



SALE/LEASE
INDUSTRIAL

MARKETING PACKAGE

2768 DORMAX & 2815 REMICO ST SW
WYOMING, MI 49519

R. KYLE GROOTERS

Senior Associate Broker - Industrial Specialist
951.733.3833 | rkg@bradleyco.com

KEVIN VANHAITSMA

Vice President
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220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503



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LISTING DETAILS

| | |
|----------------|--------------------------|
| Sale Price: | \$15,500,000 (75.69 PSF) |
| Lease Rate: | \$5.30 PSF/yr (NNN) |
| Est. NNN: | \$1.60 |
| Total Monthly: | \$106,648.43 |
| Building Size: | 204,765 SF |
| Available SF: | 204,765 SF |
| Lot Size: | 10.64 Acres |
| Price / SF: | \$75.70 |
| Year Built: | 1976 |
| Zoning: | I-1 |
| Market: | West Michigan |
| Submarket: | SW Grand Rapids |

PROPERTY OVERVIEW

Situated in a highly accessible industrial park, the expansive 10-acre campus offers 204,765 square feet of flexible industrial space. Both buildings are zoned I-1, and provide significant operational amenities for manufacturing or heavy material warehousing. The clear heights range from 25' to 40'. Users will benefit from multiple grade-level doors for easy drive-in access and a truckwell drive lane allowing one-way semi travel through the building with the trailer at grade level—ideal for businesses that load heavy equipment and materials. The property is powered by 7.2 KVA. This site places tenants/owners at the center of a strong West Michigan submarket, offering convenient access to regional highways, a skilled labor force, and the thriving business communities of both Grandville and Wyoming. The region is known for a strong manufacturing and logistics economy, making this facility a perfect location for growth and efficiency.

PROPERTY HIGHLIGHTS

- Unrivalled ceiling height and power combination in West Michigan
- 10 Acre I-1 Site in Wyoming & Grandville
- 7.2 KVA / 480V / 3XD
- 25'-40' Clear Heights

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Sale Price **\$15,500,000 (75.69 PSF)****Lease Rate** **\$5.30 SF/YR****LOCATION INFORMATION**

| | |
|------------------|-------------------------------------------|
| Street Address | 2768 Dormax St SW 2815 Remico St SW |
| City, State, Zip | Wyoming, MI 49519 Grandville, MI 49518 |
| County | Kent |
| Market | West Michigan |
| Sub-market | SW Grand Rapids |

PROPERTY INFORMATION

| | |
|--------------------------|---------------------------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Zoning | I-1 |
| Lot Size | 10.64 Acres |
| APN # | 41-17-16-203-015 |
| APN # | 41-17-16-176-009 |
| Gas Provider | DTE |
| Electricity Provider | Consumers Electric |
| Property Taxes (Current) | GV: \$61,545.68 W: \$100,000.00 |
| SEV (Current) | GV: \$1,785,000 W: \$3,973,200 |

BUILDING(S) INFORMATION

| | |
|---------------------|-----------------------------|
| Total Size | 204,765 SF |
| Number of Buildings | 2 |
| Roof Type | Standing Seam; Mod. Bitumen |
| Number of Cranes | 17 |
| Truck Docks/Doors | 0/9 |
| VHC. Parking | 61 |
| Sprinkling | None |

2768 Dormax Facility

| | |
|----------------------|-----------------------------|
| Building Size | 123,930 SF |
| Year Built/Renovated | 1976/2008 |
| Roof Type | Standing Seam; Mod. Bitumen |
| Clear Height | 25' - 40' |
| Column Spacing | Varied |
| Cranes | 15 |
| HVAC | Air Rotation, RTU |
| Dock/Doors | 0/6 |
| Drive Throughs | 2 |

2815 Remico Facility

| | |
|----------------------|----------------------------------|
| Building Size | 80,835 SF |
| Year Built/Renovated | 1989 |
| Roof Type | Standing Seam Metal Panel |
| Clear Height | 31.5' |
| Column Spacing | 131' Clearspan (based on survey) |
| Cranes | 2 (20 Tons) |
| HVAC | RTU |
| Dock/Doors | 0/3 |
| Drive Throughs | 1 |

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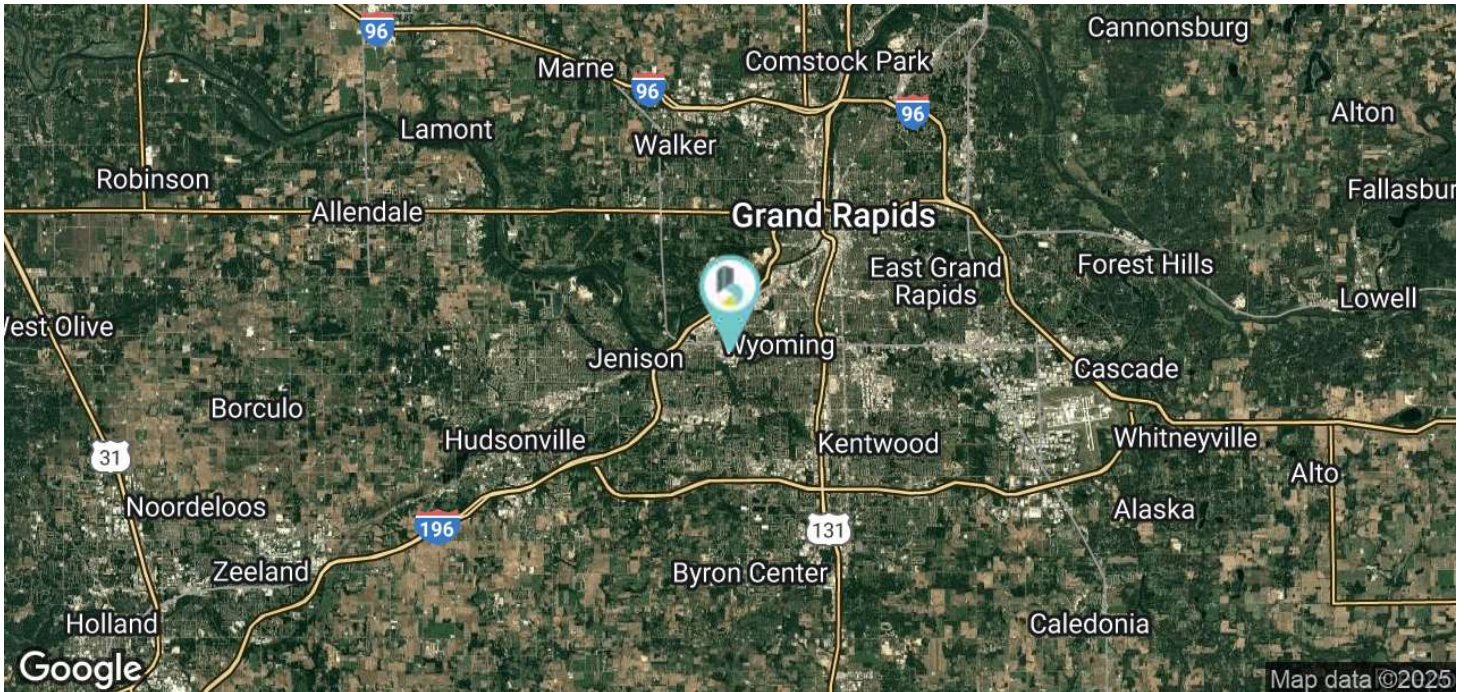
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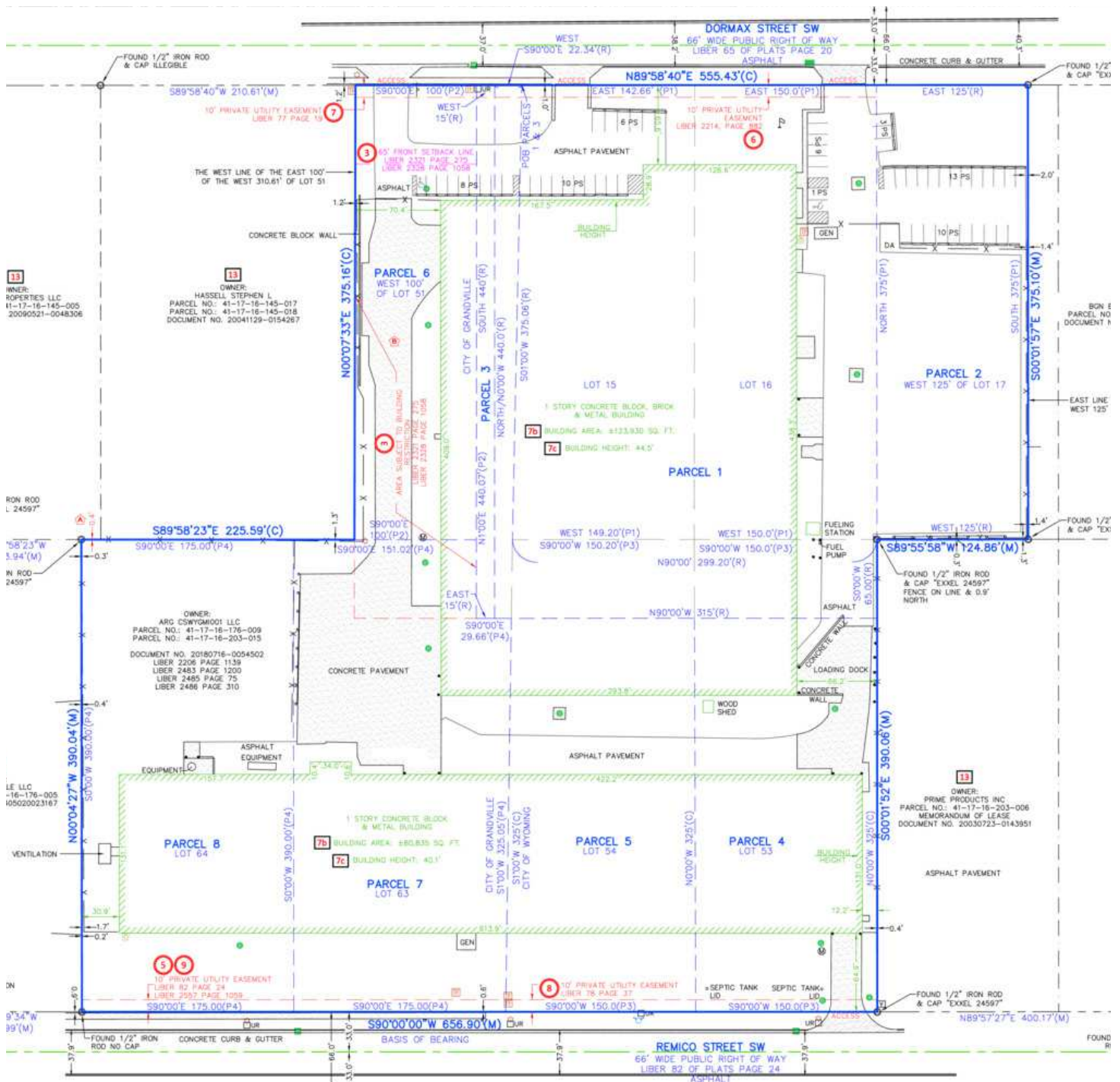
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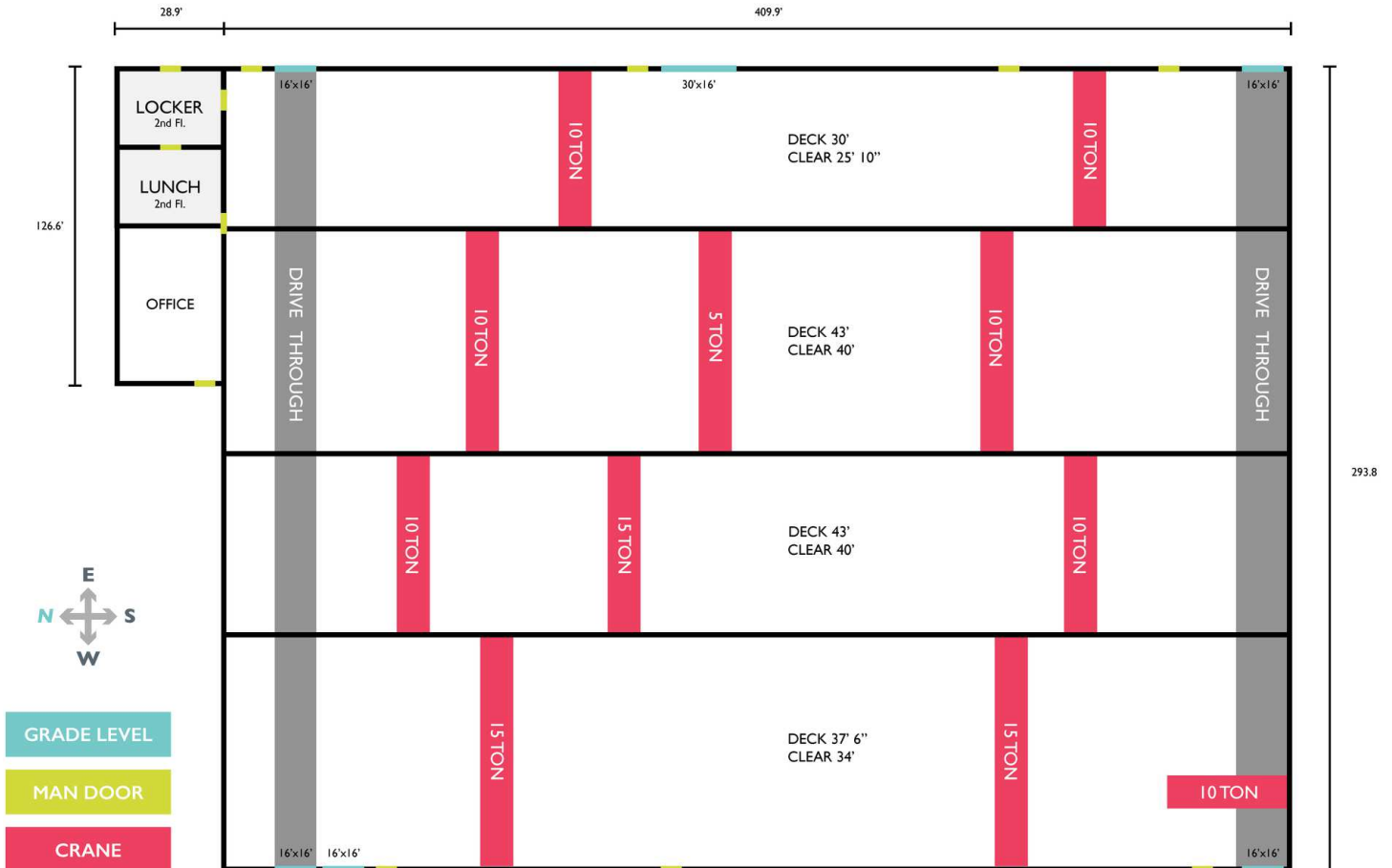


2768 DORMAX FLOOR PLAN

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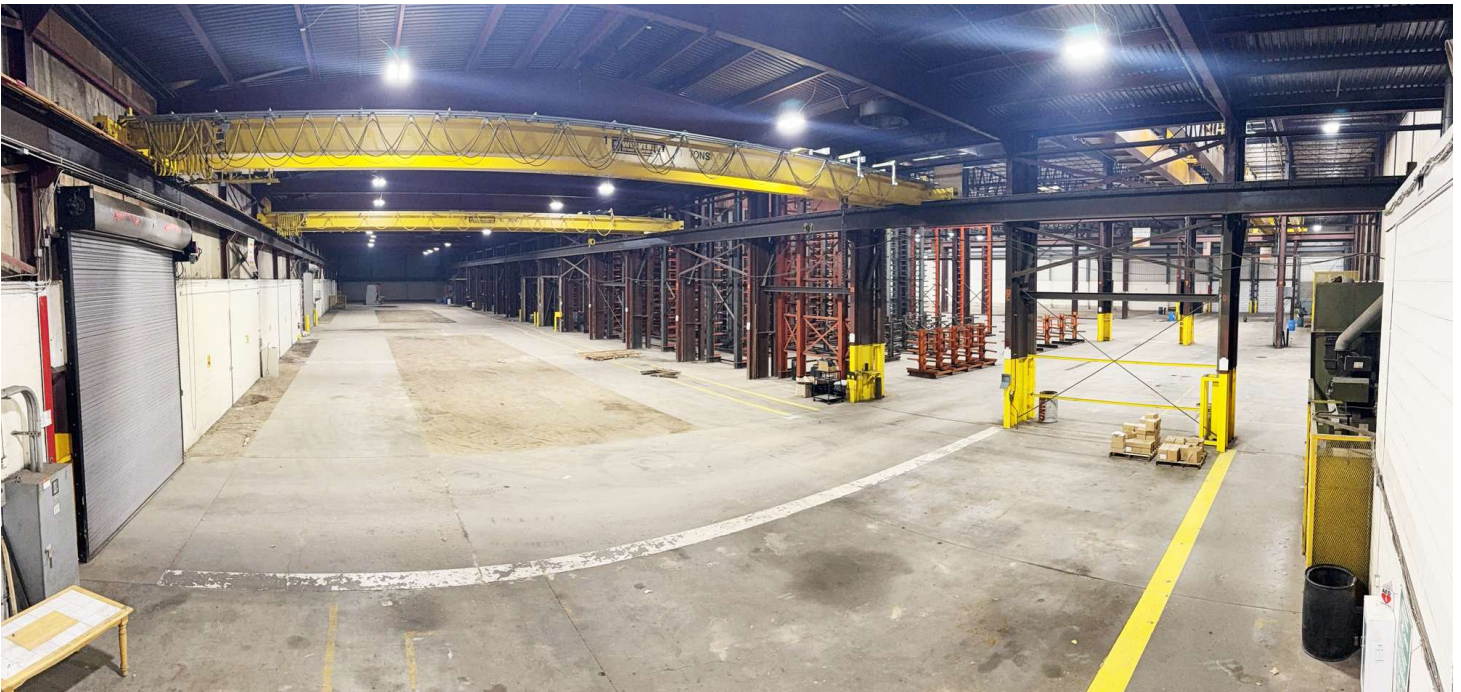


2768 DORMAX INTERIOR PHOTOS

2768 DORMAX ST SW & 2815 REMICO ST SW, WYOMING, MI 49519

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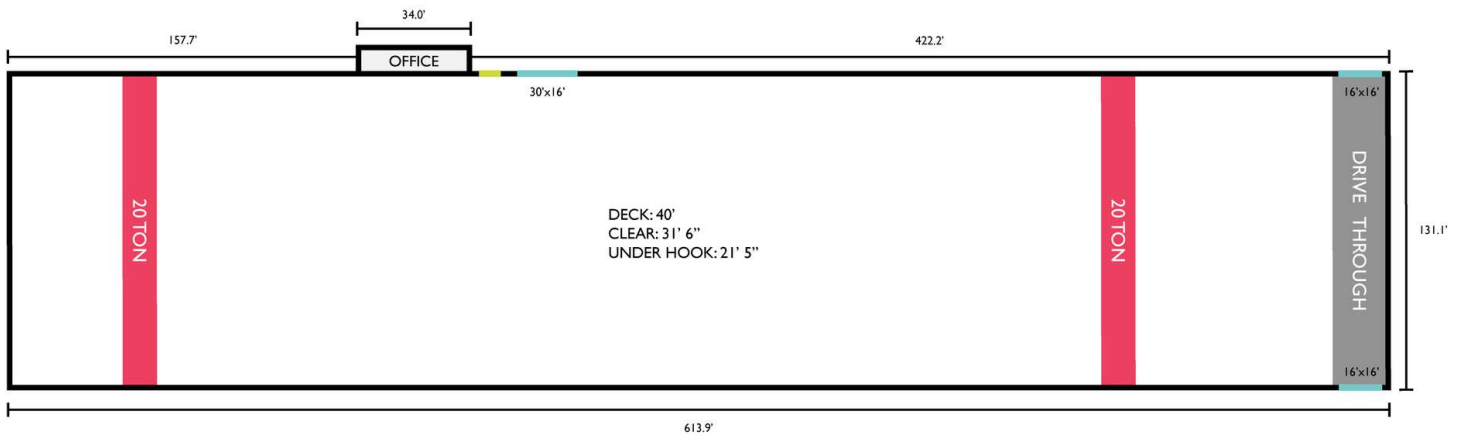


2815 REMICO FLOOR PLAN

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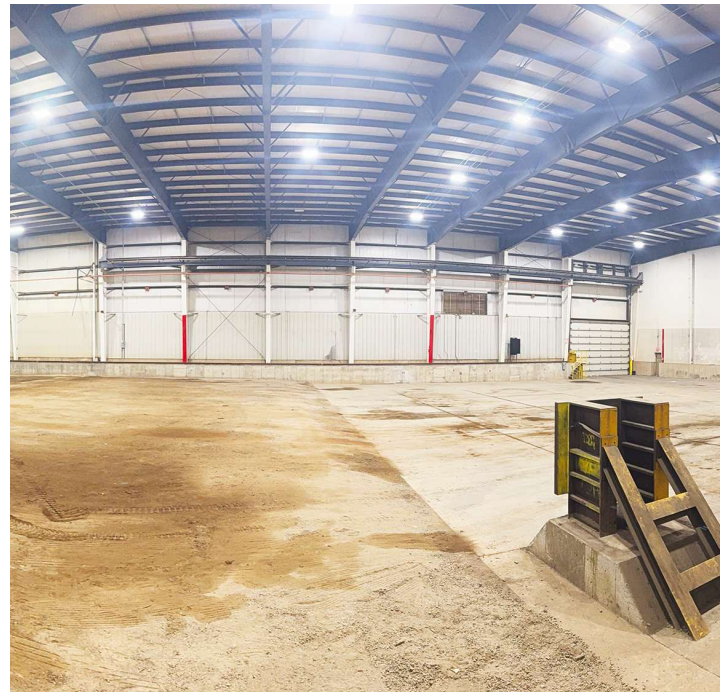
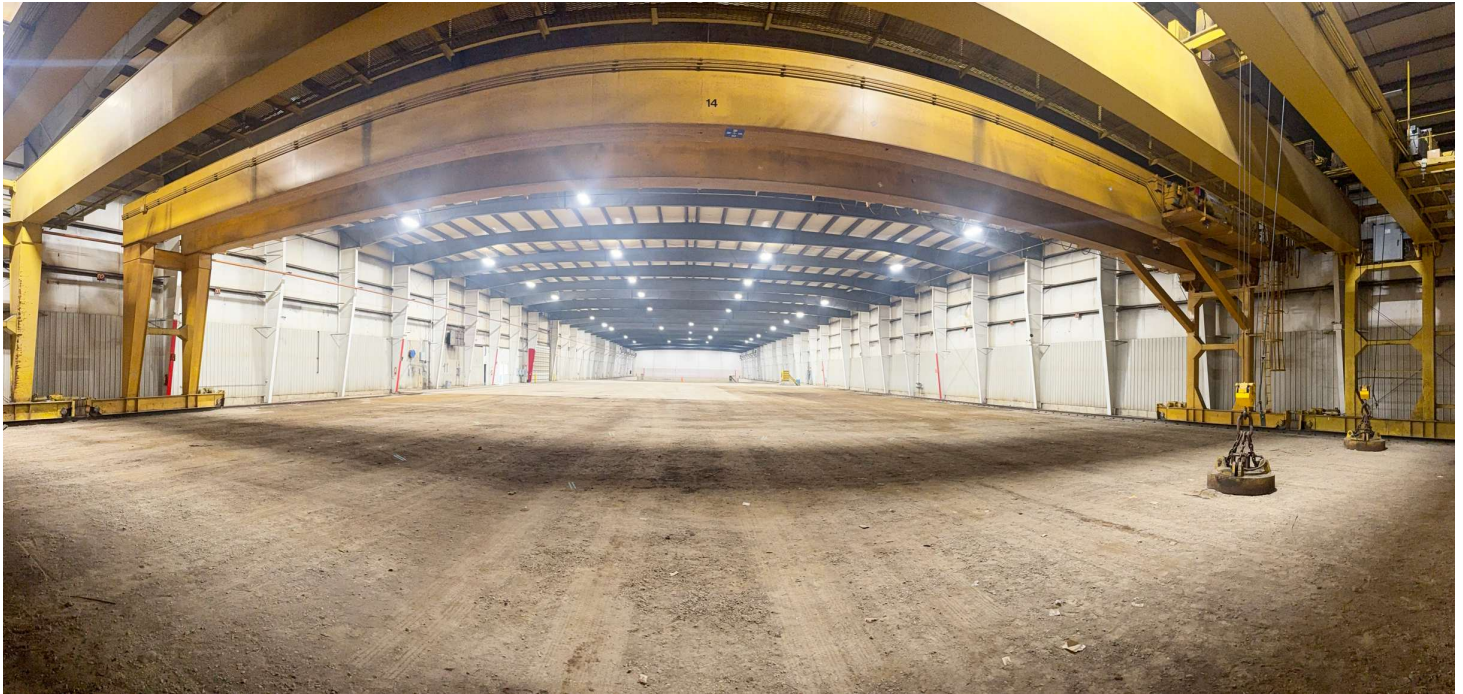


2815 REMICO - INTERIOR PHOTOS

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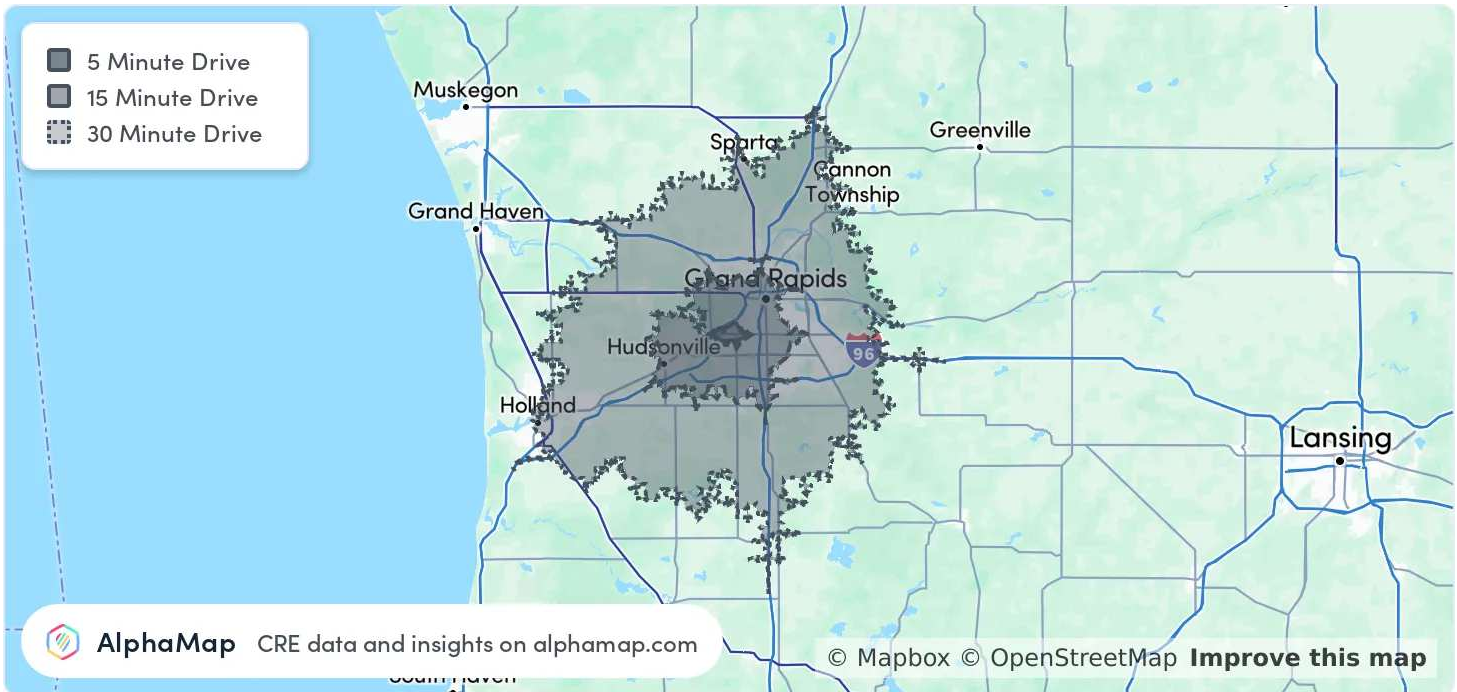
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| POPULATION | 5 MINUTES | 15 MINUTES | 30 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population | 12,328 | 305,621 | 820,502 |
| Average Age | 37 | 38 | 38 |
| Average Age (Male) | 36 | 37 | 37 |
| Average Age (Female) | 38 | 38 | 39 |

| HOUSEHOLD & INCOME | 5 MINUTES | 15 MINUTES | 30 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households | 5,151 | 117,354 | 309,308 |
| Persons per HH | 2.4 | 2.6 | 2.7 |
| Average HH Income | \$70,287 | \$88,778 | \$104,888 |
| Average House Value | \$253,479 | \$272,783 | \$328,153 |
| Per Capita Income | \$29,286 | \$34,145 | \$38,847 |

Map and demographics data derived from AlphaMap

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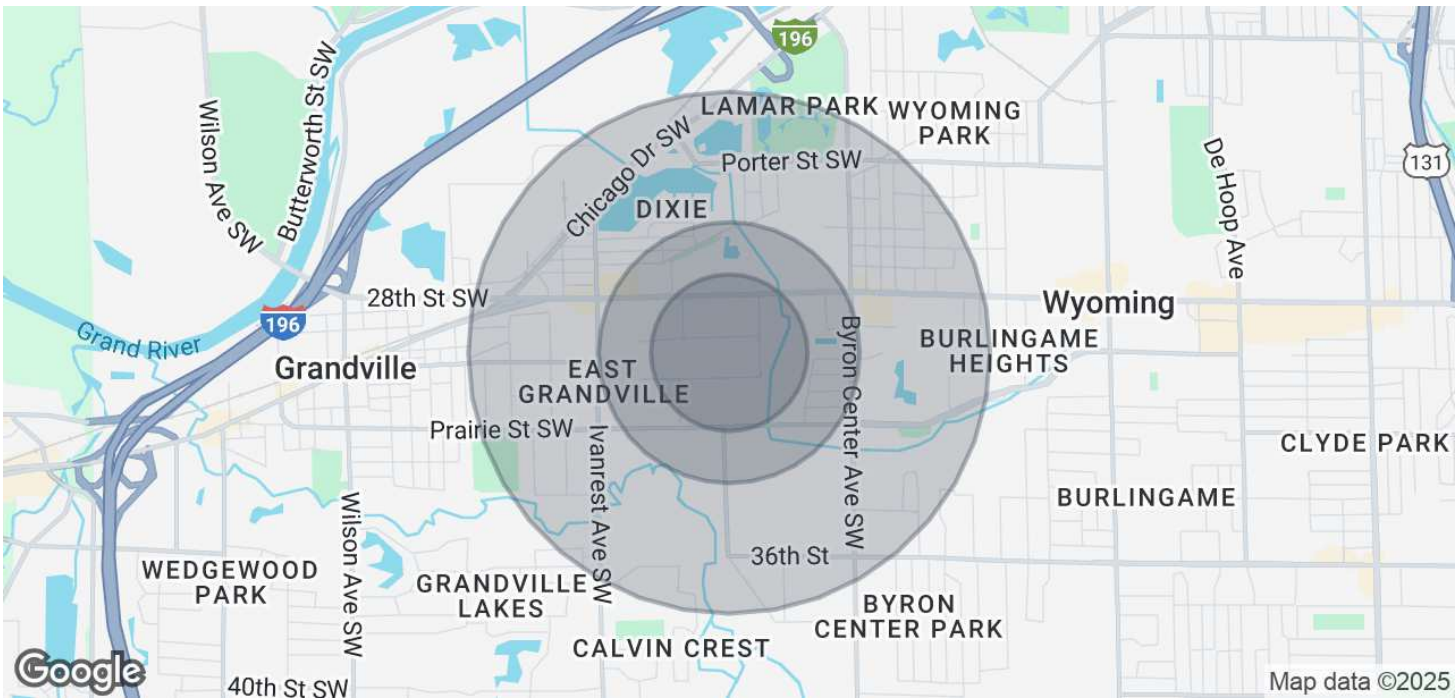


DEMOGRAPHICS MAP & REPORT

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 61 | 1,077 | 10,554 |
| Average Age | 41 | 40 | 38 |
| Average Age (Male) | 40 | 40 | 37 |
| Average Age (Female) | 41 | 41 | 39 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 27 | 470 | 4,468 |
| # of Persons per HH | 2.3 | 2.3 | 2.4 |
| Average HH Income | \$66,786 | \$68,305 | \$70,758 |
| Average House Value | \$219,303 | \$220,273 | \$246,078 |

Demographics data derived from AlphaMap

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USE RESTRICTION

1. The Recitals set forth above are incorporated herein by reference as though fully set forth;
2. No future owner or occupant shall use all or any portion of the Property for any activity that competes (i.e. sells metal and/or plastics to other businesses) with the metals and plastics distribution business as conducted by Alro Steel Corporation. "Competes" shall be defined as the sale or distribution of raw or minimally processed ferrous and non-ferrous metals and engineered plastics (SIC Codes 50 51 and 51 62). "Minimally processed" shall mean materials that have been cut, sheared, plasma-cut, deburred and/or cleaned;
- 3.. This Use Restriction shall be binding upon and inure to the benefit of Alro, and its respective successors and assigns, and shall remain in effect as long as Alro remains a viable entity engaged in the distribution of metals and/or plastics but not more than thirty (30) years. This restriction shall automatically terminate on the earlier to occur of (a) Alro's cessation to operation, or (b) the thirtieth anniversary of the date hereof,
4. Notwithstanding the foregoing, Alro's sole and exclusive remedy for any violation of this restriction shall be to sue for injunctive relief; in no event shall any owner or occupant of the Property be liable for any monetary damages, whether actual, consequential, or punitive.

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

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