



DEVELOPMENT LAND FOR SALE

Strategically Positioned. Limitless Potential.

Property Highlights

- Near Gerald R Ford International Airport (GRR)
- Unmatched Location; easy access to I-96, M-6 & US-131
- Development Ready; public utilities available & nearby
- Robust Infrastructure; low-risk environment, stable climate
- Pro-Business Environment



Rare opportunity to secure one of the largest development-ready tracts near GRR!

FOR MORE INFORMATION CONTACT:

STUART J. KINGMA, SIOR

O: 616.581.5000

skingma@naiwwm.com

STAY CONNECTED



naiwwm.com

616.776.0100

FOR SALE | 247± Acres – Exceptional Industrial & Data Center Development Site

Near Gerald R. Ford International Airport | Grand Rapids, Michigan

Unlock the potential of one of West Michigan's most unique and expansive development opportunities. This 247± acre contiguous site is ideally suited for a wide range of industrial uses—from advanced manufacturing and warehousing to logistics hubs and next-generation data centers. Strategically located less than five miles from Gerald R. Ford International Airport and offering immediate access to I-96, M-6, and US-131, the site provides unmatched regional and national connectivity for supply chain and operational efficiency.

This development-ready property features access to public utilities, including water, sewer, natural gas, electric, and high-speed fiber—making it ideal for energy-intensive and high-tech operations. The site lies within a low-risk climate zone with minimal natural disaster exposure, offering stability for mission-critical infrastructure. With scale and infrastructure to support both hyperscale data centers and colocation facilities, this property offers a rare opportunity for cloud providers, enterprise IT, or multi-tenant operators seeking reliability, connectivity, and growth capacity.

Zoned or potentially can be rezoned for industrial use, and supported by business-friendly municipalities, this site is a rare find in today's market. Its central location within the Midwest positions it perfectly for national distribution, while the Grand Rapids region offers a strong and skilled labor force, competitive utility rates, and a thriving innovation ecosystem.

Key Highlights:

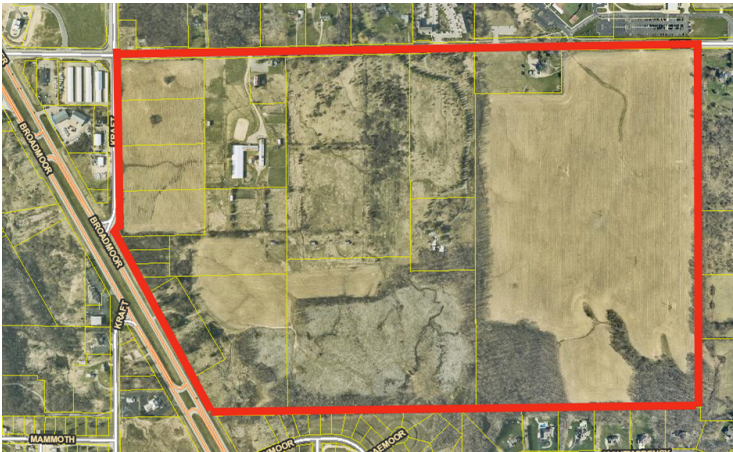
- 247± contiguous acres of prime industrial land
- Less than 5 miles to GRR Airport with direct access to major highways
- Public utilities and high-speed fiber available or nearby
- Scalable for single-user, multi-user, or data-intensive campus development
- Suitable for hyperscale and colocation data center deployments
- Stable climate and low disaster risk — ideal for mission-critical facilities

Don't miss this opportunity to secure one of the region's most strategic, scalable, and infrastructure-ready development sites.

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.

PROPERTY INFORMATION

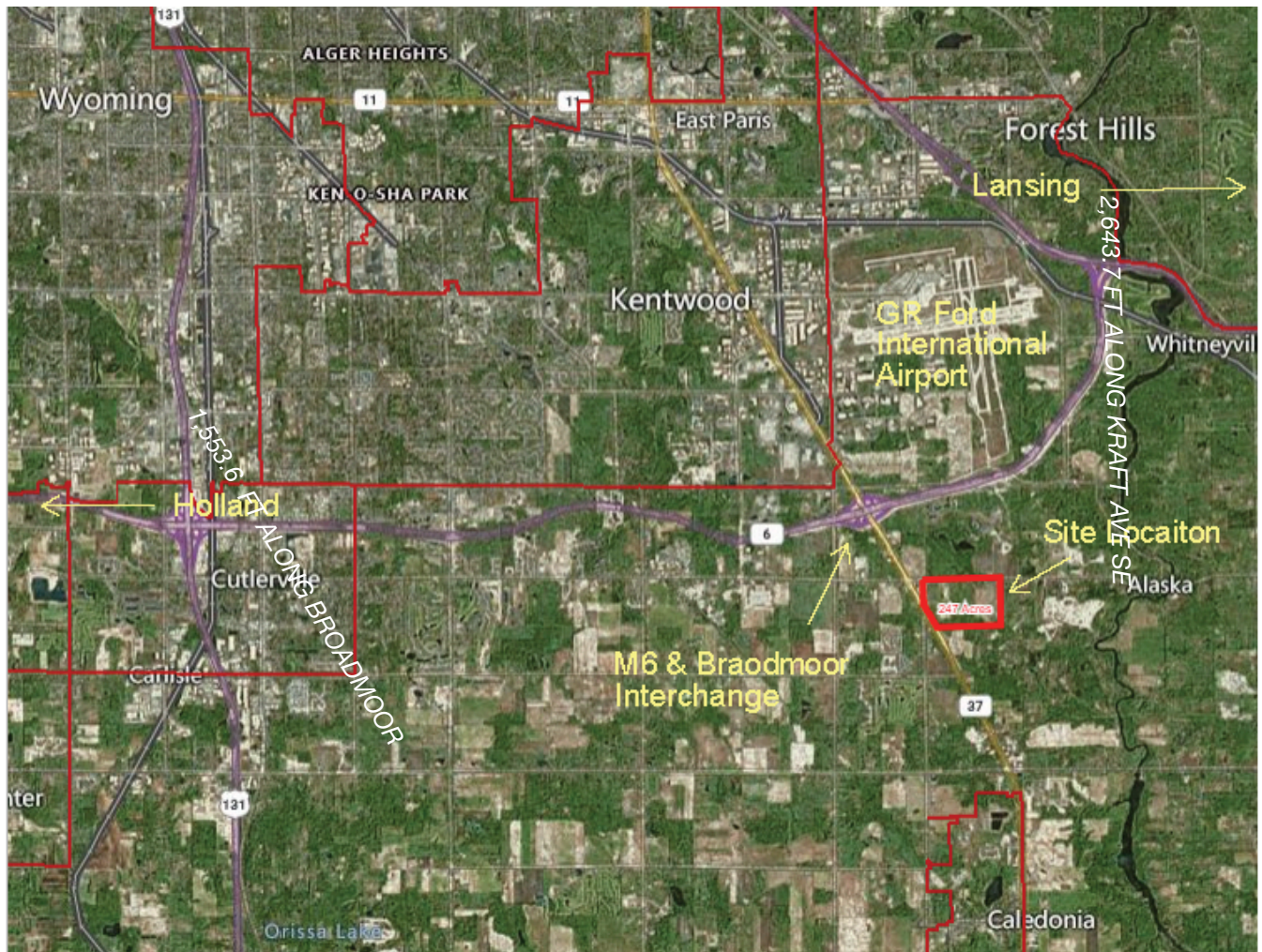
Location:	Exit 15 off M-6 to Broadmoor (M-37) south 2 miles. East on 68 th Street. Sites run along the north side of 68 th St, west of Kraft and east side of Broadmoor (M-37)
Price:	Subject to offer
Acreage:	247 +/- combined acres
Existing Buildings:	there are a couple of small structures that exist that can be demolished
Municipality	Kent County, Charter Township of Caledonia
Signage:	Triple opportunity with frontage along 68 th St., Broadmoor Ave. and Kraft Ave
Electric & Gas Services:	Consumers Power & DTE provide electric and gas services, respectively
Water & Sewer:	Charter Township of Caledonia will provide sanitary and sewer services
Zoning:	Currently a large portion is master planned for light industrial and/or commercial corridor/ office
Combined 2024/2025 Property Taxes:	\$97,555.12



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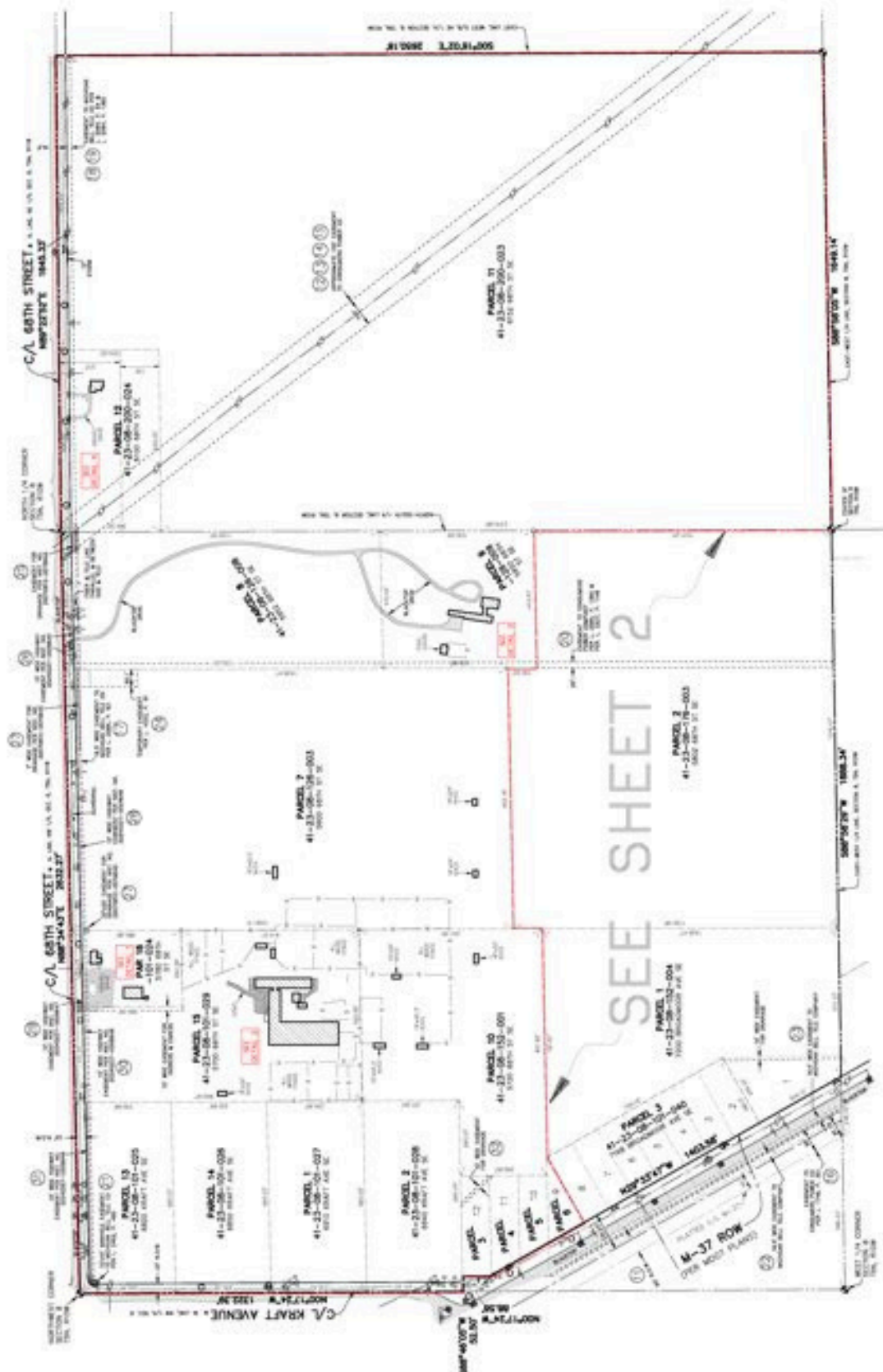


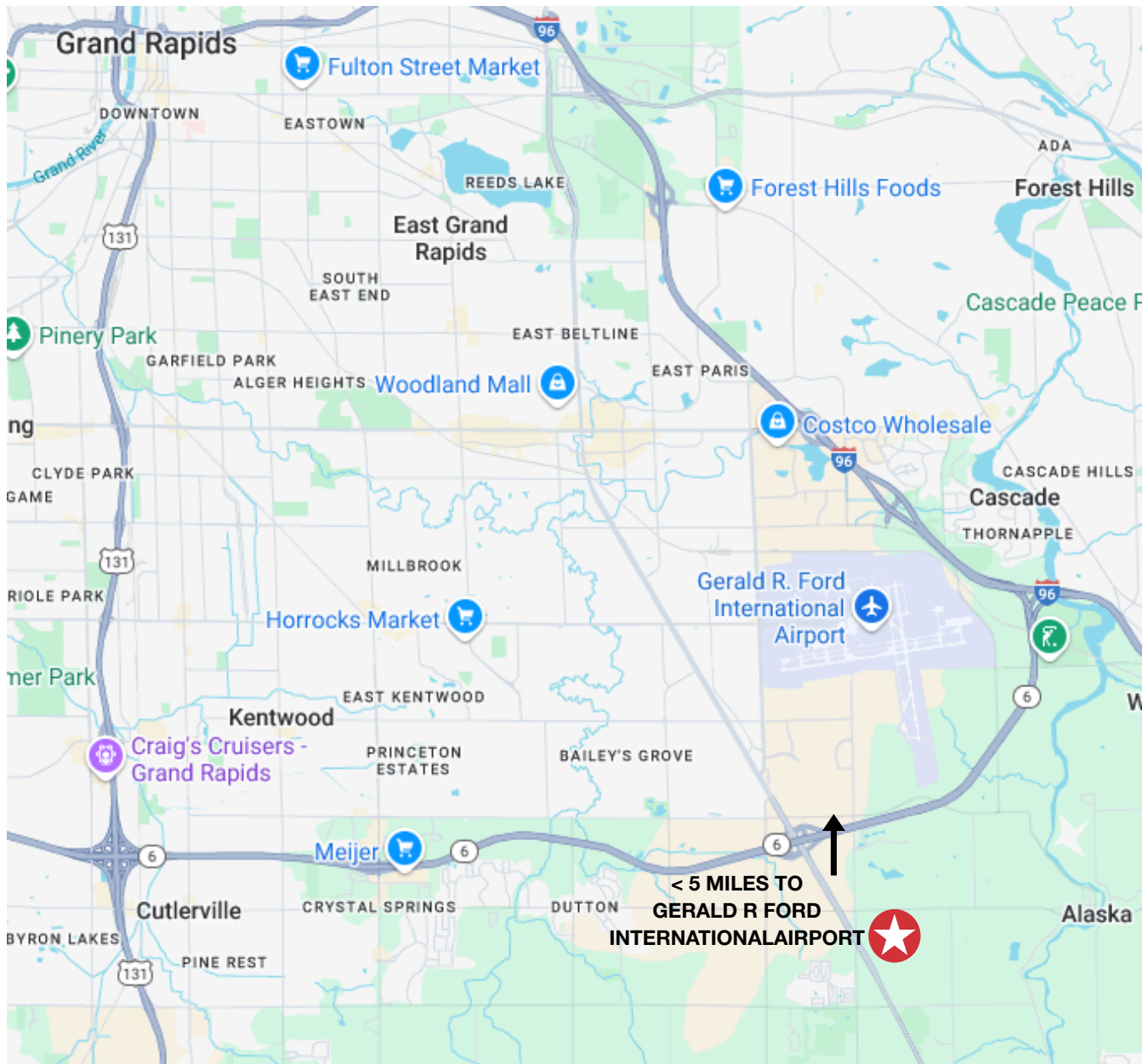
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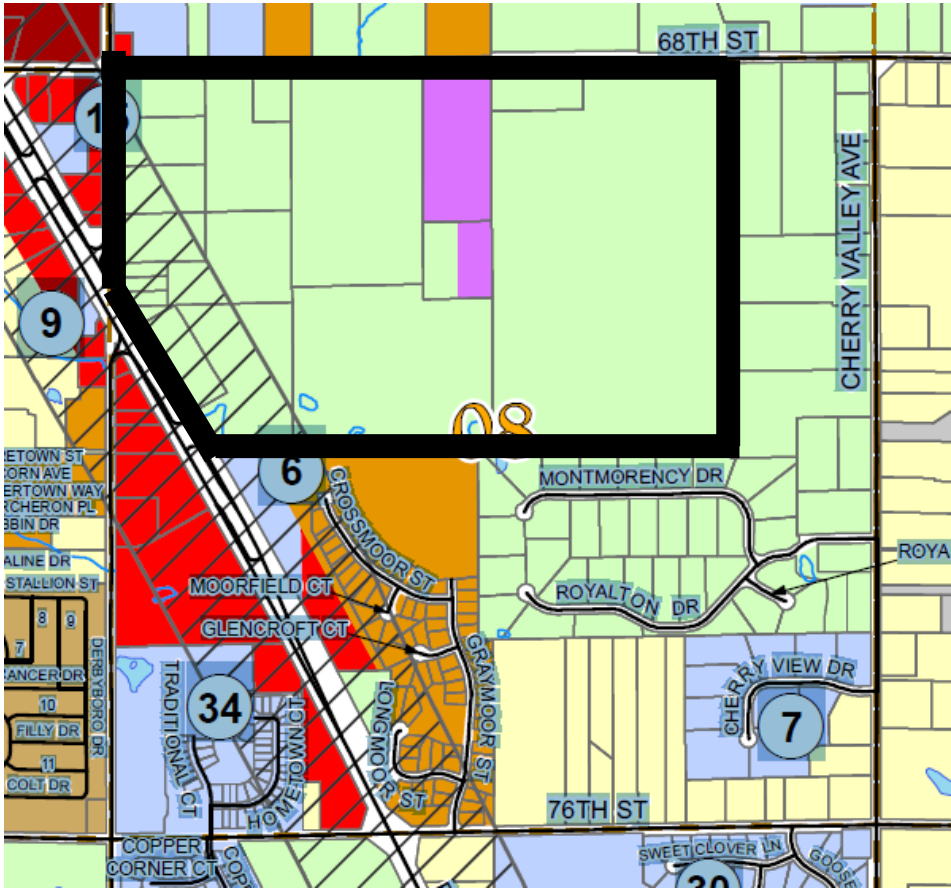


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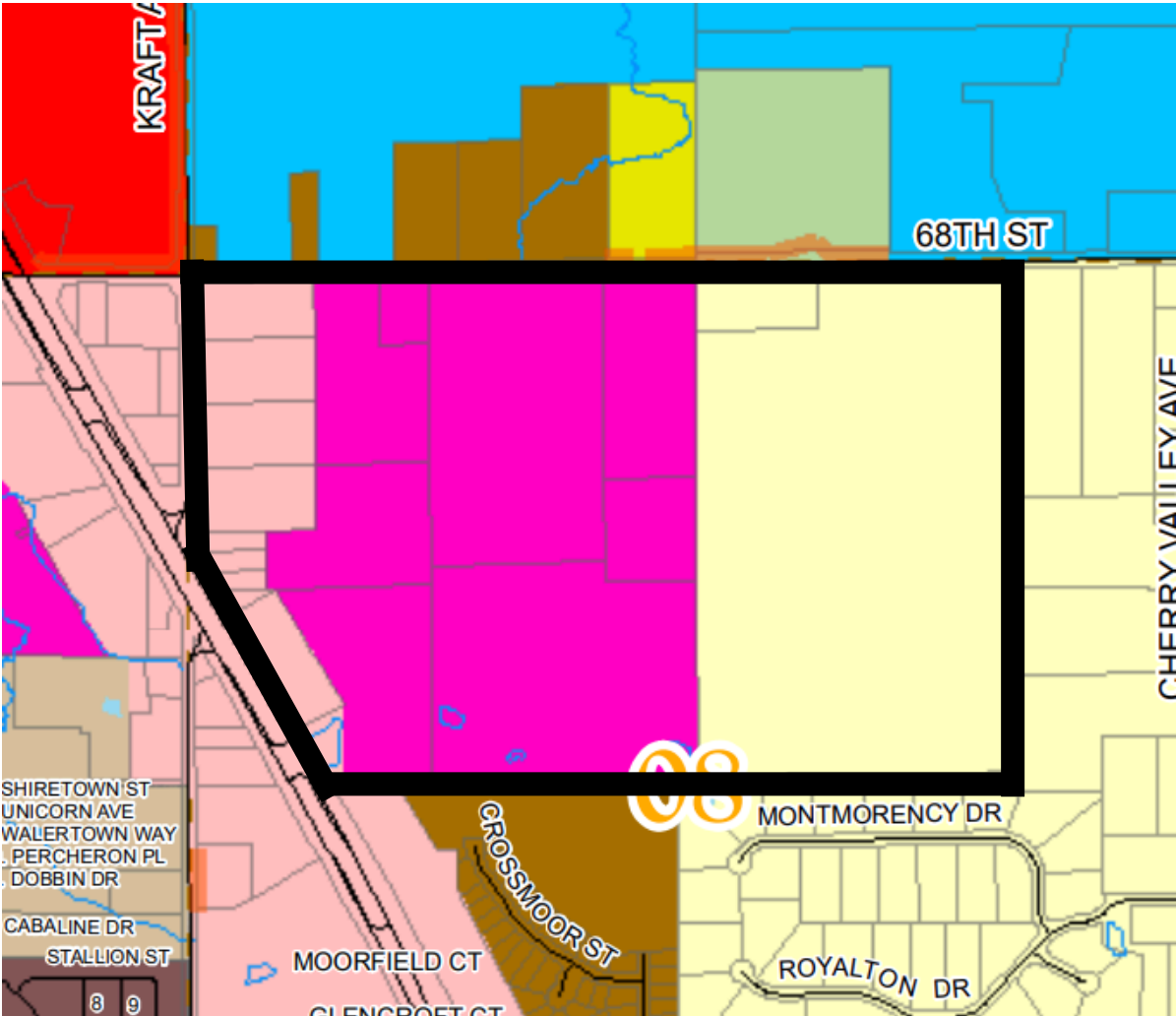


Zoning
Charter Township of Caledonia
Kent County, Michigan
Last Updated: January 2024



- Conditional Rezonings
- M-37 Overlay
- 100-year Floodplain
- Zoning**
 - A, Agricultural
 - R-R, Rural Residential
 - R-1, Low Density Single Family
 - R-2, Medium Density Single Family
 - R-3, Medium Density Multiple Family
 - R-4, High Density Residential
 - C-1, Neighborhood Business
 - C-2, General Business
 - H-C, Highway Commercial
 - I-1, Light Industrial
 - I-2, Heavy Industrial
 - PUD, Planned Unit Development
 - PMR, Planned Mineral Removal
 - MHC, Manufactured Housing Community

Planned Unit Developments	
1 Broadview County Estates	19 The Greens of Broadmoor Country Club
2 Valley Point Industrial Park	20 Copper Ridge
3 Kraft Lake Office Park	21 Valley Point South Industrial Park
4 Austinridge	22 Vermurten Office
5 Reserved	23 Country Turf / Smokin' Joes
6 M-37 Business Park East	24 Jasonville Farms
7 Cherry View Estates	25 Blackstone Estates
8 Gourmet Food / Hydrochem	26 Wing Field Estates
9 Professional Shopping Services	27 Copper Corners
10 Country View Estates	28 Caledonia Crossroads
11 Valley Point West Industrial Park	29 South Point Park
12 River Glen	30 Cherry Valley Woods / Meadows
13 Trent Henry Meadows	31 Scottsmeer
14 Caledonia Rent All	32 Fairbanks Estates
15 Broadmoor Motors	33 Copper Heights
16 Shagbark Condominiums	34 Traditions
17 Spring Valley Estates	35 Meadowview
18 Golfside Meadows	36 Snow Valley

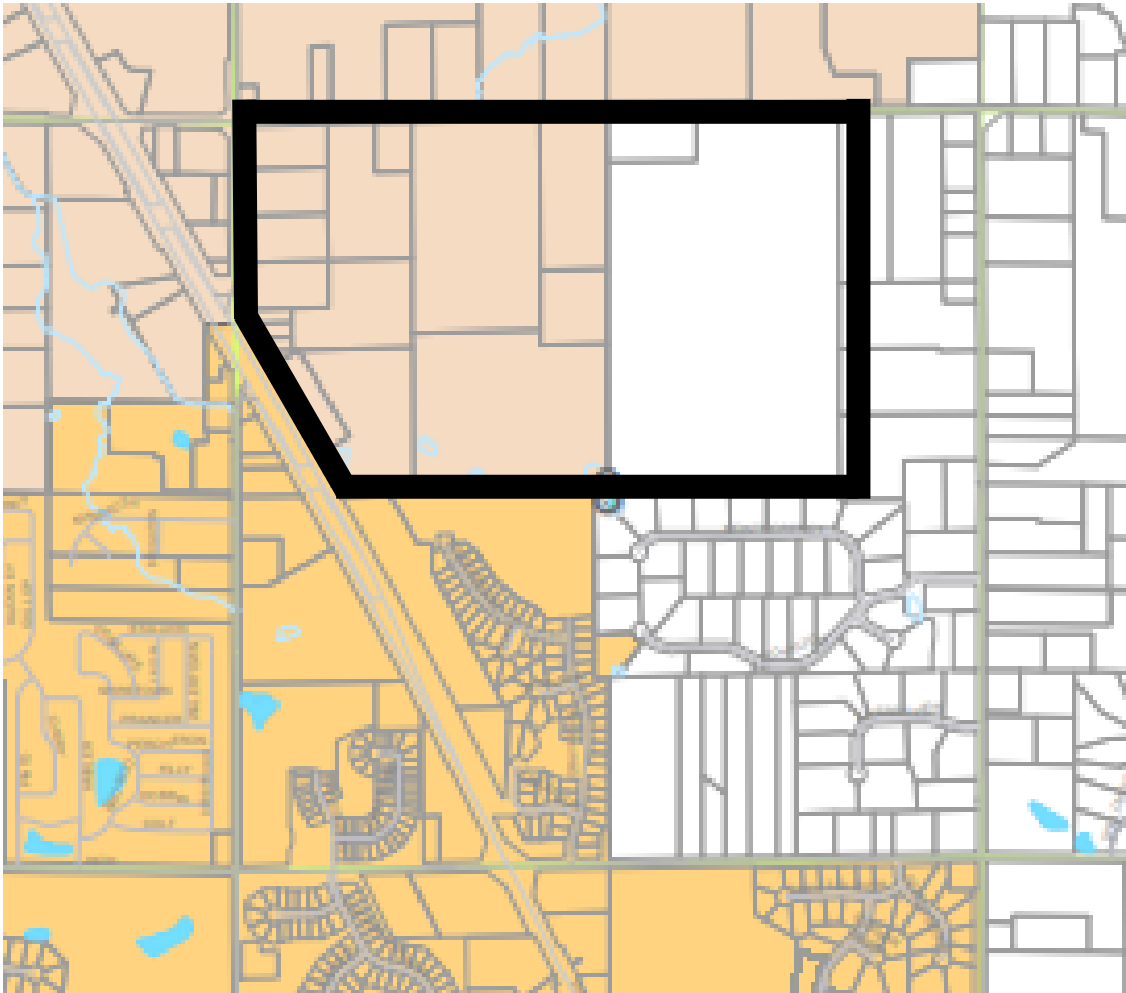


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Future Land Use
January 17, 2024

- Farmland Preservation / Open Space Preservation
- Rural Preservation
- Detached Residential
- Community Residential
- Mixed Residential
- Flex Residential
- Manufactured/Mobile Residential
- Attached Residential
- Neighborhood Commercial
- Corridor Commercial/Office
- Highway Commercial
- Foremost PUD
- Light Industrial
- M37 Sub-Area
- Cemetery
- Schools
- Parks



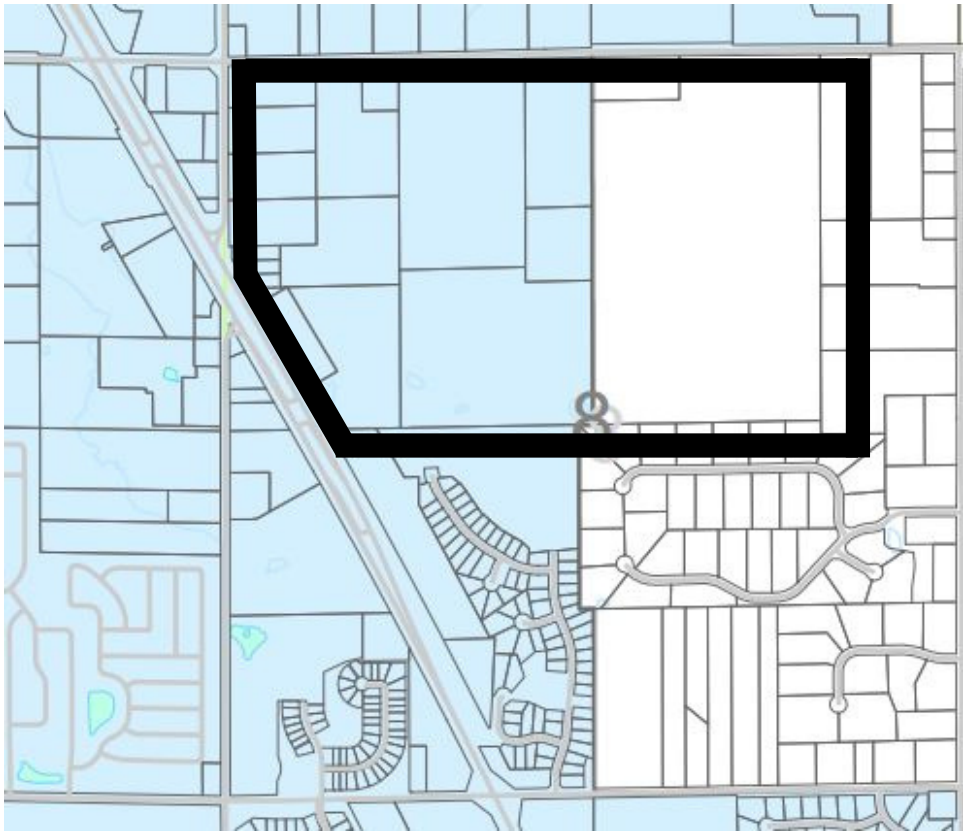
Sanitary Sewer Districts
Overall Map
Caledonia Charter Township
Kent County, Michigan

March 2024

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Village of Caledonia
- 6

Northwest Sewer District
- M37 Sewer District
- Campau/Kettle Lake Sewer District




Caledonia Water Supply District

**Charter Township of Caledonia
Kent County, Michigan**




Water Supply
Service District




1 inch = 4,000 feet

April 2023



Vriesman
& Korhorn



Welcome to

WEST MICHIGAN

Home to thriving city centers and some of Michigan's most pristine shoreline, the west central region of Michigan's Lower Peninsula is inviting and exciting.

michigan.org



GRAND RAPIDS, MI

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.



GRAND HAVEN, MI

In Grand Haven, there's something for everyone year-round. From leisurely strolls along the boardwalk to the summer spectacle of the Coast Guard Festival, boat rides on the water, delightful dining experiences, Winter Fest adventures, and serene beach relaxation, the options are endless.



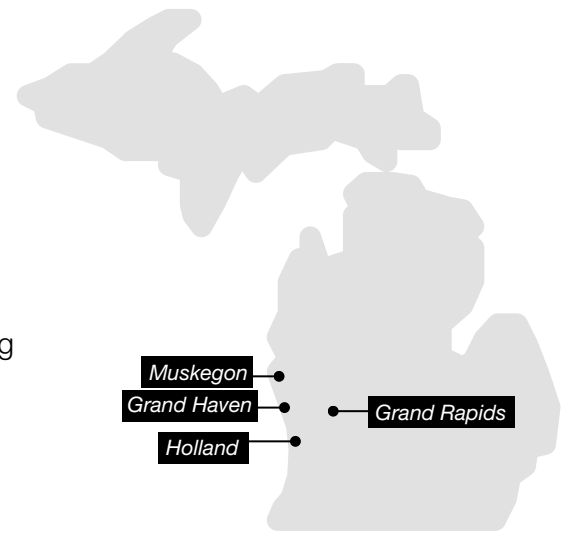
HOLLAND, MI

Holland offers sandy beaches and an acclaimed downtown, merging small-town intimacy with urban conveniences. The city hosts numerous successful businesses, diverse entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.



MUSKEGON, MI

Located 42 miles northwest of Grand Rapids, Muskegon is home to 26 miles of Lake Michigan shoreline and dunes, three state parks, endless outdoor activities, and countless other attractions.



US CITIES WITH THE BEST QUALITY OF LIFE 2024

📍 Grand Rapids

BUSINESS INSIDER

THE ONLY OFFICIAL COAST GUARD CITY, USA

📍 Grand Haven



BEST OF THE MIDWEST AWARD

📍 Holland

MidwestLiving

BEST SMALL CITIES FOR STARTING A BUSINESS

📍 Muskegon

W WalletHub