



Combined Units (3406 & 3410 Busch) Description: **EXCEPTIONAL OPPORTUNITY** to own a **5,400 sq. ft. CORNER (END CAP UNIT) INDUSTRIAL CONDO UNITS** (These are two units next to each other that could be combined) in a prime Grandville location at Grandville Business Center, just minutes from 28th Street and I-196. This versatile unit offers a functional layout primarily consisting of open warehouse space with an impressive **20' ceiling height** a **(2x) 12' x 14' overhead door**, and **heavy power**, supporting a wide range of industrial uses. The space is equipped with **floor drains**, **compressed air lines**, and a **(2x) private restroom**, enhancing operational efficiency. **Three private offices** provide comfortable administrative or client-facing space while maintaining separation from the shop area as each have their own direct entry door.

3,000 Sq. Ft. Unit (3406 Busch) Description: **EXCEPTIONAL OPPORTUNITY** to own a **3,000 sq. ft. CORNER (END CAP UNIT) INDUSTRIAL CONDO UNIT** in a prime Grandville location at Grandville Business Center, just minutes from 28th Street and I-196. This versatile unit offers a functional layout primarily consisting of open warehouse space with an impressive **20' ceiling height** a **12' x 14' overhead door**, and **heavy power**, supporting a wide range of industrial uses. The space is equipped with **floor drains**, **compressed air lines**, and a **private restroom**, enhancing operational efficiency. **Two private offices** provide comfortable administrative or client-facing space while maintaining separation from the shop area as each have their own direct entry door.

2,400 Sq. Ft. Unit (3410 Busch) Description: **EXCEPTIONAL OPPORTUNITY** to own a **2,400 sq. ft. INDUSTRIAL CONDO UNIT** in a prime Grandville location at Grandville Business Center, just minutes from 28th Street and I-196. This versatile unit offers a functional layout primarily consisting of open warehouse space with an impressive **20' ceiling height** a **12' x 14' overhead door**, and **ample power**, supporting a wide range of industrial uses. The space is equipped with **floor drains**, **compressed air lines**, and a **private restroom**, enhancing operational efficiency. **The private office** provide comfortable administrative or client-facing space while maintaining separation from the shop area as each have their own direct entry door.

All this is strategically located with excellent highway access (**28th Street/I-196 Interchange**) and strong surrounding commercial activity, this well-appointed industrial condo offers flexibility, functionality, and long-term value in a high-demand West Michigan market.

Suite	Size	Price (Rent & CAM)
Combined Units	5,400 sq. ft.	\$794,800.00
3,000 Sq. Ft. Unit (3406)	3,000 sq. ft.	\$434,900.00
2,400 Sq. Ft. Unit (3410)	2,400 sq. ft.	\$359,900.00

Property Highlights:

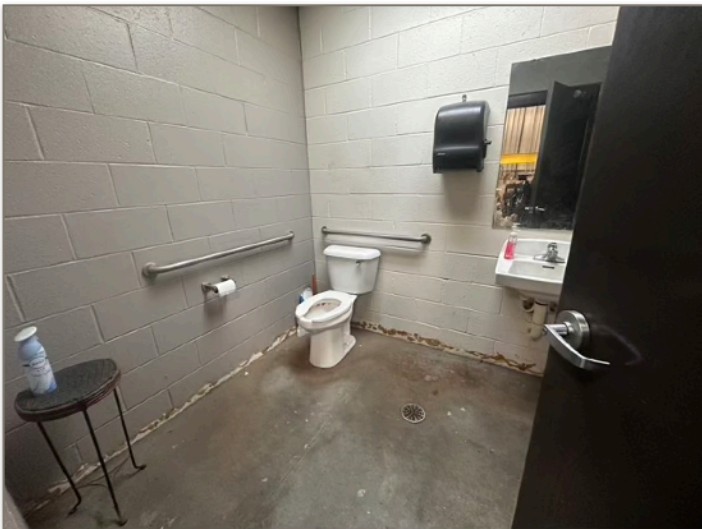
- > **Rare Industrial Condo Units Available**
- > **Dynamic Location near 28th/I-196**
- > **Can be sold separately or combined**

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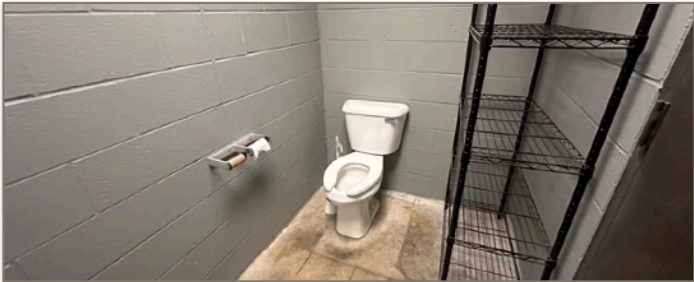
Exterior



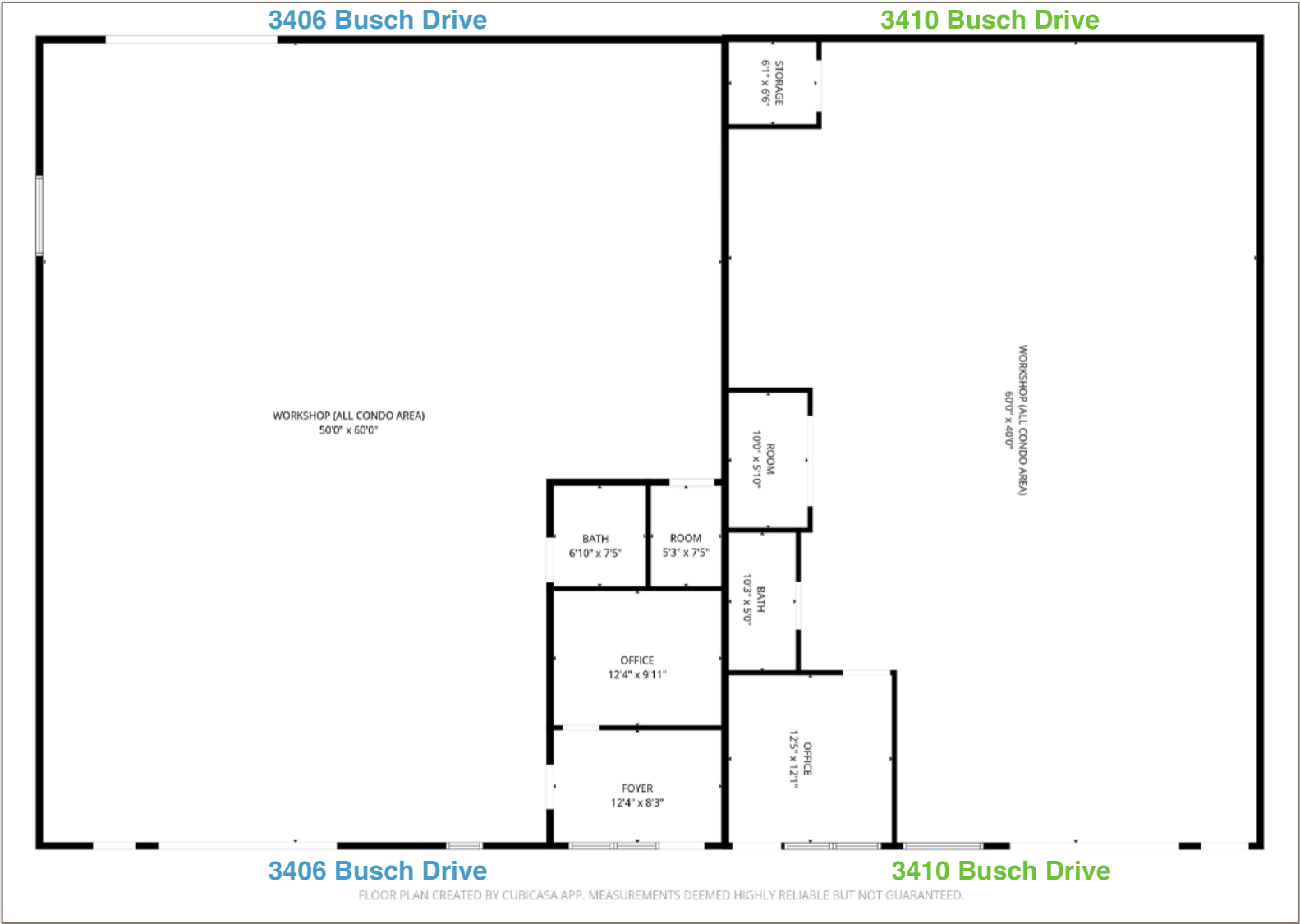
3406 Busch:

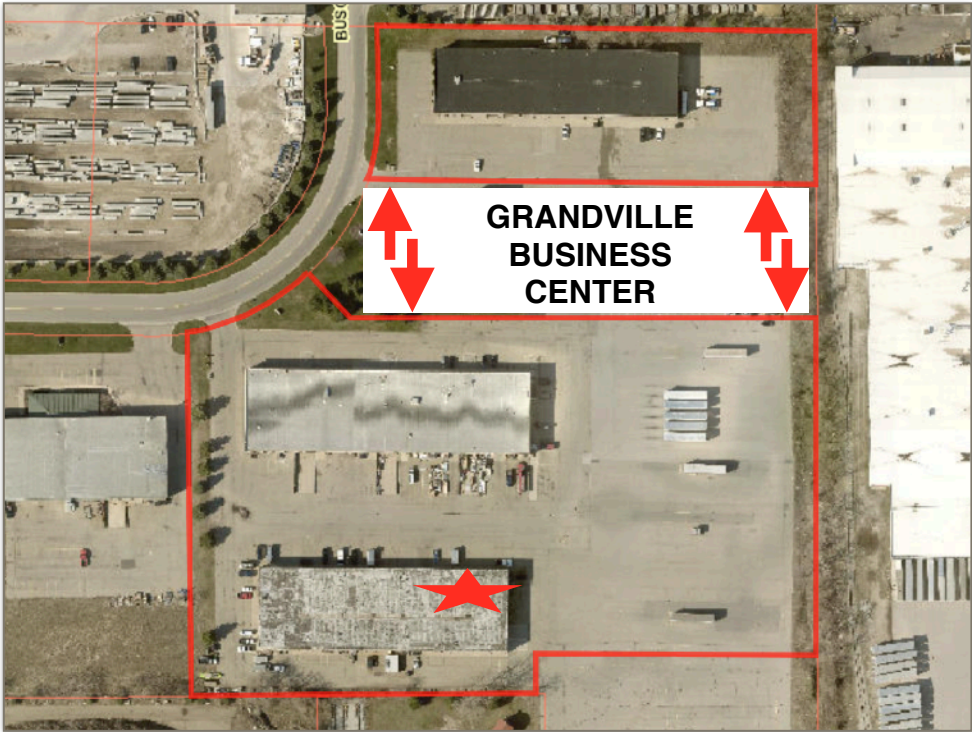
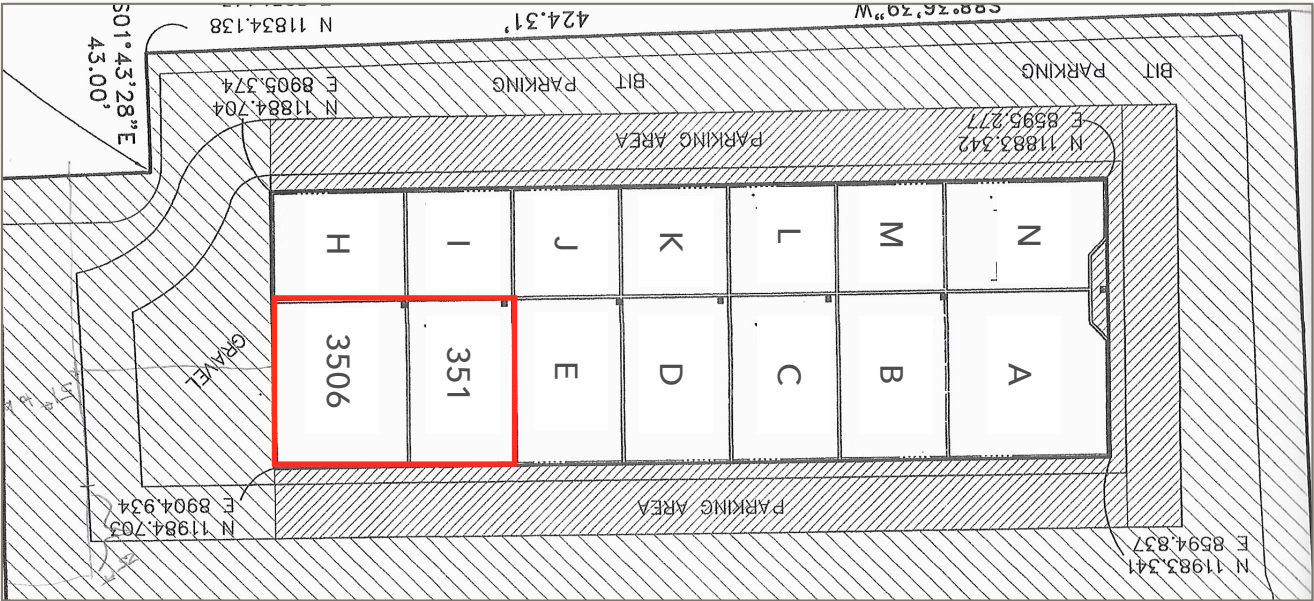


3410 Busch:



Combined Layout





Map

