

OFFERING **MEMORANDUM**



5505 52nd Street SE, Grand Rapids, MI 49512



NEXT
→

LISTING SNAPSHOT

Advantage Commercial Real Estate is pleased to present a two-tenant, 70,000 SF industrial property, with a partial sale-leaseback opportunity located at 5505 52nd St, Grand Rapids, MI 49512. McCarthy Group occupies 24,500 SF, 35% of the property, and upon close, will sign a lease at \$8.91/SF net lease. The remaining 65% is occupied by Pioneer Molded Products on a short-term, absolute net, lease at a severely under market lease rate.

- 65% Pro Rata is Absolute Net Leased
- Partial Sale Leaseback
- Mark to Market Opportunity



PROPERTY DETAILS

\$6,650,000
Asking Price

70,000
Square Feet

7.00%
Cap Rate

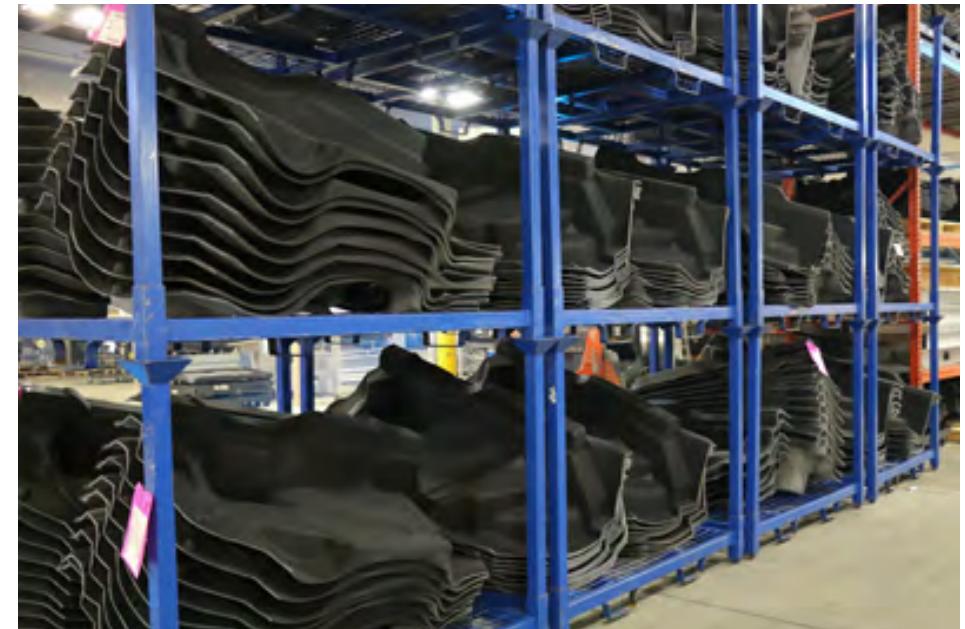
12.39
Acres

\$465,500
NOI

2
Tenants

TENANT SUMMARY

McCarthy Group previously owned Pioneer Molded Products, but recently sold the manufacturing aspect of the business. Regardless the two companies remain cohesive, acting as sister companies.



McCarthy Group is a business development and distribution services firm headquartered in Grand Rapids, Michigan. Founded in 1980, the company provides sales representation, customer service, account management, and warehousing/distribution support for manufacturing partners across industries including automotive, agricultural, packaging, and furniture. McCarthy Group operates as a long-term strategic partner to manufacturers, helping expand market reach through hands-on sales execution and logistics coordination across North America.



Pioneer Molded Products is a manufacturing company specializing in custom molded plastic components and products for industrial and commercial applications. The company focuses on precision molding, quality control, and reliable production to support customers across multiple industries requiring durable, engineered plastic solutions. Pioneer Molded Products operates as a contract manufacturer, providing consistent output and long-term supply partnerships for its customers.

PROPERTY HIGHLIGHTS

Total Building	70,000 SF
Lot Size	12.39 Acres
Parcel Number	41-19-30-400-019
Column Spacing	25' x 50'
Clear Height	27' 2"
Dock Doors	6 2 (1 door is 16')
Frontage	545' on 52nd Street SE
Year Built	2006
Construction	Steel and glass
Signage	Monument
Municipality	Cascade Township
Taxable Value (2025)	\$1,814,582
State Equalized Value (2025)	\$2,312,700
Real Estate Taxes (2025)	\$90,424





A

PROPERTY PHOTOS

A

Parcel outline

B

Front of property



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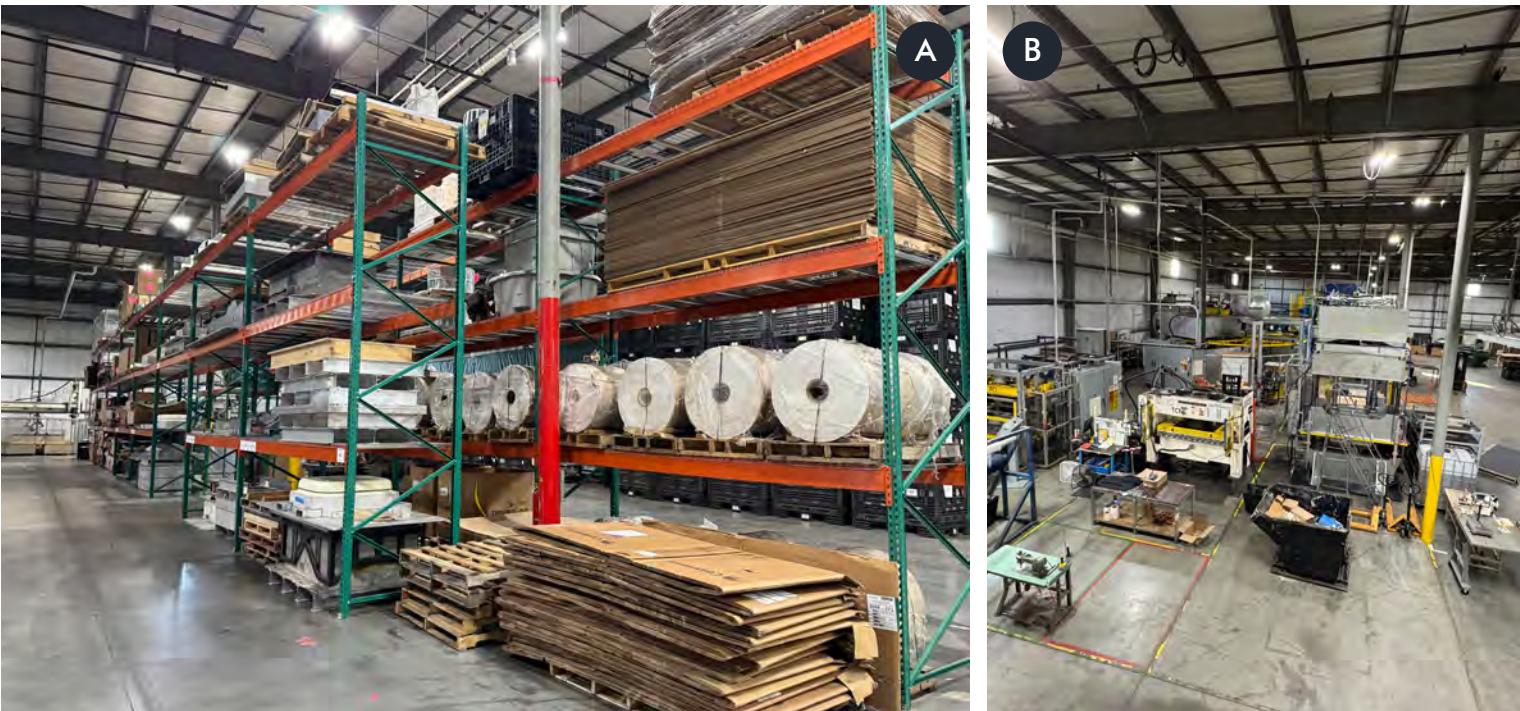
PROPERTY PHOTOS

A Front entrance

B Side entrance

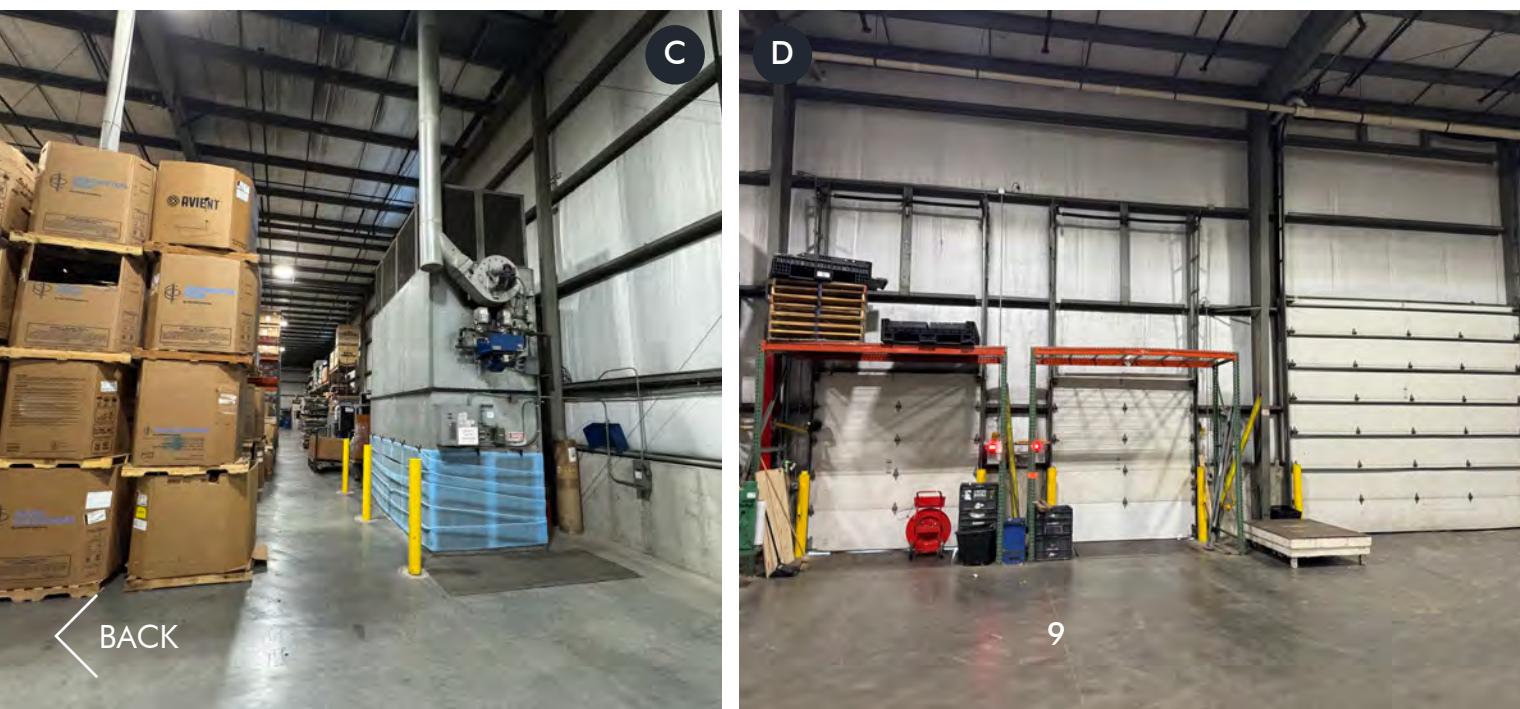
C Back of building

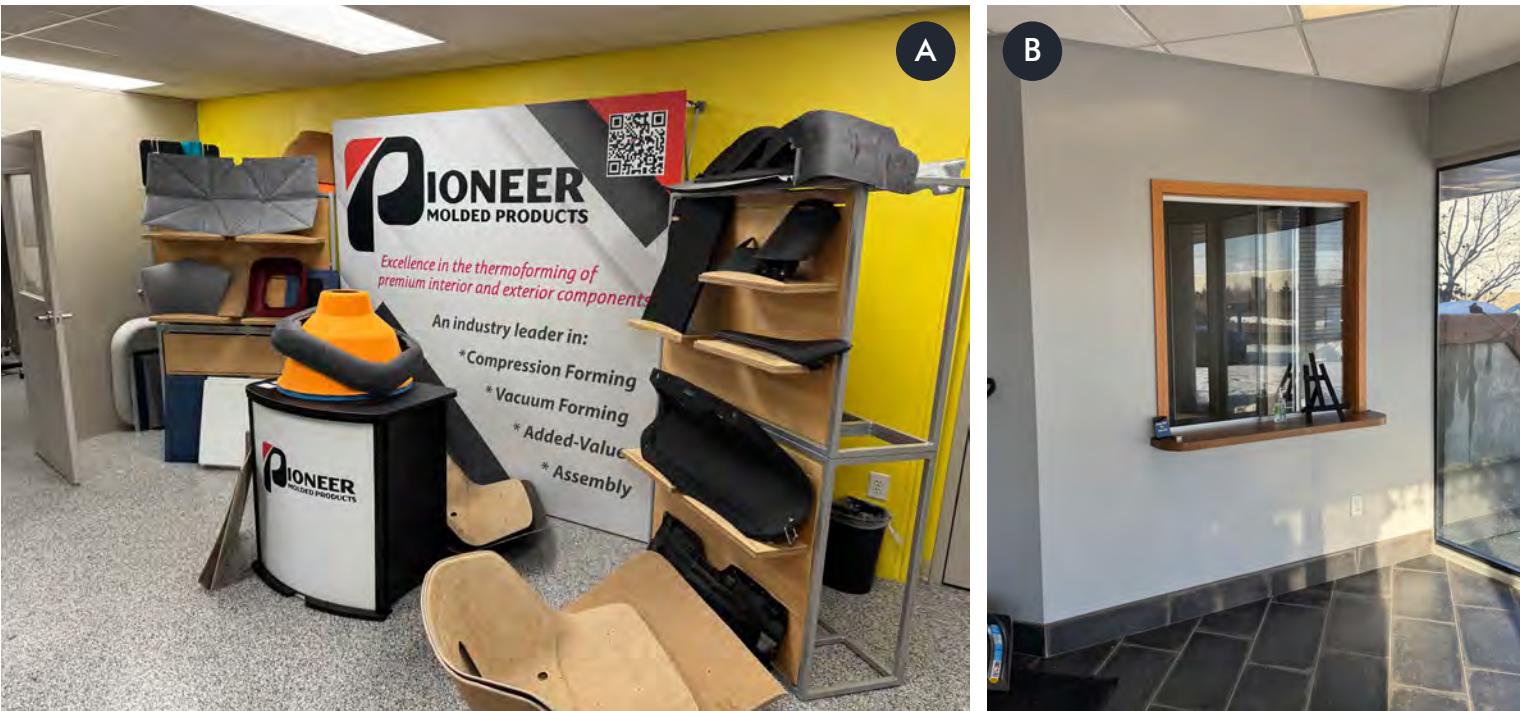
D Back of building



PROPERTY PHOTOS

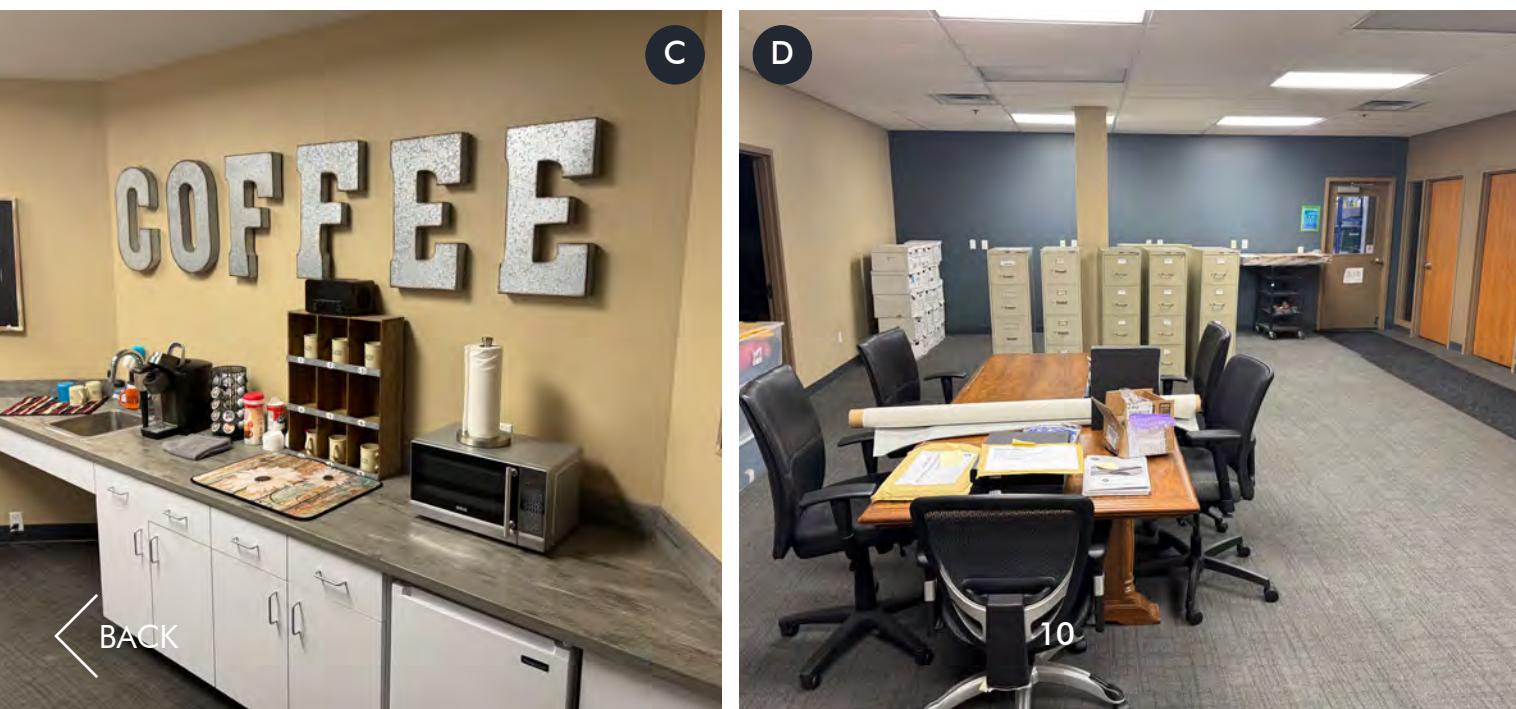
- A** Warehouse area
- B** Warehouse area
- C** Warehouse area
- D** Docks and drive-in doors



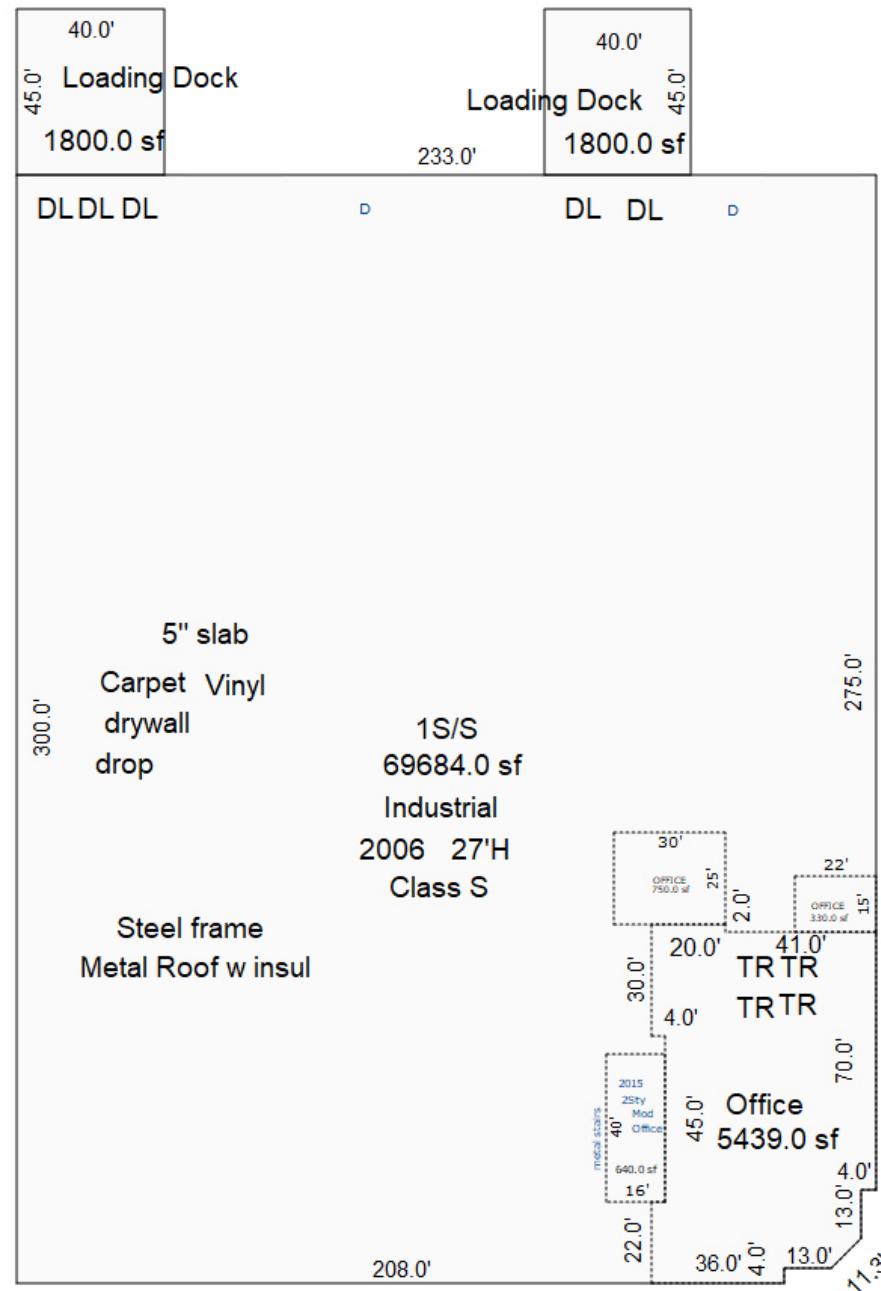


PROPERTY PHOTOS

- A** Office area
- B** Office area
- C** Office area
- D** Office area



CURRENT FLOOR PLAN



POSSIBLE EXPANSION FLOOR PLAN



AREA AERIAL



SITE AERIAL



SITE PROXIMITY

Gerald R Ford International Airport
2 MILES

Downtown Grand Rapids **14 MILES**

Lansing
61 MILES

Detroit
151 MILES

Chicago
184 MILES

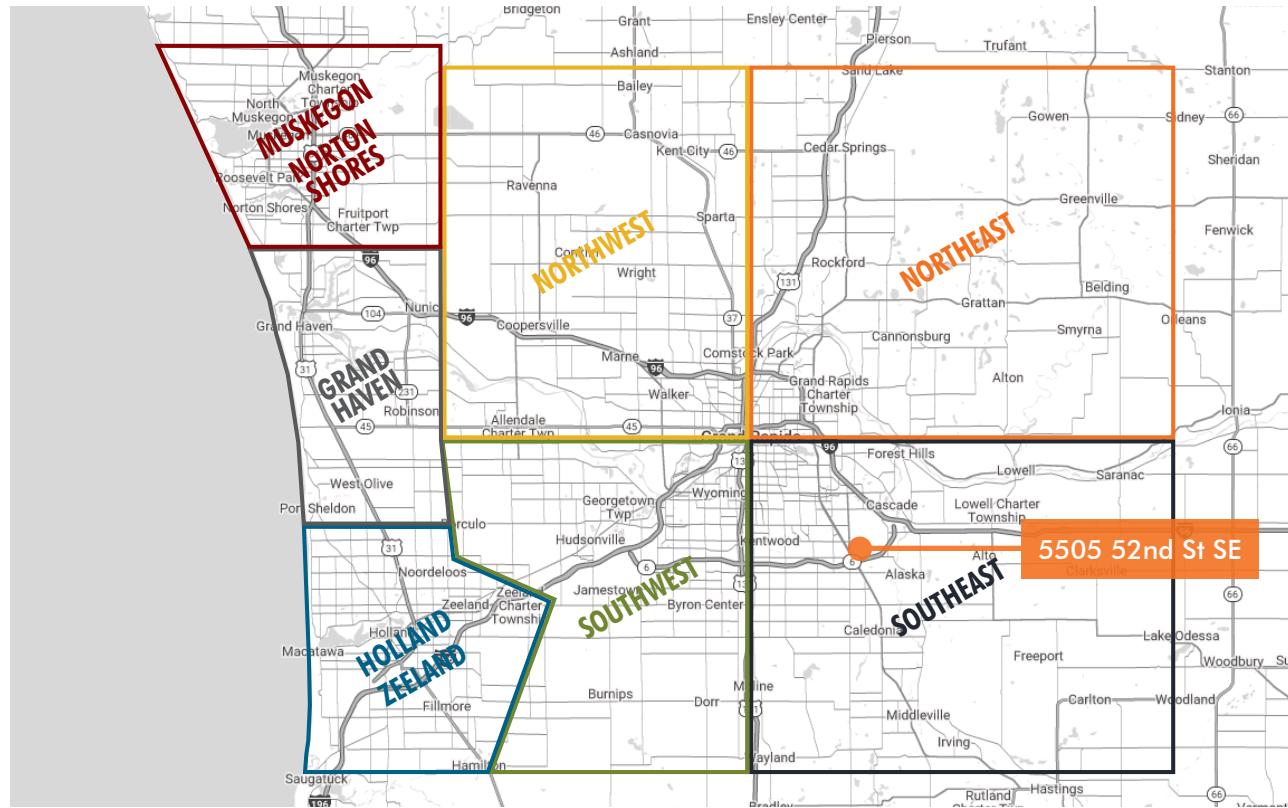
Indianapolis
259 MILES



INDUSTRIAL STATS

BY SUBMARKET 5,000 SF and above

Source: CARWM and
Advantage Commercial Real Estate Research Department



	Inventory	Quarterly total net absorption	YTD total net absorption	Total Vacancy	Total Availability	Weighted Avg Asking rent
Northeast	16,988,526 SF	(248,718) SF	(371,610) SF	3.11%	3.98%	\$6.34/SF
Northwest	32,499,528 SF	(67,212) SF	191,941 SF	1.46%	3.03%	\$5.88/SF
Southeast	65,680,271 SF	128,596 SF	1,145,959 SF	1.13%	2.27%	\$6.46/SF
Southwest	49,318,016 SF	(94,453) SF	(613,207) SF	2.39%	3.44%	\$5.47/SF
Grand Rapids Total	164,486,341 SF	(281,787) SF	353,083 SF	1.78%	2.95%	\$6.04/SF
Muskegon/Norton Shore	20,564,714 SF	(123,102) SF	(72,128) SF	2.06%	3.71%	\$4.30/SF
Grand Haven	12,663,266 SF	(22,951) SF	(27,483) SF	0.86%	2.15%	\$5.30/SF
Holland/Zeeland	44,515,410 SF	(7,825) SF	464,589 SF	2.07%	2.68%	\$6.24/SF
Lakeshore Total	77,743,390 SF	(153,878) SF	364,978 SF	1.87%	2.86%	\$5.57/SF
West Michigan Total	242,229,731 SF	(435,665) SF	718,061 SF	1.81%	2.92%	\$5.89/SF

WEST MICHIGAN OVERVIEW

West Michigan, made up of seven counties including Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newago, is home to over 1.4 million people. Strategically located within a reasonable distance from major markets such as Chicago and Detroit. This advantageous location facilitates efficient transportation and distribution of goods and services. Economics isn't the only reason this location stands out; the area boasts beautiful sandy beaches along the Lake Michigan shoreline. Popular beach towns like Grand Haven, Holland, and Muskegon attract tourists and residents alike for their picturesque lakeside views, water activities, and summer festivals.

Along with the Beauty of the coast, West Michigan is home to the gem that is Grand Rapids. Grand Rapids stands as Michigan's second-largest city, attributed in part to a thriving economy and a reputation as an educational and healthcare hub, with a youthful population that is drawn to the vibrant culture and bustling social scenes.

West Michigan is home to several universities, colleges, and vocational schools that provide a steady stream of skilled graduates. The region's workforce, cultivated by esteemed educational institutions, fuels diverse industries, while its business-friendly environment, brimming with incentives and support, welcomes growth. With a culture of innovation nurtured within entrepreneurial ecosystems, West Michigan offers more than just economic promise. Its high quality of life, lower cost of living, and commitment to sustainability form a holistic tapestry that appeals to those seeking both professional success and personal fulfillment.





The industrial market in Grand Rapids is supported by a strong manufacturing base, a growing logistics sector, and steady regional population and employment growth. Limited land availability and relatively constrained new construction have helped keep vacancies low by historical standards, while demand remains focused on modern, efficient warehouse and light-industrial facilities. Although higher interest rates and economic uncertainty have slowed leasing and development activity somewhat, the market continues to demonstrate long-term stability and appeal for both users and investors.

GRAND RAPIDS OVERVIEW

AREA DEMOGRAPHICS

POPULATION
200,117

MEDIAN AGE
32.1

MEDIAN HOUSEHOLD INCOME
\$65,526

HOUSEHOLD
79,944



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This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner/Advisor and their sources. Financial projections are provided as a reference and are based on assumptions made by Owner/Advisor and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete or accurate descriptions.

This Offering Memorandum was prepared on the basis of information available to the Owner/Advisor in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property. The projected cash flow and other financial information contained herein are for general reference only.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Owner nor its Advisor guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as is" basis, prospective buyers should make their own independent assessments, investigations, and projections

regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Advisor.

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The Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Owner's obligations thereunder have been fully satisfied or waived.

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