

SALE



INDUSTRIAL

3881 NORTH GREENBROOKE DR



3881 NORTH GREENBROOKE DRIVE SOUTHEAST, KENTWOOD, MI 49512

PROPERTY OVERVIEW

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.

PROPERTY 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 \$6,000,000

Sale Price Per SqFt.	\$112 PSF
Building SqFt.	53,341 SF
Building Footprint	41,710 SF
Office SqFt.	10,583 SF
Floor Count	2
Ceiling Heights	23' (20' Clear)
Electrical	1000 Amps / 480V / 3X
Climate Control	430 MBH
Dock / GLDs	3 / 1
Sprinkling	Yes - Wet System
Parking	103
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Sale Price **\$6,000,000 (\$112 PSF)**

LOCATION INFORMATION

Building Name	Weistechnik North America
Street Address	3881 North Greenbrooke Dr.
City, State, Zip	Kentwood, MI 49512
County	Kent
Market	Grand Rapids
Sub-market	Airport Region

BUILDING INFORMATION

Building Size	53,341 SF
Building Footprint	40,710
Ground Floor Manufacturing	35,374 SF
Office Space	10,695 SF
Number of Floors	2
Average Floor Size	5,300 SF
2nd Floor Manufacturing	7,176 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
Column Space	46 ft
Fiber / Internet	Both Available
Year Last Renovated	2021
Year Built	1996

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1
Lot Size	3.37 Acres
APN #	41-18-26-426-004
Rail Access	No
Current SEV	\$1,269,200
Current Property Taxes	
Projected Property Taxes	

PARKING & TRANSPORTATION

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

UTILITIES & AMENITIES

Elevators	1
Number of Elevators	1
Central HVAC	Yes - 430 MBH
Water	Reverse Osmosis Water Filtration System
Electrical	1000 AMP /480V/ 3 Ph
Drop & Buss Bars	480V Drop
HVAC	430 MBH
Restrooms	3

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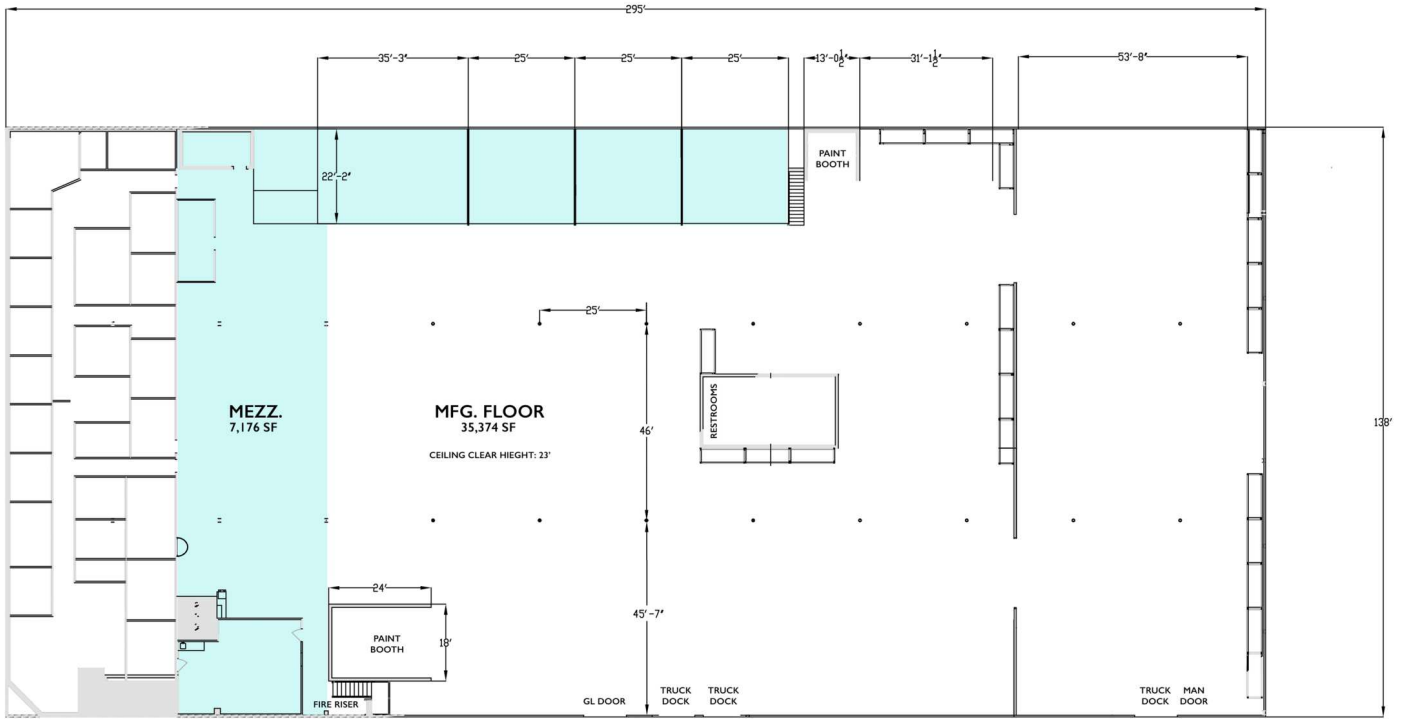


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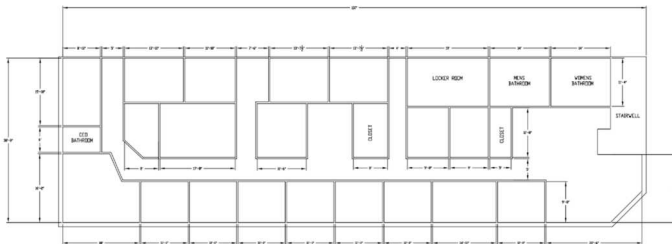
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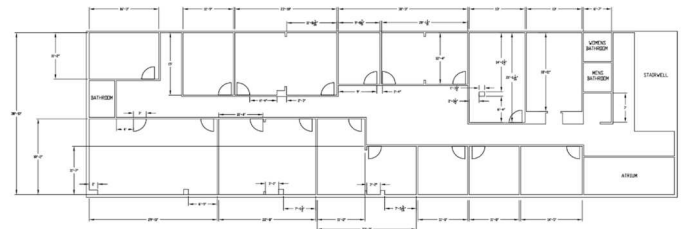
TOTAL BUILDING
53,245 SF



ELEC. MAIN PANEL?



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



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

TOTAL OFFICE
10,695 SF

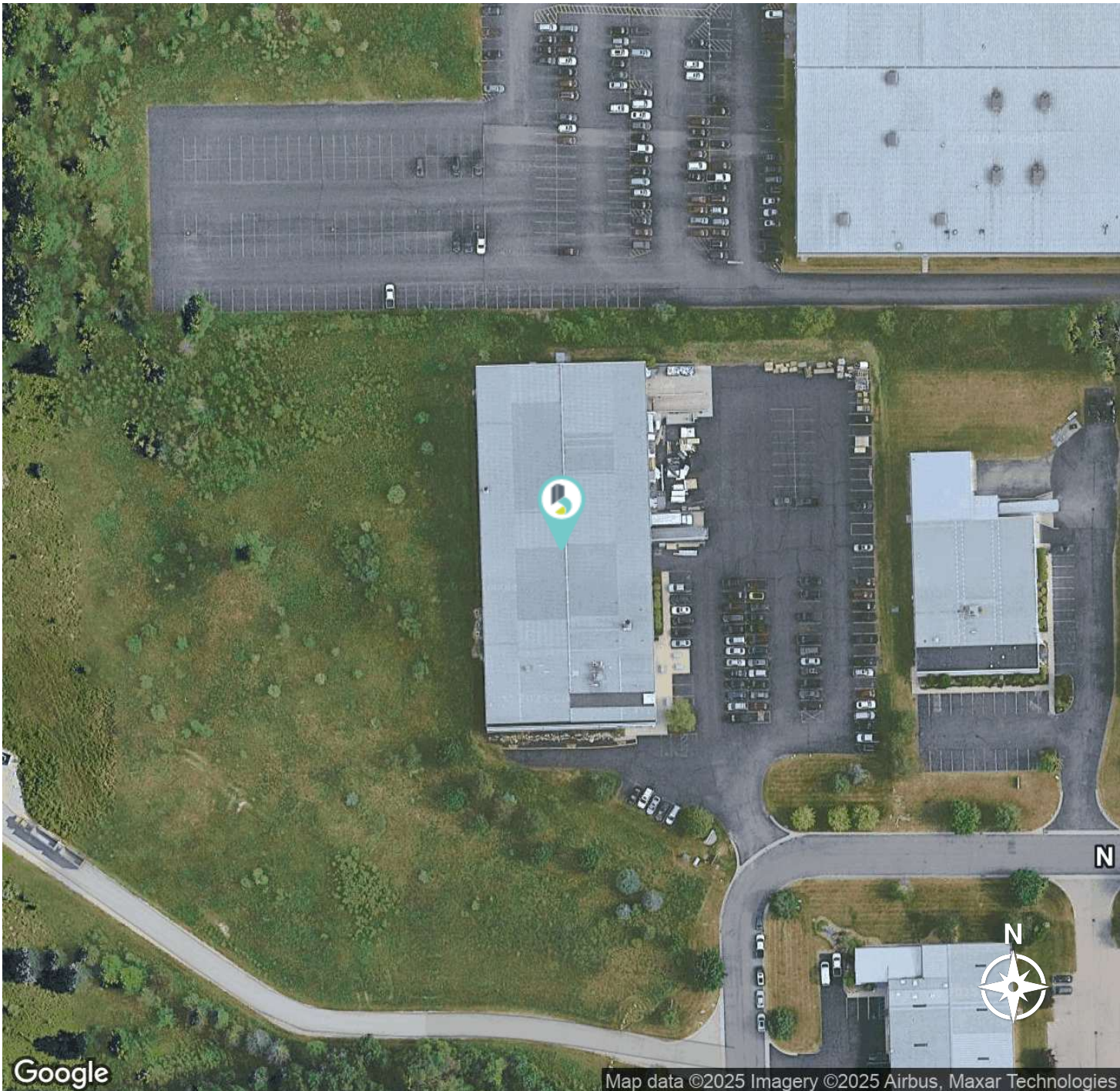
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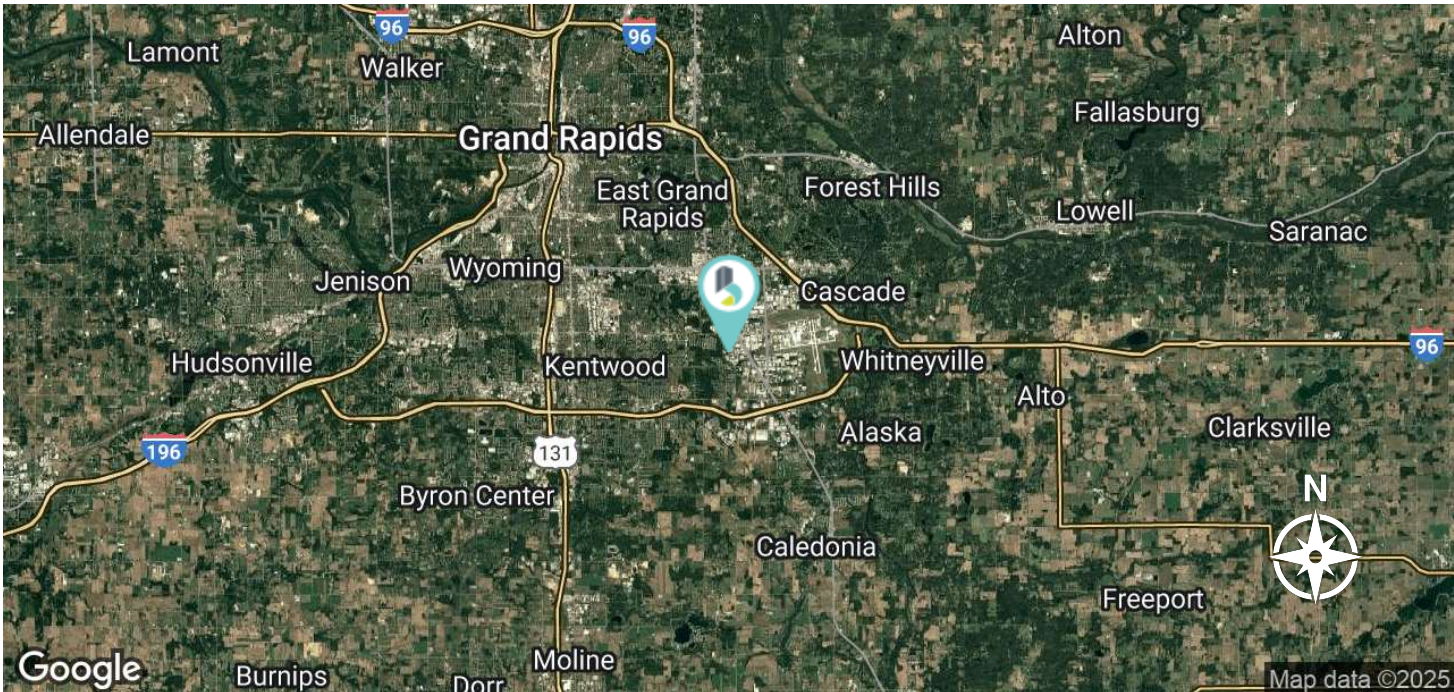
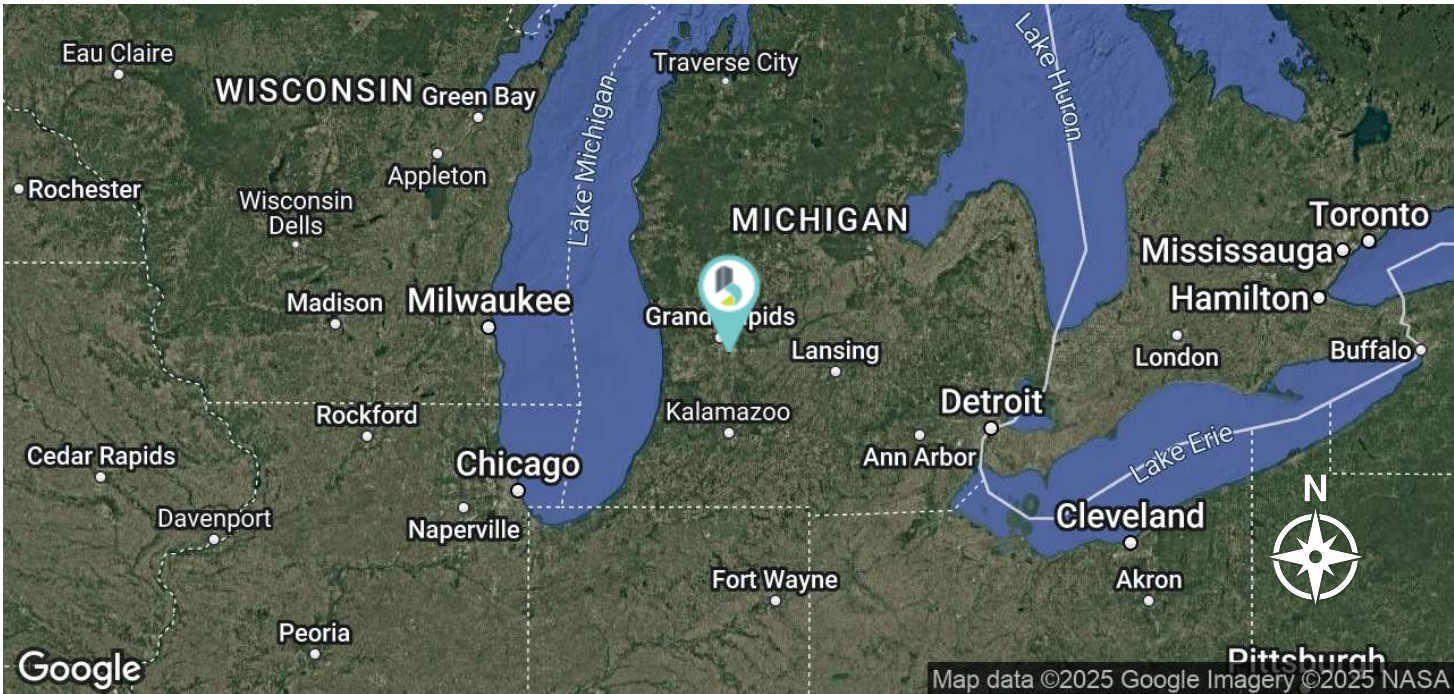
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Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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