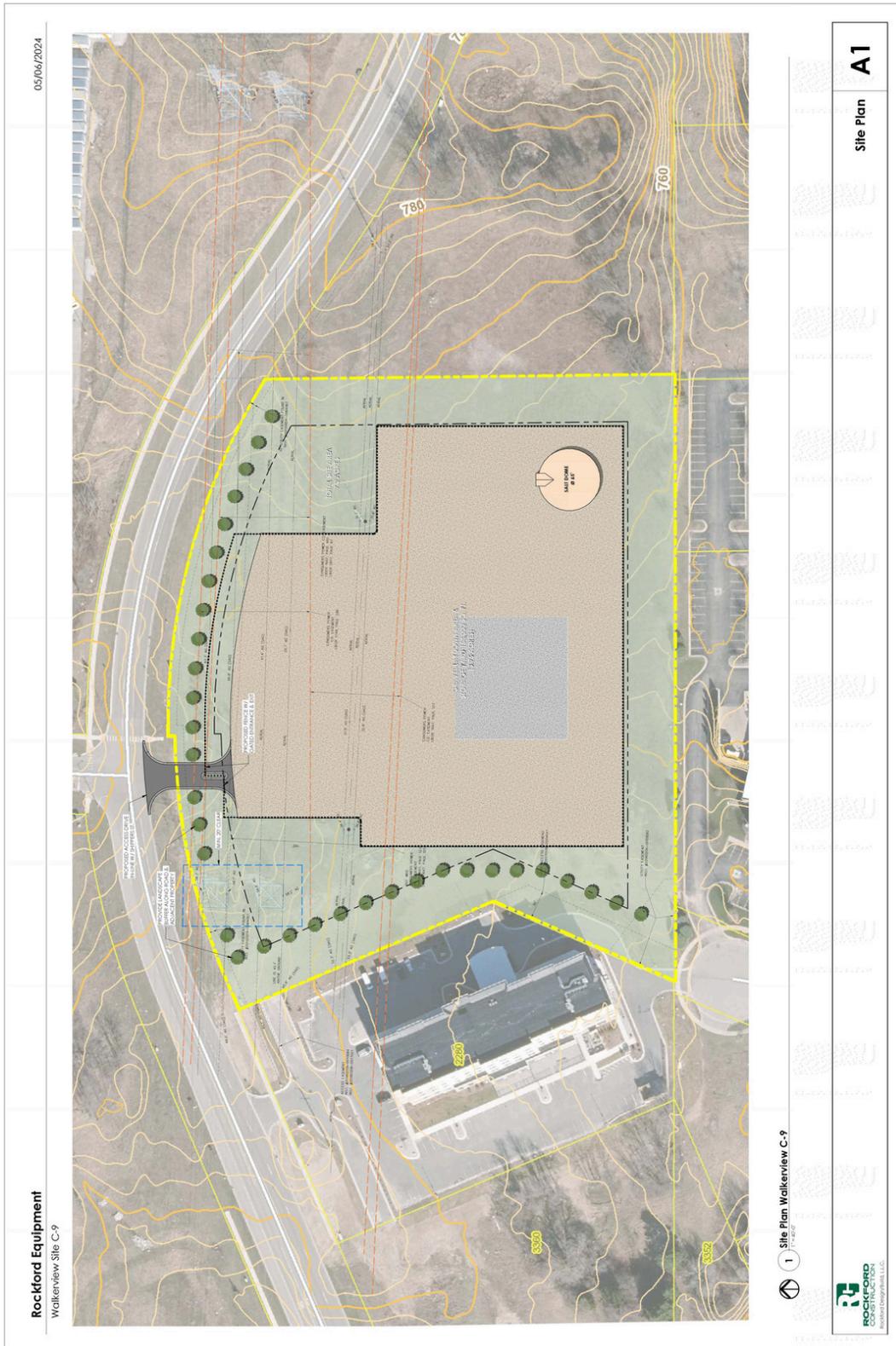


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POSSIBLE SITE PLANS

FOR SALE
INDUSTRIAL VACANT LAND SITE



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POSSIBLE SITE PLANS

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POSSIBLE SITE PLANS

FOR SALE
INDUSTRIAL VACANT LAND SITE

2000 Northridge Drive
Walker, Michigan

12/08/2022



Site Isometric

A3



Overall Site Concept

A1

 **2210 NORTHRIDGE DR NW**
WALKER, MI 49544

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POSSIBLE SITE PLANS

FOR SALE
INDUSTRIAL VACANT LAND SITE

12/08/2022



2000 Northridge Drive
Walker, Michigan



ROCKFORD CONSTRUCTION

ROCKFORD CONSTRUCTION

ROCKFORD CONSTRUCTION

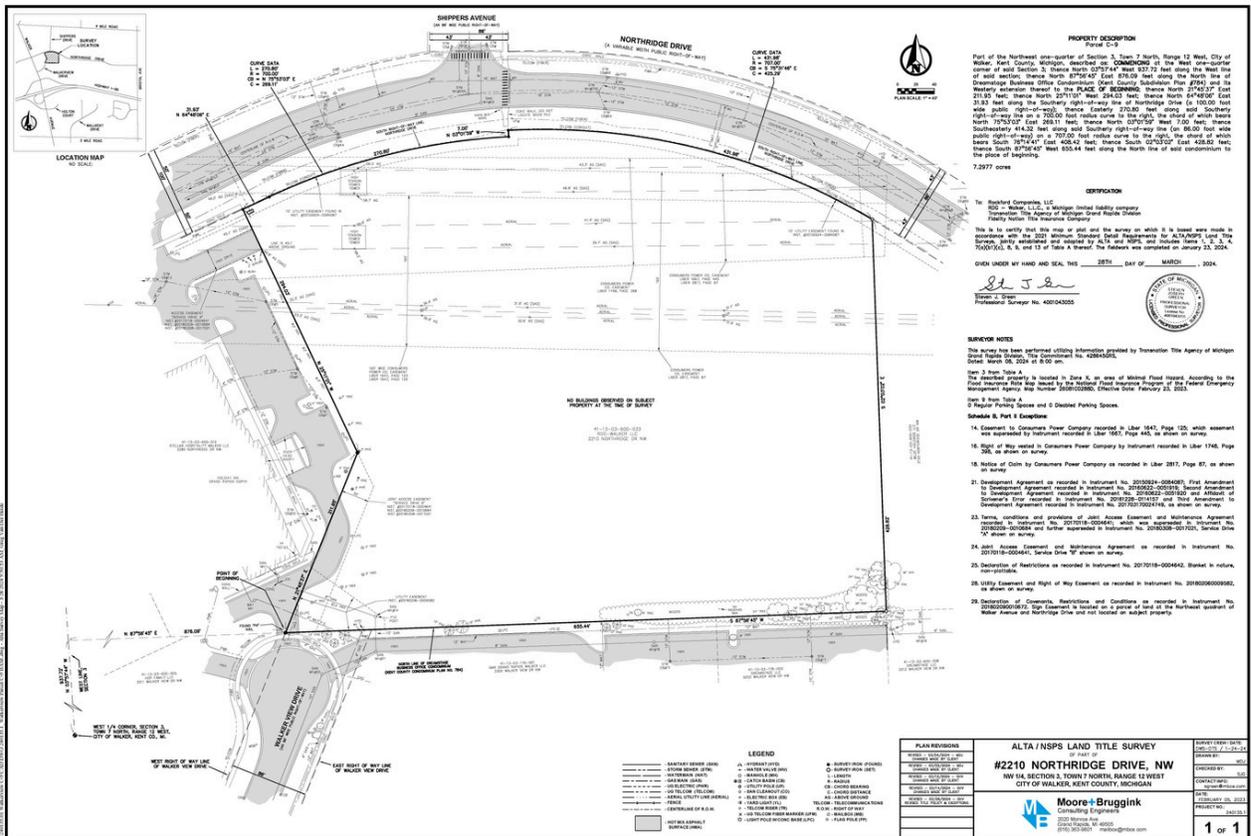
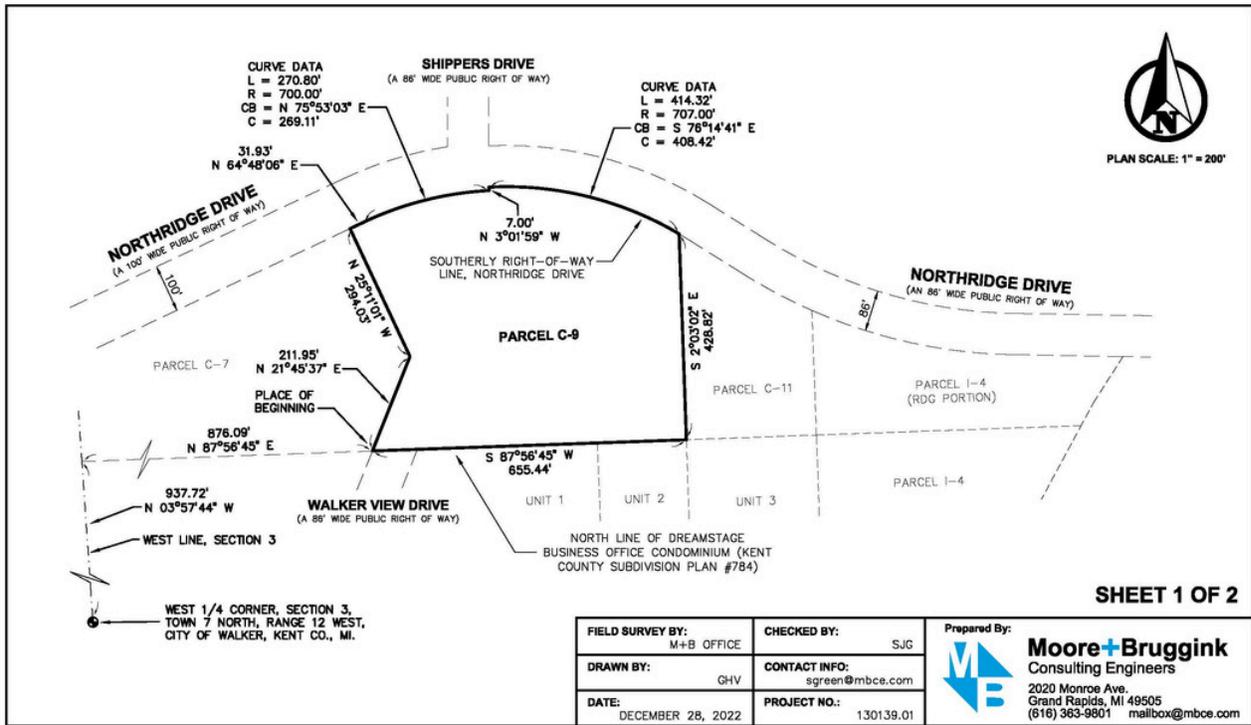
1 Site Plan-Building A
12.8.2022

ROCKFORD CONSTRUCTION
Industrial Properties LLC

Building "A" Concept A4

 **2210 NORTHRIDGE DR NW**
WALKER, MI 49544

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Walker View Business Park Energy Profile - Walker

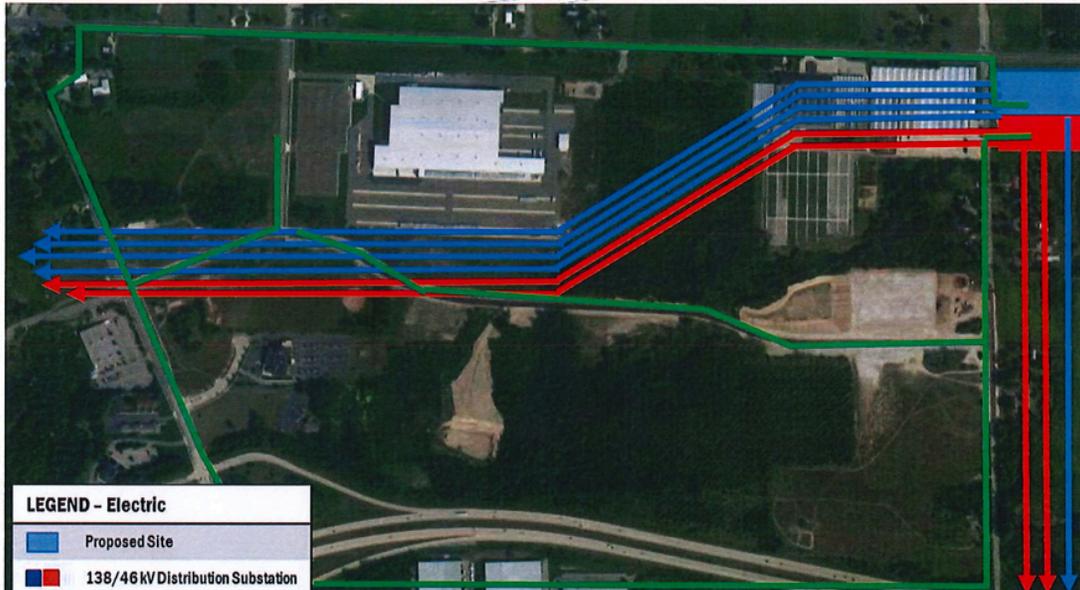


Image Source: Google Earth

LEGEND - Electric

	Proposed Site
	138/46 kV Distribution Substation
	138 kV Distribution Substation
	46 kV Distribution Substation
	138 kV Lines
	46 kV Lines
	Electric Distribution Lines

All existing facility locations are approximate and are not to be used for construction purposes. Always contact MISS DIG 811 before you dig.

Electric Site Benefits

- Distribution system:
 - Currently rated for a maximum electric demand of 3 MW.
 - Predicted reliability of up to 99.9988% for 7.2/12.47kV system.
 - Future new substation plans as area is further developed
- 46 kV System
 - Predicted reliability of up to 99.994% . The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 46kV system is located on or adjacent to the site.
 - Facilities would be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.
- 138 kV System
 - Predicted reliability of up to 99.999% . The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 138kV system is located on or adjacent to the site.
 - Facilities would be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.

For additional information

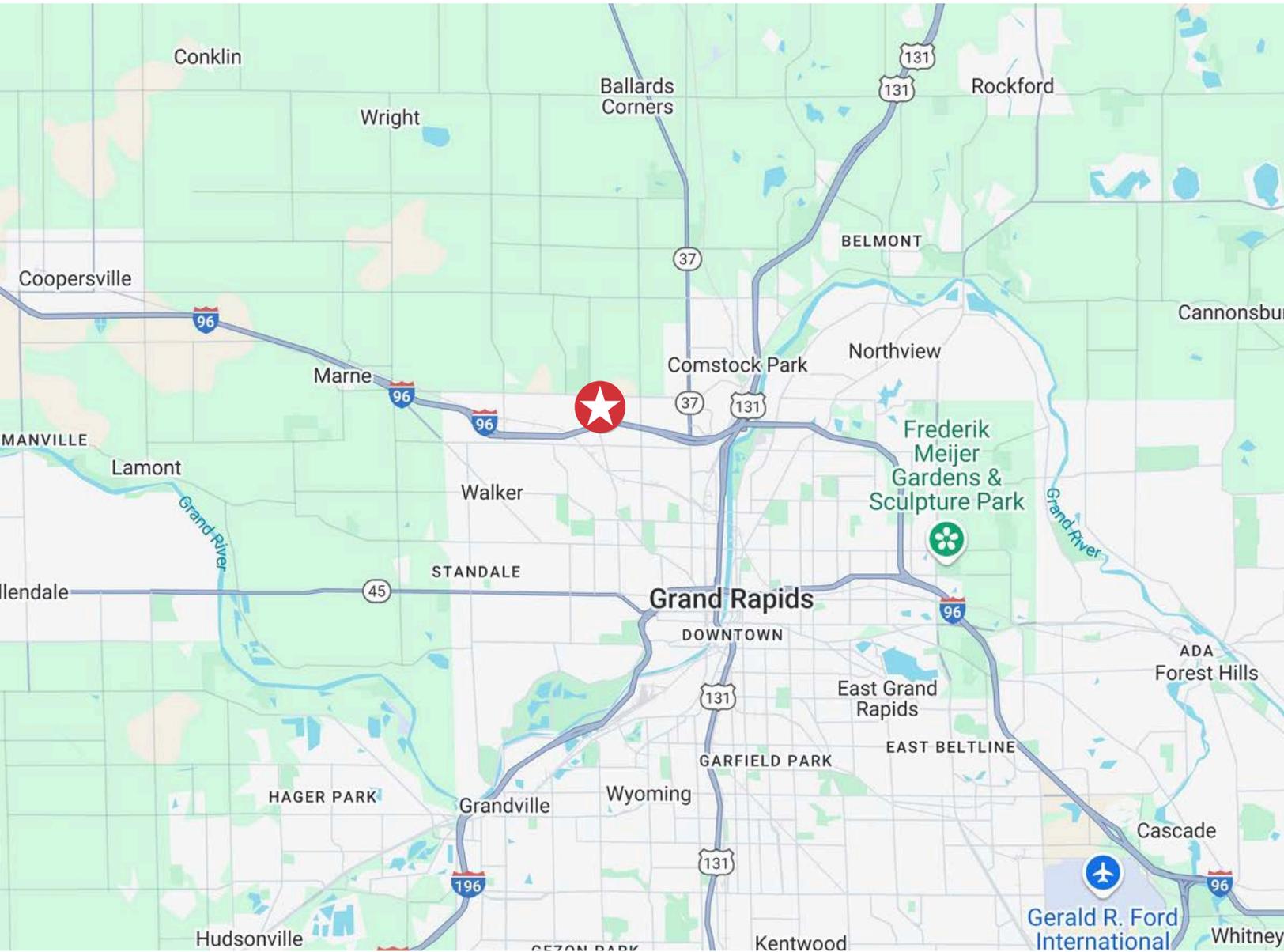
Lindsey Ballard, Corporate Account Manager | 616-558-6849 | Lindsey.Ballard@cmsenergy.com

Valid as of 4/23/2018 , Subject to Change

Walker View Business Park

LOCATION MAP

FOR SALE
INDUSTRIAL VACANT LAND SITE



PROXIMITY

I-96	0.82 miles
US-131	3.64 miles
I-196	6.35 miles
M-6	15.22 miles
Gerald R. Ford International Airport	19.14 miles

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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

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Grand Rapids

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Muskegon



THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven

