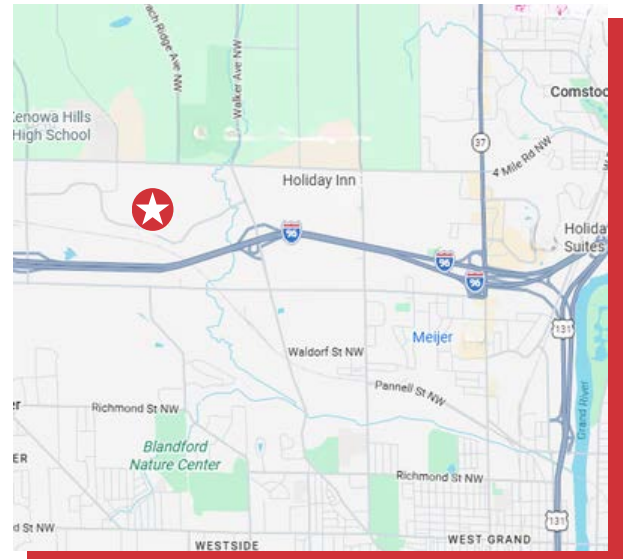


**SINGLE-TENANT
NET LEASE
INVESTMENT
OPPORTUNITY**

2900 NORTHRIDGE DR NW WALKER, MI 49534

- Exceptional opportunity to acquire a well-maintained industrial investment property in Walker's premier Northridge Industrial Park
- 22,600 SF industrial facility for sale
- The property is fully leased to an established industrial user, stable cash flow and minimal landlord responsibilities
- Immediate access to I-96, US-131, and M-45 providing exceptional regional and interstate connectivity
- Robust multiple infrastructure including public water and sewer, power, natural gas, and fiber-optic telecommunications



FOR MORE INFORMATION, CONTACT:

STU KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

EXECUTIVE SUMMARY

FOR SALE
INDUSTRIAL FACILITY

2900 Northridge Drive NW is a single-tenant industrial investment property located in Walker, Michigan. The 22,600-square-foot facility is 100% leased on a triple-net (NNN) basis to Invio Automation, a long-term building occupant.

Invio Automation recently exercised its lease extension through November 30, 2031. An additional five-year renewal option extending occupancy through November 30, 2036 remains. This long-term lease structure provides investors with stable cash flow, minimal landlord responsibilities, and limited near-term lease rollover risk.

Situated within Walker's premier Northridge Industrial Park, 2900 Northridge Dr is a highly desirable location in one of West Michigan's leading industrial and advanced manufacturing corridors. Immediate access to I-96, US-131, and M-45 provides exceptional connectivity throughout the Grand Rapids metropolitan area and convenient access to major Midwest markets.

The surrounding business environment features a strong concentration of advanced manufacturers, automation companies, engineering firms, and logistics providers, creating a well-established industrial ecosystem supported by a skilled workforce. Continued public and private investment in advanced manufacturing, automation, and supply chain infrastructure has strengthened the area's long-term economic outlook and sustained demand for quality industrial facilities.

Overall, 2900 Northridge Drive NW represents a compelling investment opportunity, combining long-term tenancy, predictable income, and a premier industrial location. Its strategic position within an established business park, excellent transportation access, and proximity to a diverse manufacturing base support long-term tenant retention and enduring asset value. The property is well suited for investors seeking dependable cash flow through a stabilized industrial asset in one of West Michigan's strongest industrial markets.

**LONG-TERM
TENANT**

22,600 SF

**100%
LEASED**

**1.58
ACRES**

**BUILT
2002**

**ASKING PRICE
\$2,250,000.00**

6.5% CAP RATE

 **2900 NORTHRIDGE DR NW**
WALKER, MI 49534

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West Michigan

LEASE & TENANT OVERVIEW

FOR SALE
INDUSTRIAL FACILITY



Invio Automation is a leading North American industrial automation systems integrator specializing in the design, engineering, manufacturing, installation, and lifecycle support of highly customized automation solutions for advanced manufacturers. The company serves mission-critical industries including medical devices, life sciences, renewable energy, mobility, logistics, industrial manufacturing, and data center power systems.

LEASE

Tenant	Invio Automation
Lease Commencement	November 1, 2021
Lease Expiration	November 30, 2031 (with one 5-year renewal option remaining)
Lease Type	NNN
Premises	22,600 SF
Permitted Use	Industrial
Base Rent	\$12,252.21
Annual Rent	\$147,026.52
Rent / SF	\$6.51 /SF
Escalations	2.5%
Renewal Option	One 5-year remaining with 6-months advance notice. Rental rate escalates 2.5% over previous year's rent

TENANT

Headquarters	Lansing, MI
Founded	1974 (legacy operations through Eckhart and affiliated automation businesses)
Ownership	Privately held; portfolio company of Arsenal Capital Partners. Arsenal acquired Invio in 2021 and has continued to invest in its expansion strategy, including the 2026 acquisition of Calvary Robotics to broaden its engineering capabilities and manufacturing footprint
Employees	Approximately 530+
Facilities	10 North American locations
Primary Markets	Medical Devices, Life Sciences, Renewable Energy, Mobility, Industrial Manufacturing, Logistics, Data Centers
Business Model	Design-Build-Integrate-Support Automation Systems

 **2900 NORTHRIDGE DR NW**
WALKER, MI 49534

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PROPERTY OVERVIEW

FOR SALE
INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	22,600 SF
Warehouse SF:	20,178 SF
Office SF:	2,424 SF
Parcel Number:	41-13-04-327-002
Municipality:	City of Walker, Kent County
Acreage:	1.58 acres
Parcel Dimensions:	222.57 x 330.99 x 220 x 297.37
Constructed / Renovated:	2002
Condition:	Good
Eve Height:	22'
Clear Height:	20'
Column Spacing:	25' x 50'
Lighting:	Warehouse - LED Office - Fluorescent
Power:	480 v, 3-phase
Gas:	Natural
Sprinklered:	Yes
Compressed Air:	Yes
Floor Drains:	Yes
Loading Docks:	1
Grade Level Doors:	1
Cranes:	No
Signage:	Yes; building and monument
Parking:	Ample surface parking
Fenced Yard:	No
Rail Siding:	No
Zoning:	I-1 Light Industrial

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **2900 NORTHRIDGE DR NW**
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SALE OVERVIEW

FOR SALE
INDUSTRIAL FACILITY

SALE INFORMATION

Price:	\$2,250,000.00
Per SF:	\$99.56 /SF
Parcel Number:	41-13-04-327-002
2025 Taxable Value:	\$562,626.00
2025 Summer Taxes:	\$23,504.15
2025 Winter Taxes:	\$1,674.50
2025 Total Taxes:	\$25,178.65
Possession:	At closing



LEGAL DESCRIPTION

LOT 7 * BLANCH PLAT

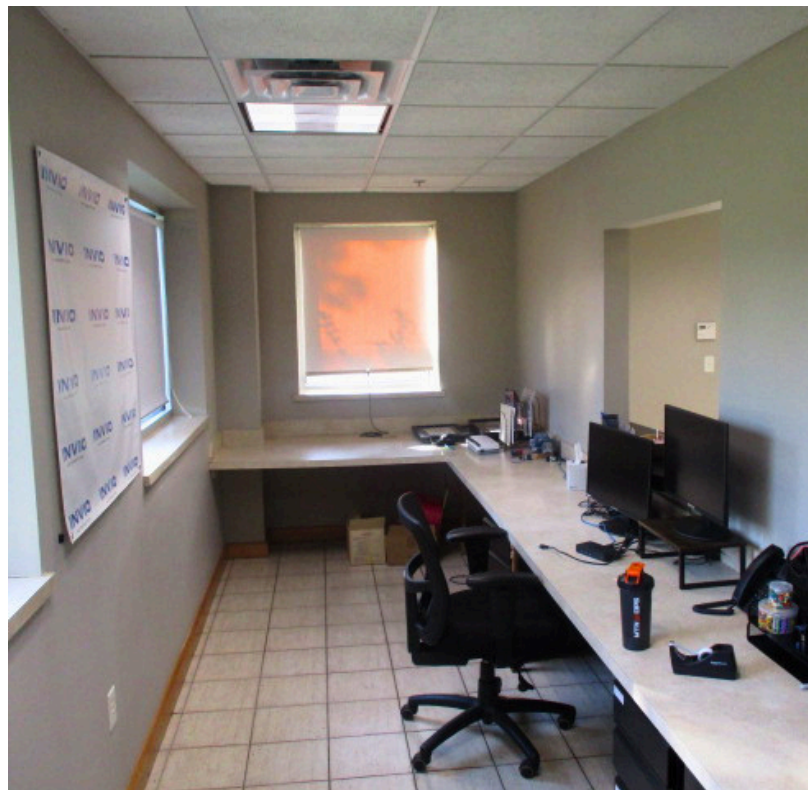
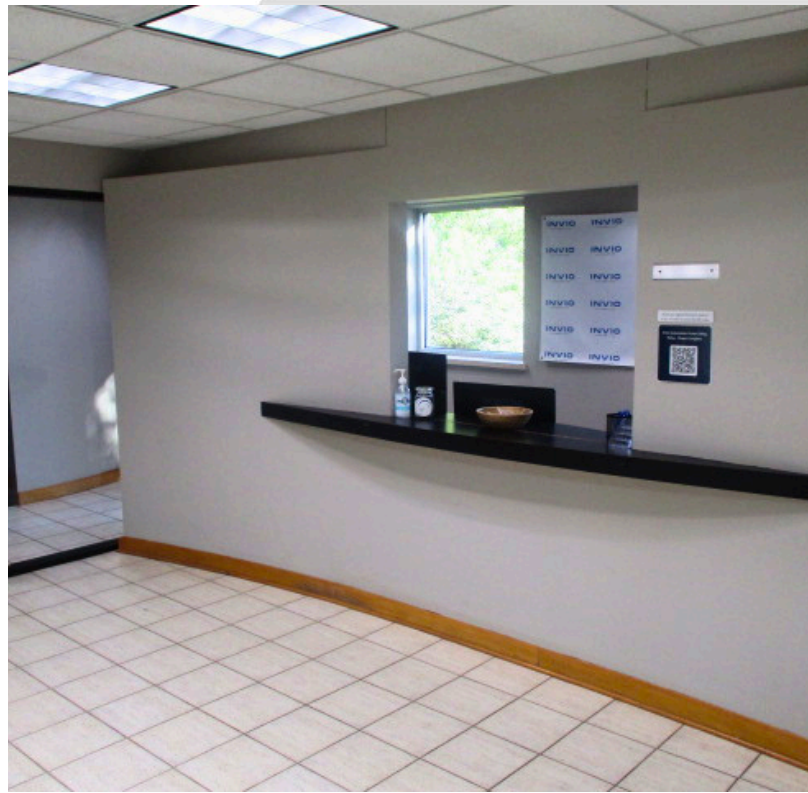
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PROPERTY PHOTOS

FOR SALE
INDUSTRIAL FACILITY

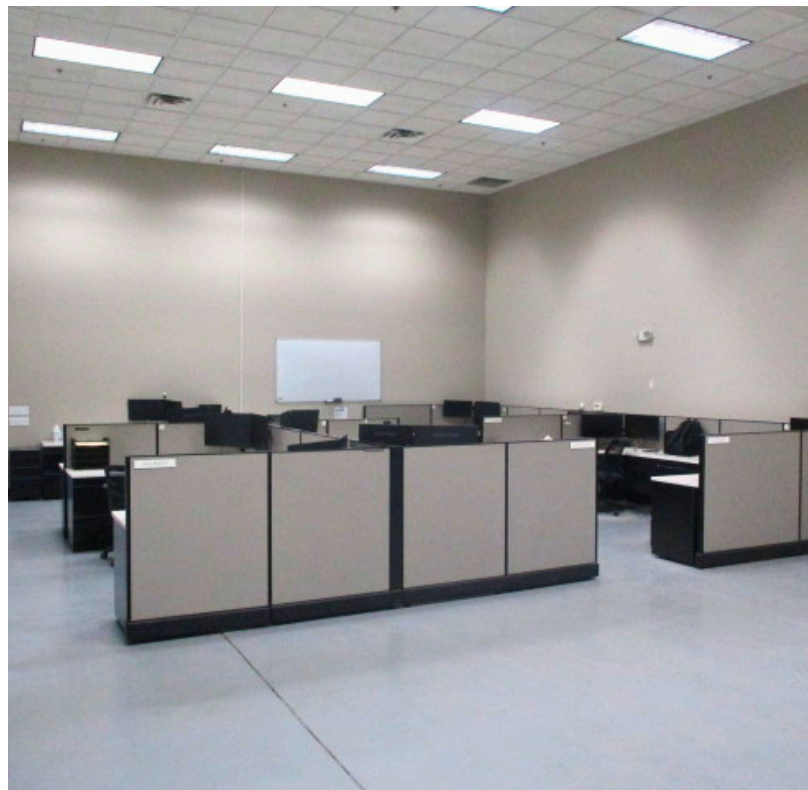
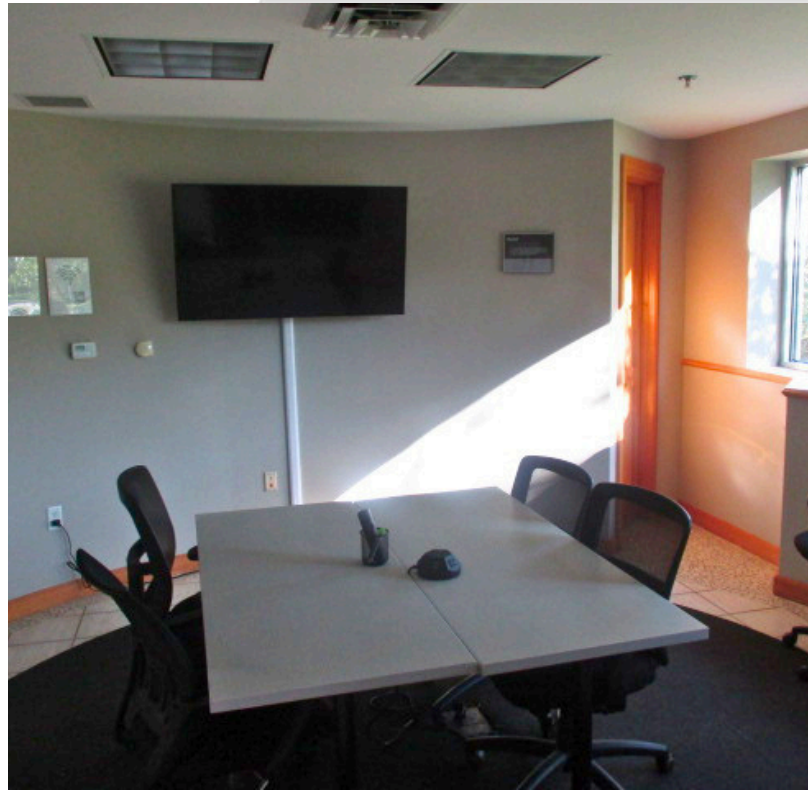
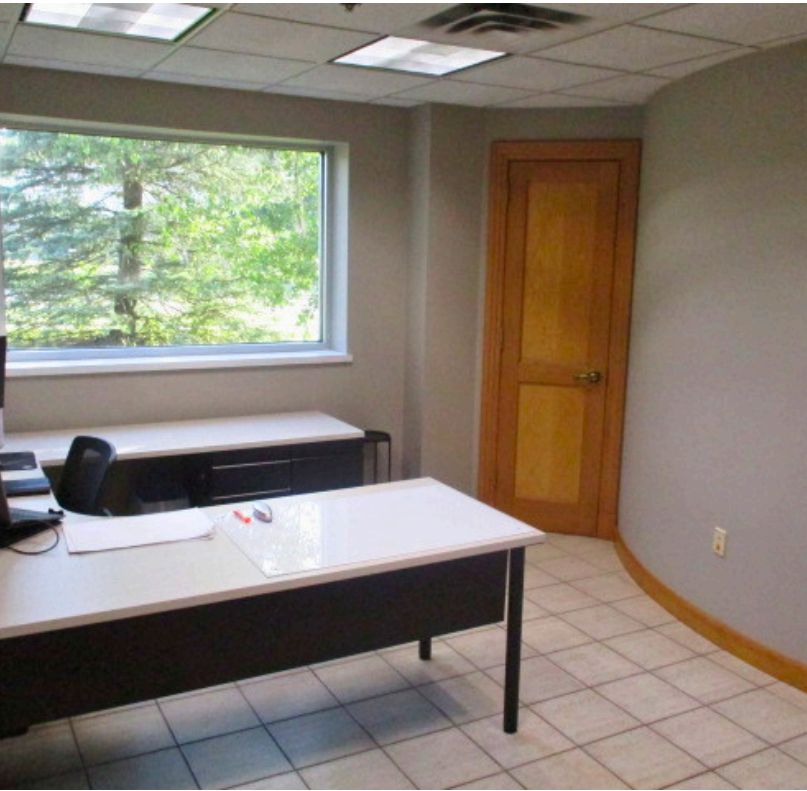


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PROPERTY PHOTOS

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INDUSTRIAL FACILITY

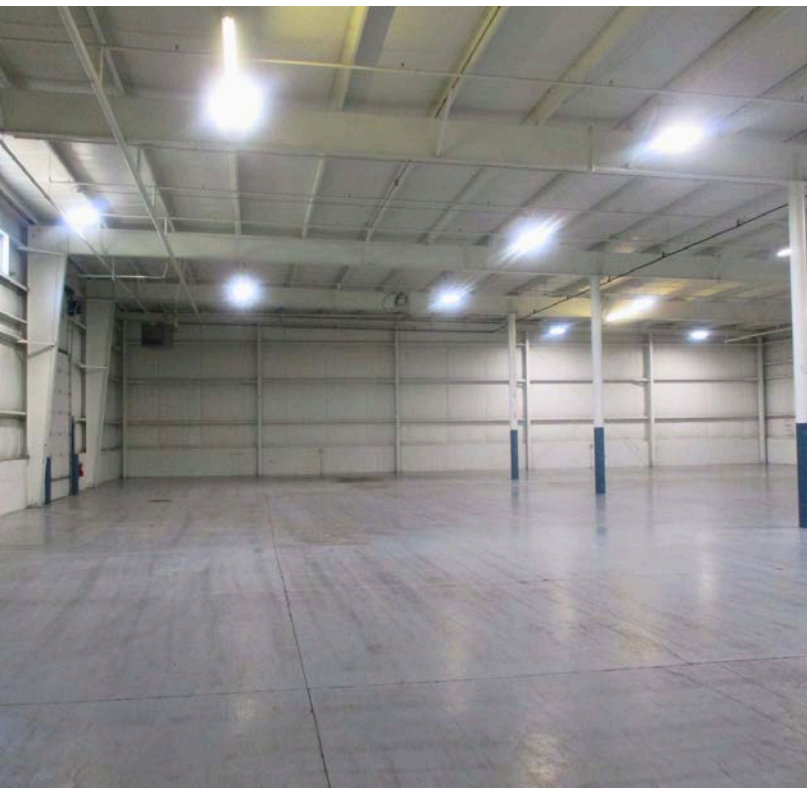


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PROPERTY PHOTOS

FOR SALE
INDUSTRIAL FACILITY



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PROPERTY PHOTOS

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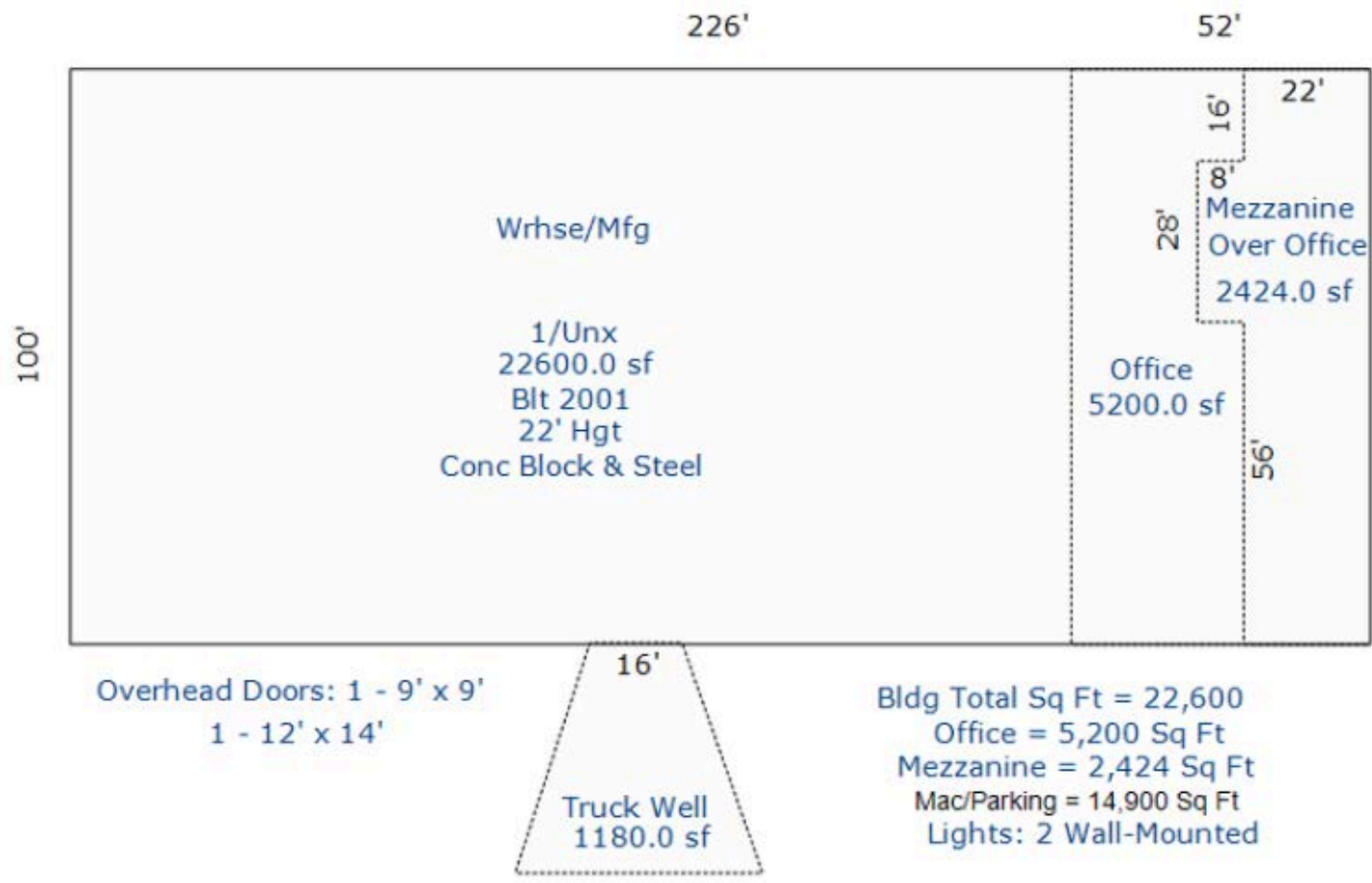


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BUILDING FOOTPRINT

FOR SALE
INDUSTRIAL FACILITY

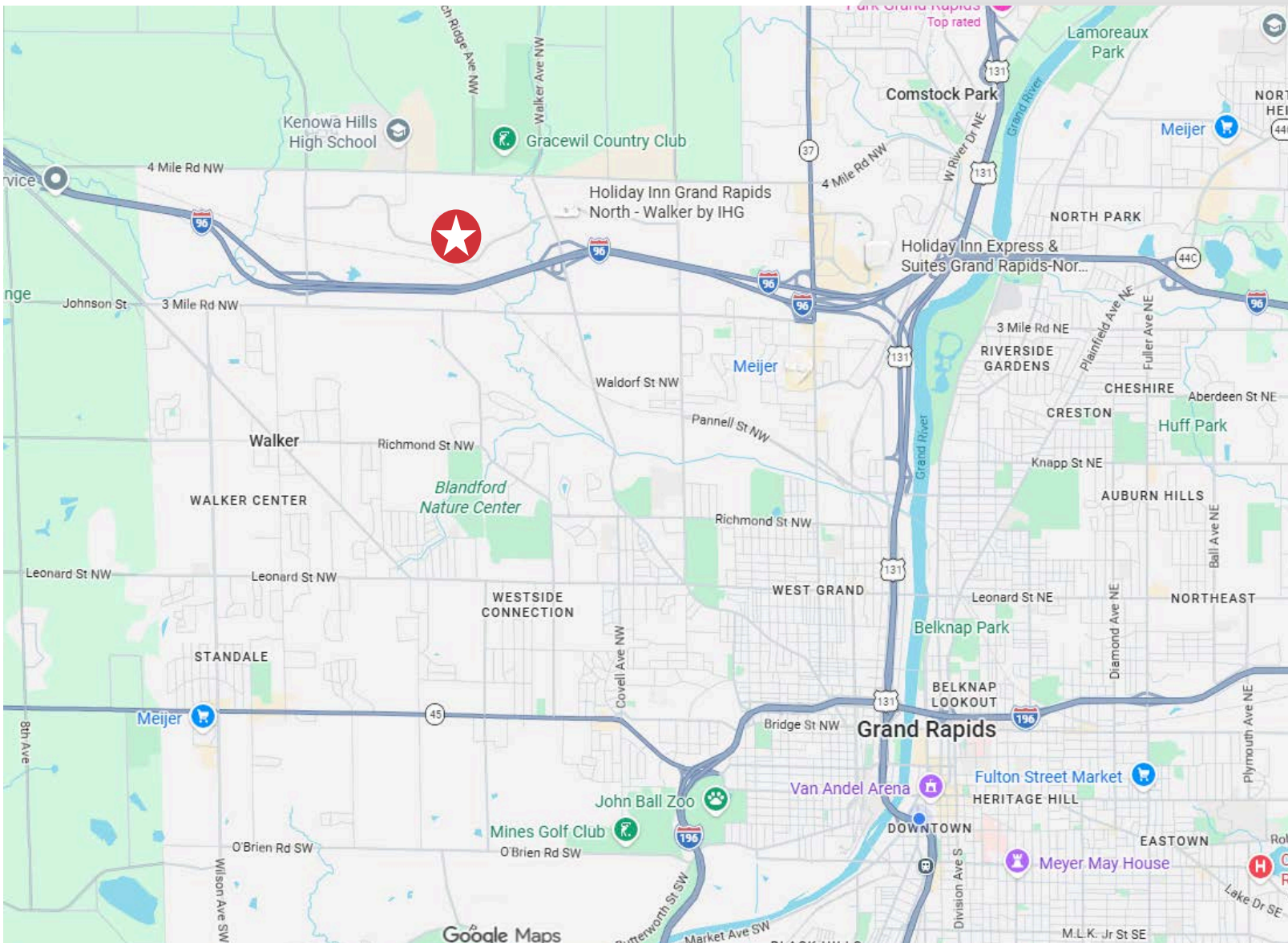


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LOCATION MAP

FOR SALE
INDUSTRIAL FACILITY



PROXIMITY

I-96:	0.7 miles
US-131	3.41 miles
I-196	6.28 miles
M-6	15.11 miles
Gerald R Ford International Airport	19.02 miles

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AERIAL PHOTO

FOR SALE
INDUSTRIAL FACILITY



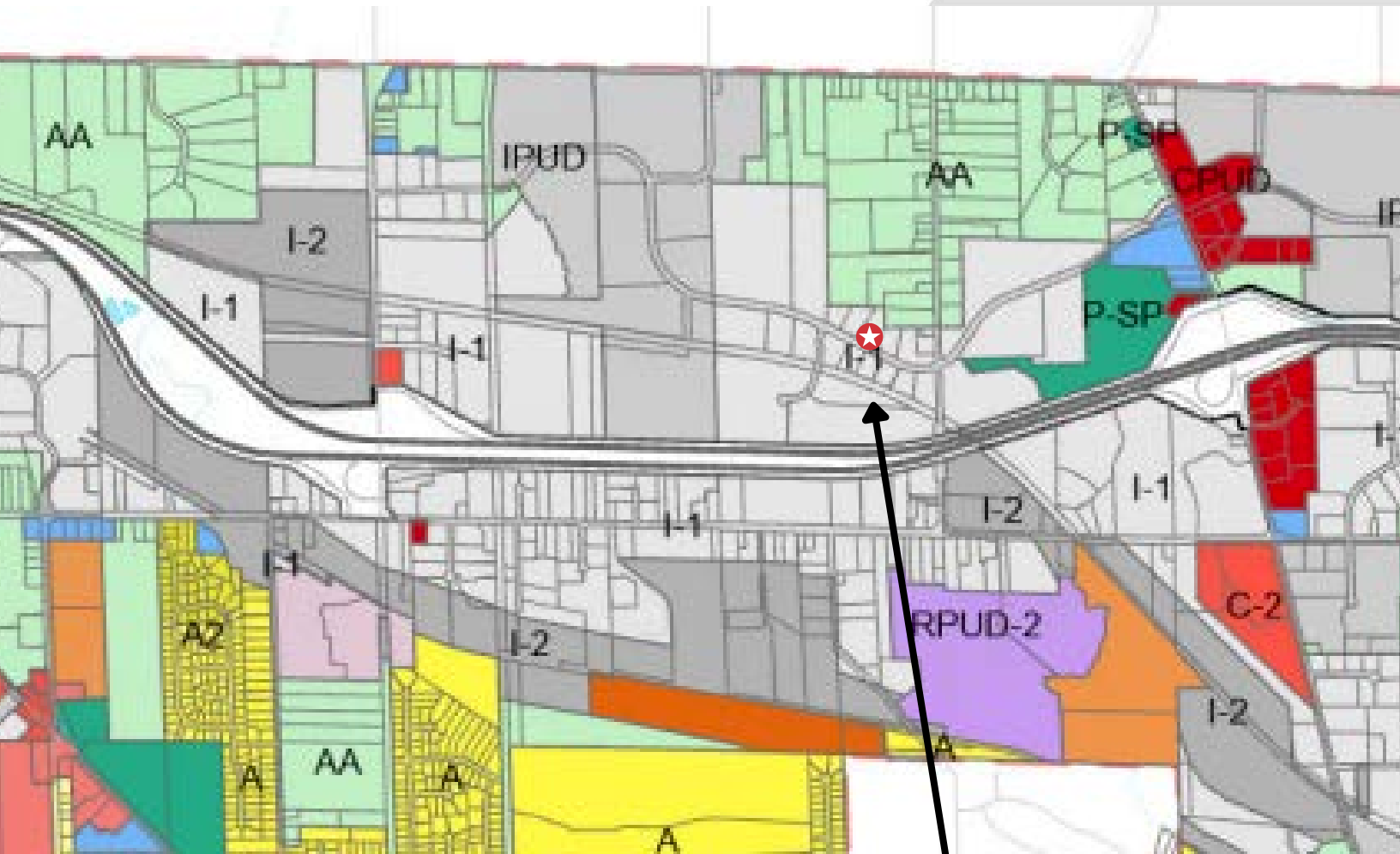
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ZONING MAP

Partial Zoning Map

FOR SALE
INDUSTRIAL FACILITY



Zoning Map

City of Walker, Kent County, Michigan

Effective February 8, 2024.

ZONING DISTRICTS

A, Single Family Residential	MPUD, Mixed Planned Unit Development
A2, Duplex, Two Family Residential	ORP, Office, Research and Parking
AA, Agricultural	P-SP, Public/Semi-Public
ARM-DIST1, Arm Residential	RMT, Mobile Home or Trailer Park
ARM-MULT, Arm Multiple Family	ROW, Right-of-Way
C-1, Local Commercial	RPUD-1, Residential Planned Unit Development
C-2, General Commercial	RPUD-2, High Density-Residential Planned Unit Development
CPUD, Commercial Planned Unit Development	S, Suburban Residential Single Family
I-1, Light Industrial	SA, Suburban Residential Single Family
I-2, General Industrial	RPUD-3, Extra Density
IPUD, Industrial Planned Unit Development	

I-1; LIGHT INDUSTRIAL



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PARCEL MAP

FOR SALE
INDUSTRIAL FACILITY



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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

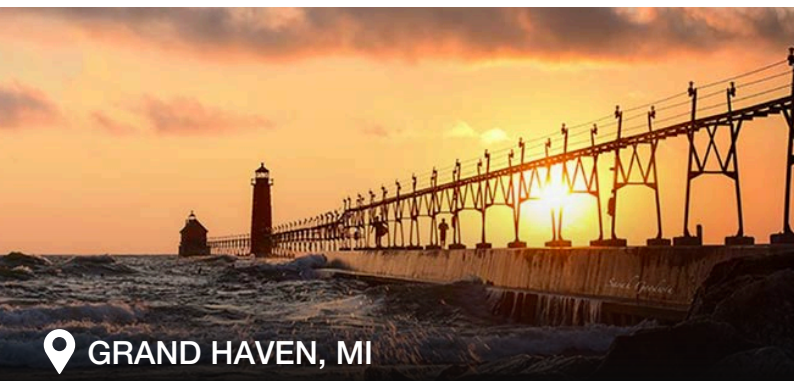
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

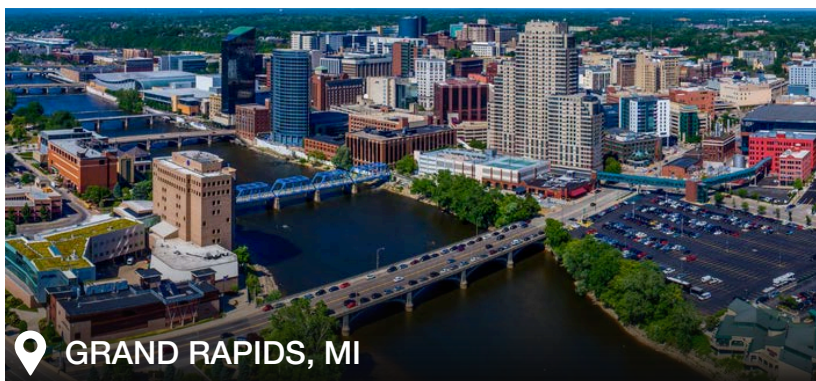


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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