



**FOR
SALE**

5025 40th Ave.
Hudsonville, MI 49426



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OVERALL PROPERTY INFORMATION

RSF	Sale Price	Acreage	\$/PSF
32,008	\$4,640,000.00	4.7 acres	\$144.96

Buildings Info:

The 5025 40th Ave. property provides extensive outdoor storage opportunities along with three separate buildings for storage and office use. The primary building boasts a high-quality office layout and finishes, a spacious shop area with good clearance height, sprinklers, multiple overhead doors and a drive through wash bay. The smaller two buildings on site offer excellent storage solutions, making this property highly versatile. This fully fenced in property along Chicago Drive is easy to get to and close to major highways making it a great location for many types of users.

Building Specifications



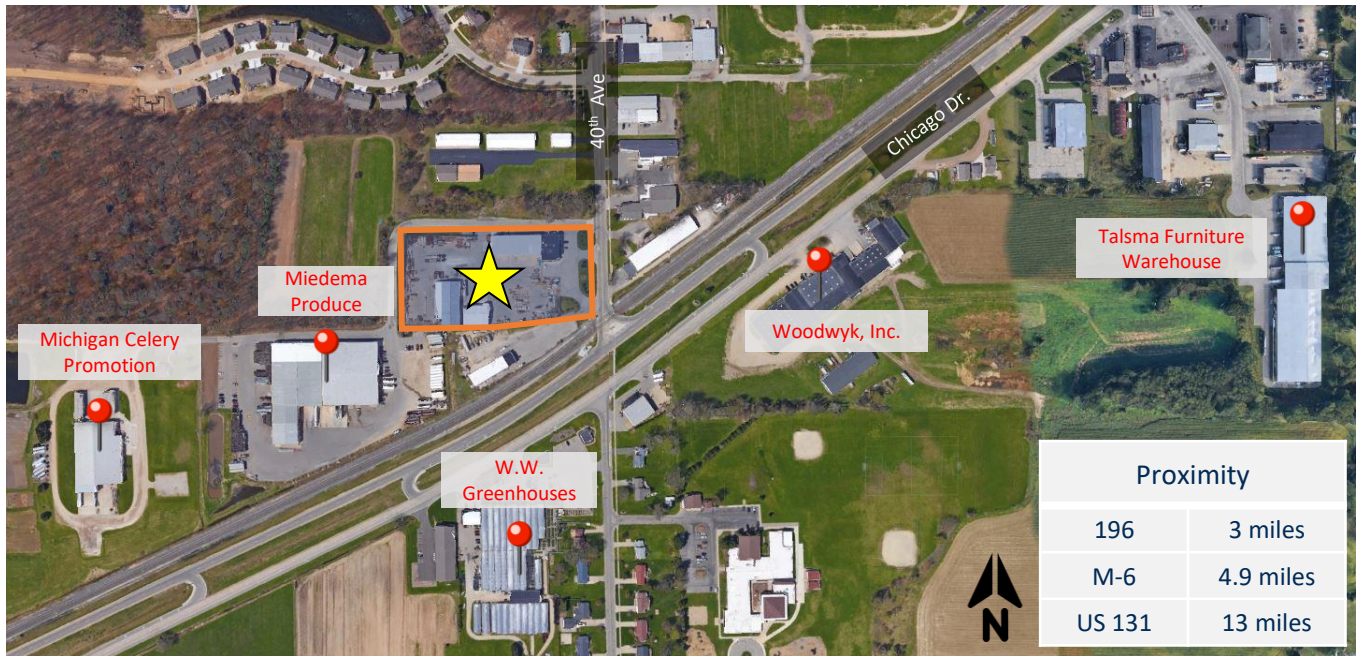
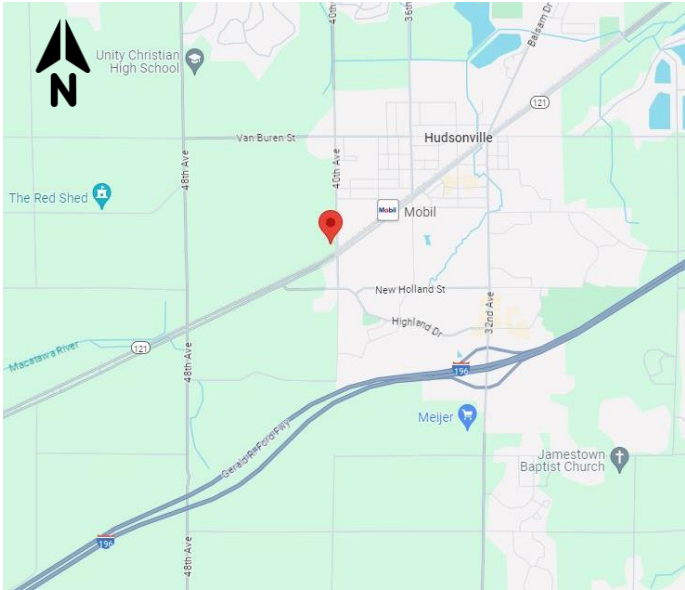
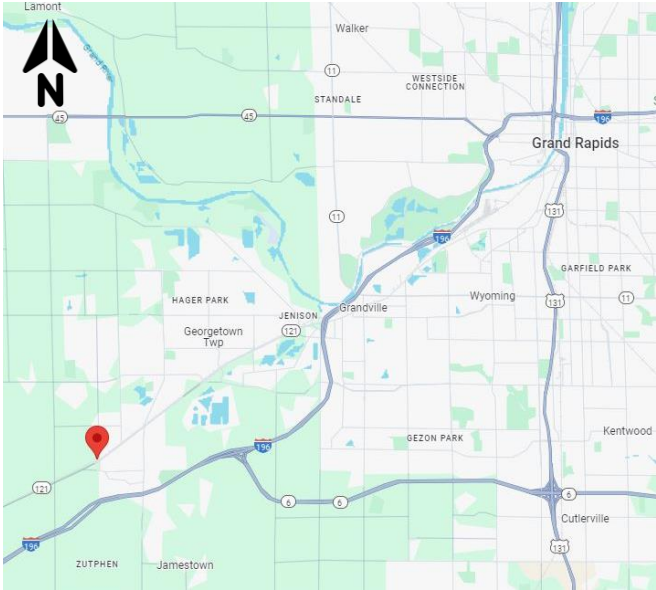
5025 40th Ave.

Total Building SF:	32,008 SF	Air Conditioning:	In Office
Warehouse SF:	22,720 SF	Heating:	Ample
Office SF:	9,288 total on two floors	Signage:	Available
Parcel Number:	70-14-31-400-006	Zoning:	Commercial Improved
Acreage Lot Size:	4.70	Taxing Authority:	Georgetown Township
Frontage:	292'	Gas:	Ample
Year Built:	1965, 1967 & 1998	Electric:	Ample
Roof:	Rubber & Standing Seam	Heating:	Ample
Clear Heights:	16' – 24'	Water/Sewer:	Municipal
Sprinklers:	Yes	OH Doors & Docks:	8 OH Door and No Dock

Building Pictures



Location Maps





Hudsonville Area

Businesses located along Chicago Drive in Hudsonville benefit from a vibrant and growing community. The strategic presence of companies along this corridor has significantly contributed to the area’s economic prosperity. With a 3-mile radius, the population of the Hudsonville Area is about 34,807. It’s clear that Hudsonville and the greater Grand Rapids region are experiencing dynamic growth.

The area's economic strength is reflected in the average household income of \$86,000 and a median home value of \$244,300. As property values continue to rise, it's no surprise that more businesses are choosing to establish themselves here. In the past year alone, there have been 17 commercial real estate transactions within a 5-mile radius of this location, underscoring the strong interest from both businesses and investors in this thriving community.

Source: U.S. Census Bureau, Michigan.gov

Population
Growth



4.08%
since 2020

Traffic
Count



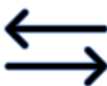
Chicago Dr: 21,594
40th St: 4,277

Average
Income



\$93,535

Commercial
Transactions



17
since 2020-2024

Median Property
Value



\$244,300

Population

