

MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY



THE OFFERING

CBRE, as exclusive agent for the owner, is pleased to present the outstanding opportunity to acquire the fee simple interest in the 295,173 SF industrial building in Grandville, Michigan. A 70,000+ SF expansion consisting of high-bay industrial and modern two-story office space was completed in 2023.

New ownership will be able to enjoy in-place cash flow with value enhancement potential.

The property is well positioned to benefit from the market's robust industrial real estate market. The West Michigan market is experiencing historically low vacancy rates, limited new construction, and increasing rental rates.

ASKING PRICE	\$16,000,000
CAP RATE	8%

EXECUTIVE SUMMARY





**BUILDING
SIZE**

295,173 SF



**LAND
AREA**

18 ACRES



**YEAR
BUILT**

1996/±70,000 SF
EXPANSION 2023



**NUMBER OF
TENANTS**

4



**DOCK
DOORS**

34



**IN-PLACE
OCCUPANCY**

100%



**OVERHEAD
DOORS**

12



**CLEAR
HEIGHTS**

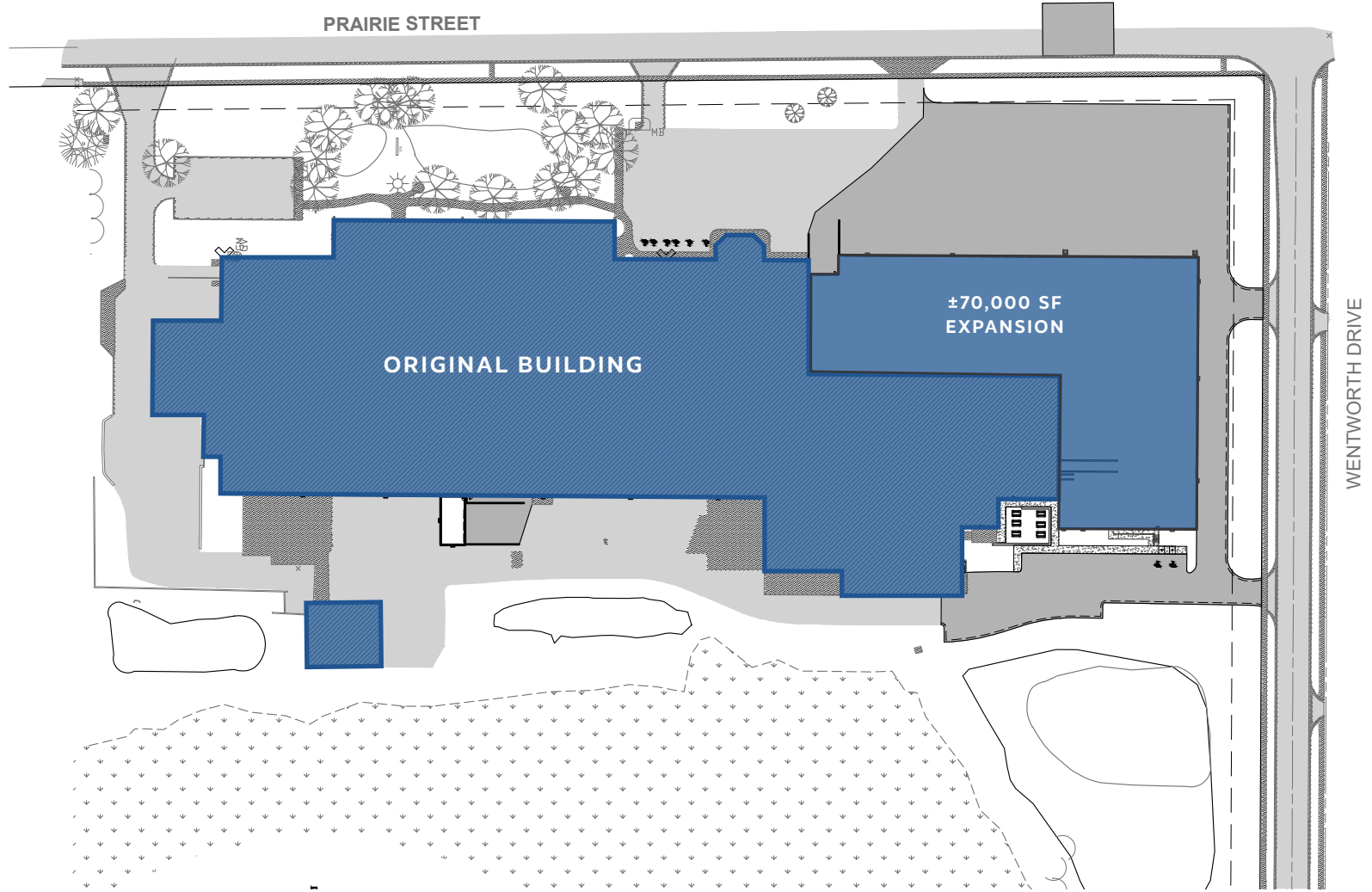
13'7" – 31'6"



ZONING

I-1 INDUSTRIAL

**PROPERTY
FACTS**



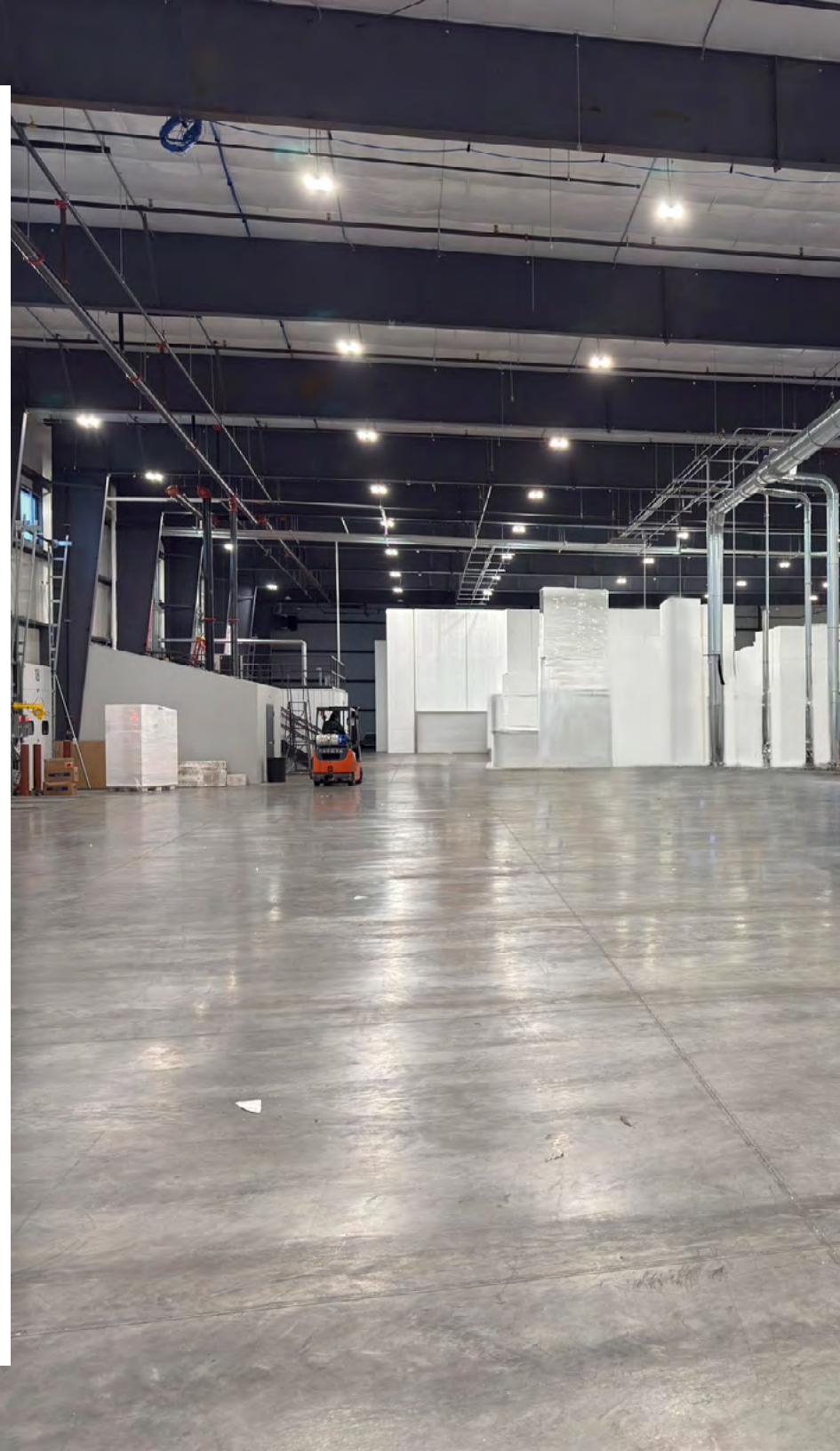
SITE PLAN



HEADQUARTERS - Brentwood, Tennessee

COMPANY OVERVIEW - Alleguard is the leader in engineering, delivery, and service of custom foam solutions. Explore our integrated network of manufacturing and logistics hubs designed to help support your project, manage your budget, and protect your business. Formally made up of six diverse brands – Huntington Solutions, Insulation Company of America, Fabricated Packaging Materials, Drew Foam, AMVIC Building System, and Concrete Block Insulating Systems Inc. – we are now united to proudly serve you as Alleguard.

**TENANT
OVERVIEW**



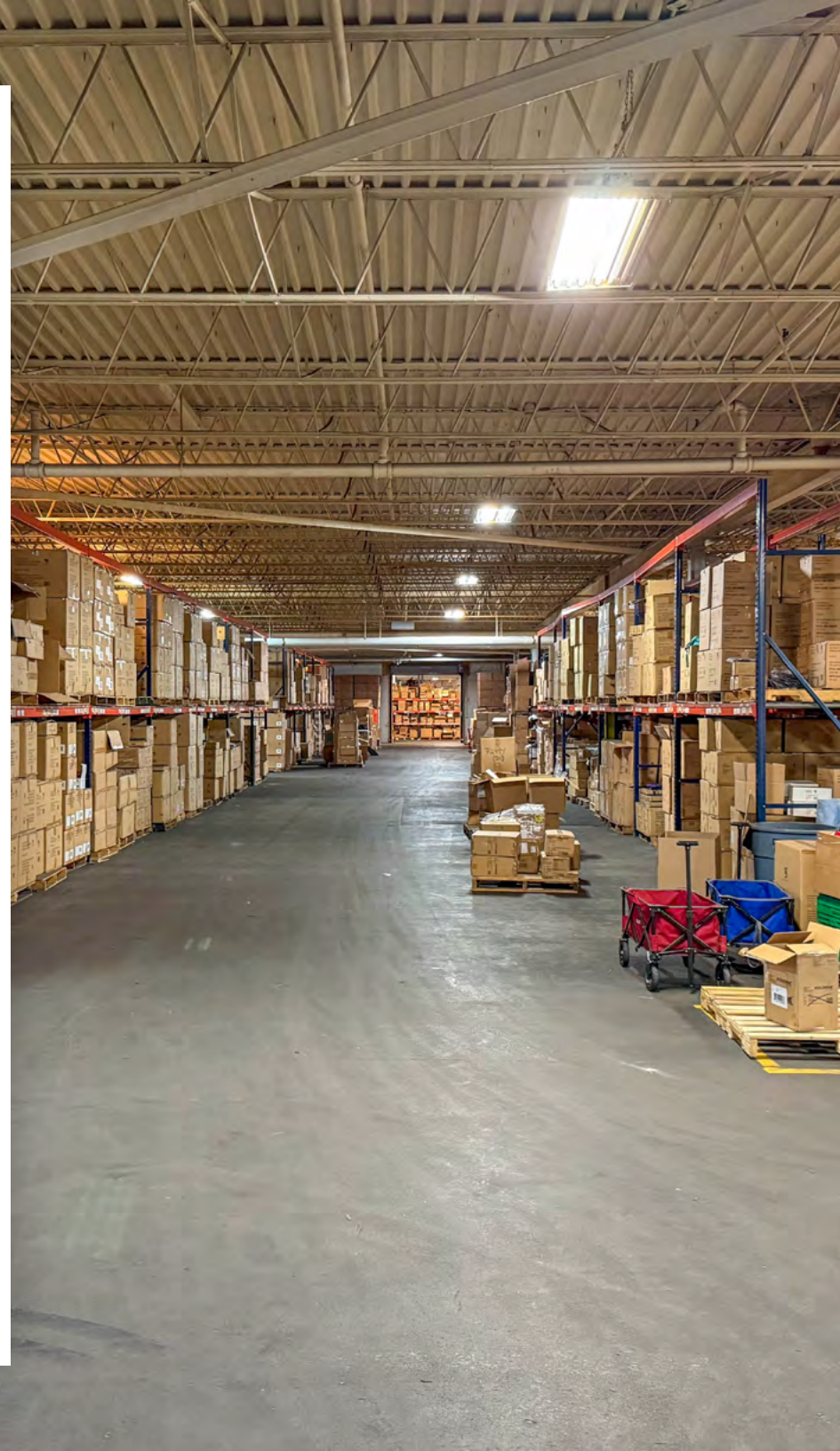


HEADQUARTERS - Grand Rapids, Michigan

COMPANY OVERVIEW - BLUEOCO is the parent company of 14 brands, emphasizing growth in sales through the introduction of innovative products that combine function, fashion, and value. BLUEOCO's strategy centers on enhancing retail performance through exceptional product placement, service, and value. Since its inception, the company has launched over 1,000 products across five distinct areas:

- » Geckobrand, which focuses on water-resistant bags
- » Impulse Grocery, a premium merchandising program for food retailers
- » Impulse Liquor, which offers products in liquor stores
- » Strategic Licenses, featuring collaborations with brands like Realtree and Margaritaville
- » Brand & Product Development, where they partner with retailers to create private label products

**TENANT
OVERVIEW**





HEADQUARTERS - Grandville, Michigan

COMPANY OVERVIEW - Impact Fluids is a merger of several fluid companies to bring their collective knowledge and expertise together as one entity to provide better service to our customers. As a leading metalworking fluid and equipment distributor, we combine decades of experience to help manufacturers improve efficiency, reduce costs, and minimize environmental impact.

**TENANT
OVERVIEW**



ALOHA WATER SYSTEMS, INC.

HEADQUARTERS - Grandville, Michigan

COMPANY OVERVIEW - Provides third party waste water hauling and off-site disposition.

**TENANT
OVERVIEW**



KEY LOCATION BENEFIT

2950 Prairie St. SW in Grandville, Michigan, is situated in a vibrant Southwest suburb of Grand Rapids known for its friendly community and convenient amenities. The property is located in a well-established industrial setting and offers easy access to major highways, enhancing connectivity to nearby cities. The location benefits from proximity to parks, shopping centers, and dining options, making it ideal for both residential and commercial purposes. Grandville is recognized for its excellent schools and family-oriented atmosphere, providing a welcoming environment for residents.

LOCATION OVERVIEW

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,189	77,891	187,128
Average Household Income	\$81,690	\$89,464	\$90,334
Daytime Population	11,125	71,939	186,425



Grand Rapids is the second-largest city in Michigan with an industrial real estate market that is experiencing robust growth and development, making it an attractive area for investors, manufacturers, and logistics companies. This region benefits from a strategic location, situated near major transportation corridors, including highways, railroads, and proximity to the Great Lakes, facilitating efficient distribution and access to markets.

One of the key strengths of the West Michigan industrial market is its diverse economy. The area is home to a strong manufacturing base, particularly in sectors such as automotive, furniture, aerospace, and technology. This diverse industrial ecosystem not only provides stability but also fosters innovation and collaboration among businesses.

In recent years, there has been a notable increase in demand for industrial space, driven by e-commerce growth and the need for logistics and warehousing facilities. This demand has led to new developments and expansions of existing properties, resulting in a vibrant and dynamic industrial landscape.

Moreover, West Michigan boasts a skilled workforce, supported by a variety of educational institutions and training programs. This availability of talent is a significant draw for companies looking to establish or expand their operations in the region.

Community support for economic development and a commitment to infrastructure improvements further enhance the appeal of West Michigan's industrial real estate market. Overall, the combination of strategic location, economic diversity, and a supportive environment makes West Michigan a promising hub for industrial growth and investment.

MARKET OVERVIEW



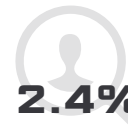
Q4 2024

**KENT COUNTY
FAST FACTS**



138 M SF

MARKET SIZE



2.4%

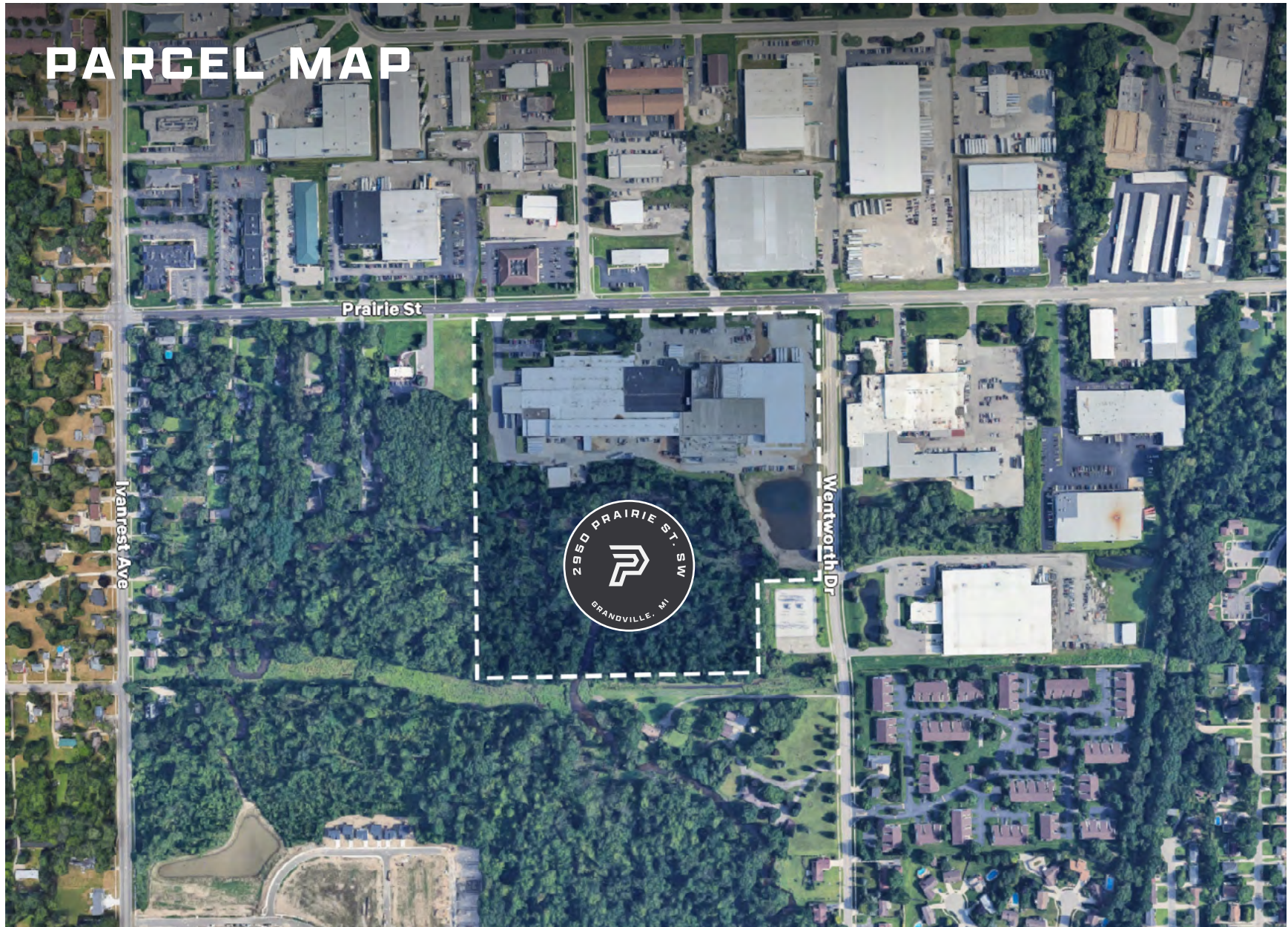
TOTAL VACANCY



\$6.42/SF NNN

**AVG. ASKING
RATE**

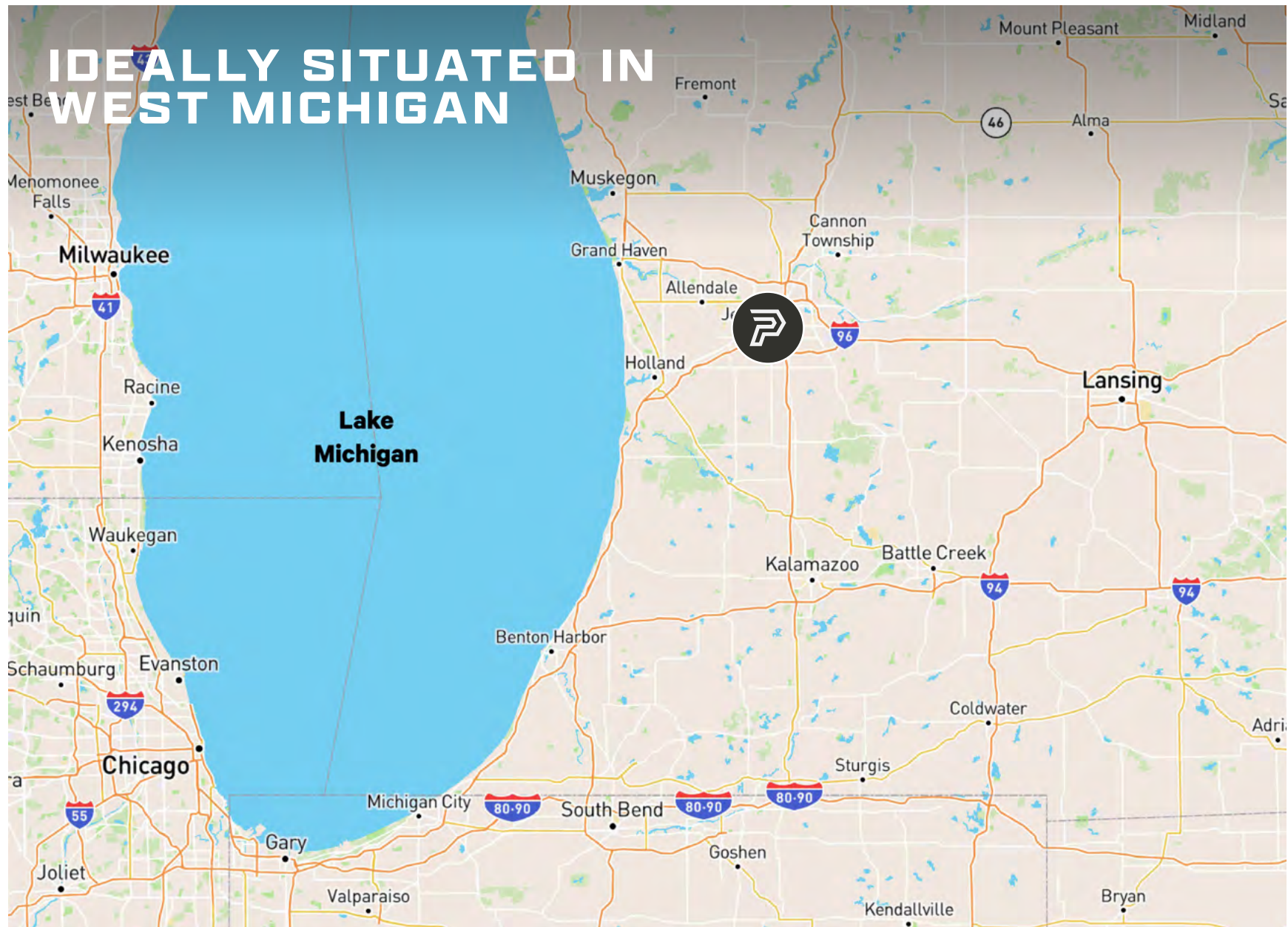
PARCEL MAP



CLOSE PROXIMITY TO MAJOR ROADWAYS



IDEALLY SITUATED IN WEST MICHIGAN





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