

4044 Brockton Dr SE Kentwood, MI 49512



70,479
Square Feet



6.83
Acres



\$8,500,000
Sale Price

FOR SALE

The property located at 4044 Brockton Drive SE presents a premier industrial opportunity featuring a well maintained 70,479 SF precast facility situated on 6.83 acres, complemented by an additional 2 acres available for future expansion or secured outdoor storage. Constructed in 2007, the property offers an exceptional blend of modern infrastructure, operational efficiency, and institutional-quality design. The facility is comprised of 60,683 SF of high-functioning industrial space and 9,796 SF of refined office space spanning two elevator-serviced levels, creating a corporate environment ideal for headquarters, manufacturing, or distribution operations. Engineered to accommodate industrial users, the building features seven (7) dock-high doors, three (3) drive-in doors, 23'-25'9" clear heights, full fire suppression, compressed air lines throughout, LED lighting, and 1,200-amp, 480V/3-phase electrical service. With its distinguished architectural presence, flexible multi-tenant capability, and rare expansion potential, 4044 Brockton Drive SE offers a unique combination of prestige, scalability, and long-term operational value in a highly functional industrial setting.

CONTACT

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4044 Brockton Dr SE
Kentwood, MI 49512

BUILDING SNAPSHOT



70,479 SF
Total Building



6.83
Acres



2007
Year Built



23'-25'9"
Clear Height



1,200
Amps



I1
Zoning

BUILDING SPECIFICATIONS

Total Building	70,479 SF
Acreage	6.83 Acres
Parcel Number	41-18-24-327-005
Year Built	2007
Elevator(s)	Yes
Railroad Siding	Yes
Construction	Precast Concrete
Roof	Standing Seam Metal
Column Spacing	45'x45'
Ceiling Height	25'-27'
Clear Height	23'-25'9"
Fire Suppression	Yes
Security System	Yes
Heating	Natural Gas

Air Conditioning	Office Only
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	Yes
Outside Storage	Yes
Zoning	I1, Light Industrial
Taxing Authority	City of Kentwood
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	60,683 SF
Ceiling Height	25'-27'
Clear Height	23'-25'9"
Docks Doors	7 3
Floor Drains	Yes
Air Lines	Yes
Power (Amps Volts)	1,200 Amps 480v/3-Phase
Heating	Natural Gas
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	9,796 SF
Ceiling Height	9'-27'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT



70,479 SF
Building



\$8,500,000 Sale Price
\$120.60/SF Sale Price

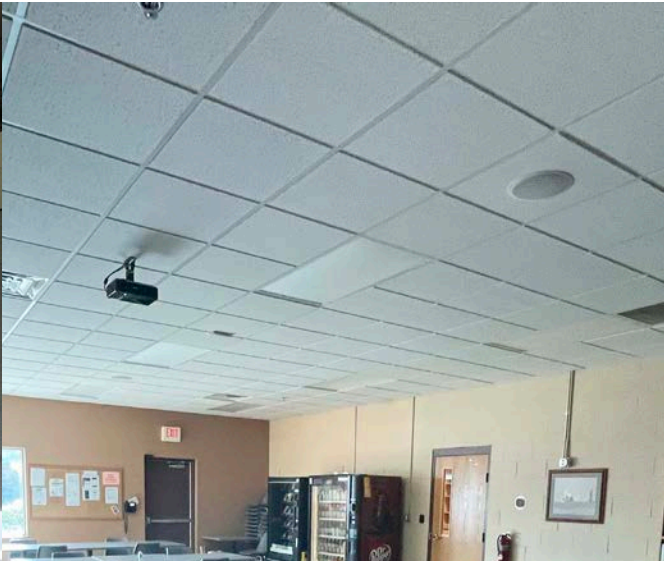
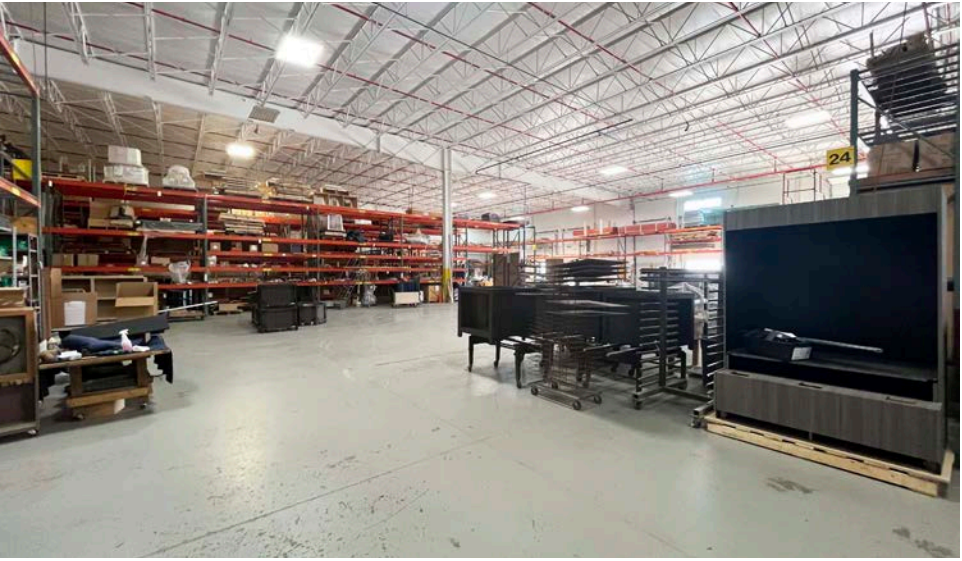
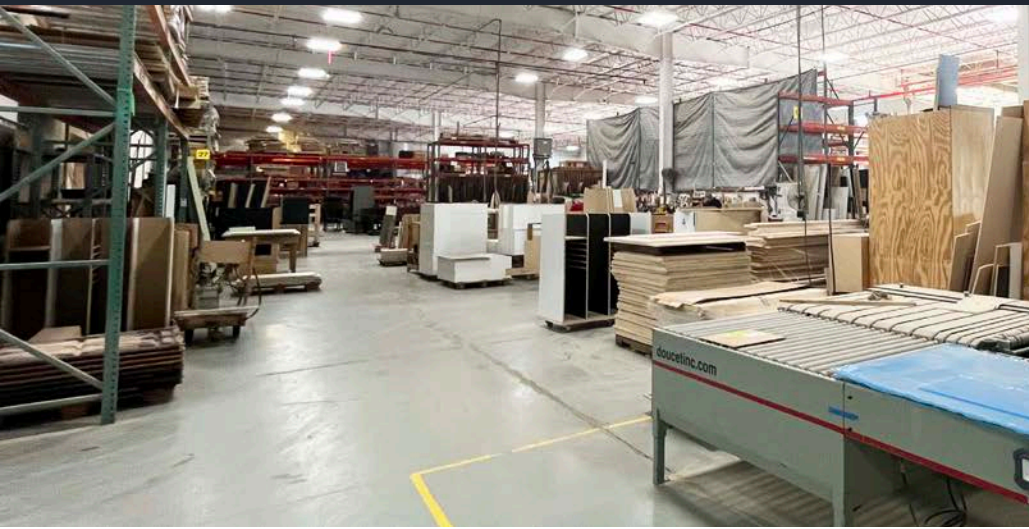


SALE INFORMATION

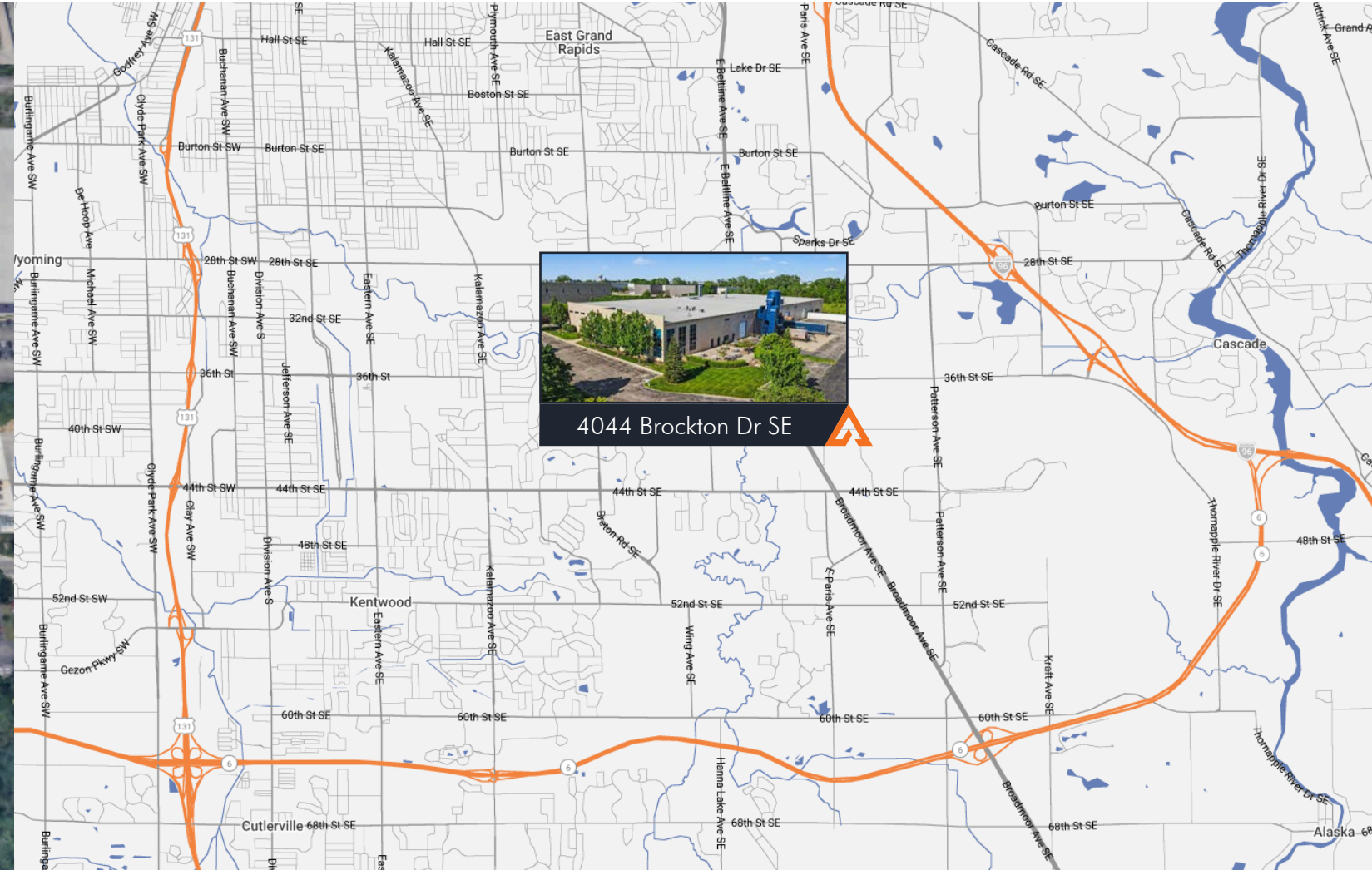
Building Size	70,479 SF
Sale Price	\$8,500,000
Sale Price/SF	\$120.60/SF
Possession	At Close
State Equalized Value (2026)	\$2,631,800
Assessed Value (2026)	\$2,631,800
Taxable Value (2026)	\$1,750,921
Real Estate Taxes	\$98,534.04
Winter 2025	\$25,475.36
Summer 2025	\$73,058.68



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PROPERTY MAPPING

PROXIMITY TO

- Gerald R. Ford International Airport 1 miles
- Downtown Grand Rapids 12 miles
- Lansing 60 miles
- Detroit 150 miles
- Chicago 185 miles
- Indianapolis 270 miles



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