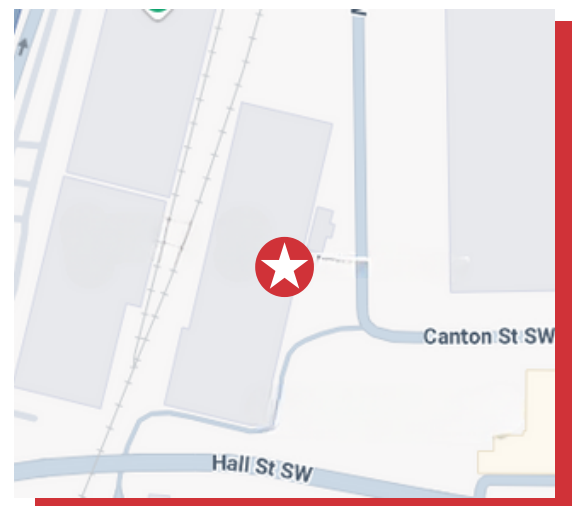




**1111 WALLEN AVE SW & 320 CANTON ST  
GRAND RAPIDS, MI 49507**

Warehouse / Distribution / Manufacturing Building for Sale

- Located in the historic Union Station
- Excellent access; adjacent to US-131
- 10 loading docks with levelers, 1 overhead door
- 36' eave height
- 3,360 SF of nicely appointed offices
- Excellent condition



**LISTING AGENT:**

**STUART J. KINGMA, SIOR**

O: 616.575.7022 | C: 616.581.5000  
skingma@naiwwm.com

**STAY CONNECTED**



naiwwm.com  
616.776.0100

# PROPERTY OVERVIEW

The property at 1111 Wallen Ave SW and 320 Canton Street in Grand Rapids, Michigan houses an industrial facility, the type of which has been in short supply in the west Michigan marketplace. This location can serve multiple operational roles such as light assembly, shipping and distribution, customer service, packaging and warehousing.

At present, the facility has been used primarily for warehousing purposes, however could also be converted to light assembly or manufacturing. The property features an 800 amp, 480-volt, 3-phase power system, 36' eave height, and 10 loading docks to compliment its operational opportunities. The 3,360 sf offices are well appointed and designed to service a variety of uses. This includes an employee breakroom and restroom area which will translate well to future user requirements.

## PROPERTY INFORMATION

<b>Location:</b>	US-131 S to Hall St E to Hynes Ave NE to Wallen Ave
<b>Total Building Size:</b>	104,160 AF
<b>Year Built:</b>	2000
<b>Acreage:</b>	3.67 acres
<b>Construction:</b>	Pre-engineered steel
<b>Roof:</b>	Standing seam metal
<b>Eave Height:</b>	36'
<b>Parking:</b>	Surface lot; ~50 spaces
<b>Security System:</b>	Yes
<b>Zoning:</b>	SD-IT (Special District - Industrial Transportation)
<b>Municipality:</b>	City of Grand Rapids
<b>PPN:</b>	41-13-36-451-008 & 41-13-36-453-007

## UTILITIES

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE Energy
<b>Sanitary Sewer:</b>	City of Grand Rapids
<b>Storm Sewer:</b>	City of Grand Rapids
<b>Water:</b>	City of Grand Rapids

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.

## SALE INFORMATION

Price:	\$9,750,000.00
Per SF:	\$93.61 PSF
Municipality:	Grand Rapids
PPNs:	41-13-36-451-008 & 41-13-36-453-007
Assessed Value*:	\$2,579,900.00
Taxable Value*:	\$1,879,735.00
Summer Taxes*:	\$82,392.12
Winter Taxes*:	\$3,253.68
Total Taxes*:	\$85,644.80

\* Figures represent both parcels combined for Tax Year 2024

## LEGAL DESCRIPTION

**411336451008** PART OF LOTS 47 THRU 57 INCL ALSO PART OF VAC PUTNAM ST /66.0 FT WIDE/ ALSO PART OF LOT 117 AMENDED PLAT OF LOTS 74 THROUGH 88, INCLUSIVE, THE GRAND RAPIDS AND INDIANA RAILROAD GROUNDS, THE GRAND RIVER VALLEY RAILROAD GROUNDS, AND VACATED PO.

**411336453007** PART OF LOT 117 AMENDED PLAT OF LOTS 74 THROUGH 88, INCLUSIVE, THE GRAND RAPIDS AND INDIANA RAILROAD GROUNDS, THE GRAND RIVER VALLEY RAILROAD GROUNDS, AND VACATED PORTION OF CANTON STREET, CAULFIELD'S ADDITION AND PART OF LOTS 107, 108 & 109 DESC AS - COMMON W LINE OF LOT 116 100.05 FT S 88D 25M 05S W & 33.01 FT S 0D 06M 35S E FROM NE COR OF LOT 116 TH S 0D 08M 35S E 158.36 FT ALONG E LINES OF SD LOTS 117 & 107 TH N 74D 37M 36S W 21.40 FT TO A PT BEING S 88D 28M 30S E 30.0 FT & S 1D 31M 30S W 20.0 FT FROM THE NW COR OF SD LOT 107 ON A LINE WHICH WHEN EXT INT E LINE OF SD LOT 105 AT A PT BEING 50.0 FT SLY FROM NE COR OF SD LOT 105 TH N 78D 31M 42S W 115.79 FT TO A PT ON N LINE OF SD LOT 109 SD PT BEING 34.0 FT WLY FROM NE COR OF SD LOT 109 TH N 88D 28M 30S W 147.20 FT ALONG S LINE OF LOT 117 TO ELY LINE LOT 118 TH N 26D 48M 51S E ALONG ELY LINE OF SD LOT 123.38 FT TH N 35D 16M 20S E ALONG ELY LINE OF SD LOT 26.24 FT TH S 88D 25M 05S E 210.13 FT TO BEG \* SEC 36T7N R12W SPLIT ON 12/26/2006 FROM 41-13-36-384-001, 41-13-36-404-001, 41-13-36-451-007, 41-13-36-453-005, 41-13-36-453-006, 41-13-36-455-002, 41-13-36-455-003, 41-13-36-503-042;

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# BUILDING OVERVIEW

## WAREHOUSE INFORMATION

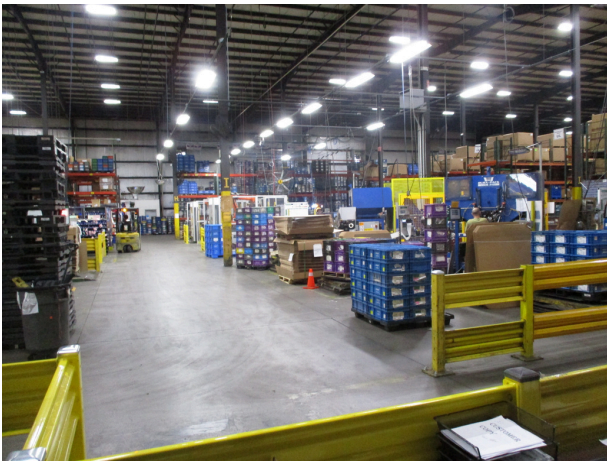
SF:	100,800
Floors:	Reinforced concrete
Air Conditioning:	No
HVAC:	Yes; gas forced air
Eave Height:	36'
Spinklered:	Yes; .32/2000
Lighting:	LED
Power:	800 amp, 480 volt, 3-phase
Column Spacing:	25' x 50'
Grade Level Doors:	1
Loading Docks:	10
Rail Siding:	Possible
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

## OFFICE INFORMATION

Office SF:	3,360
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas forced air
Ceiling Height:	9'
Spinklered:	Yes
Lighting:	Fluorescent
Communication Equipment:	No
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes



# INTERIOR PHOTOS



# INTERIOR PHOTOS

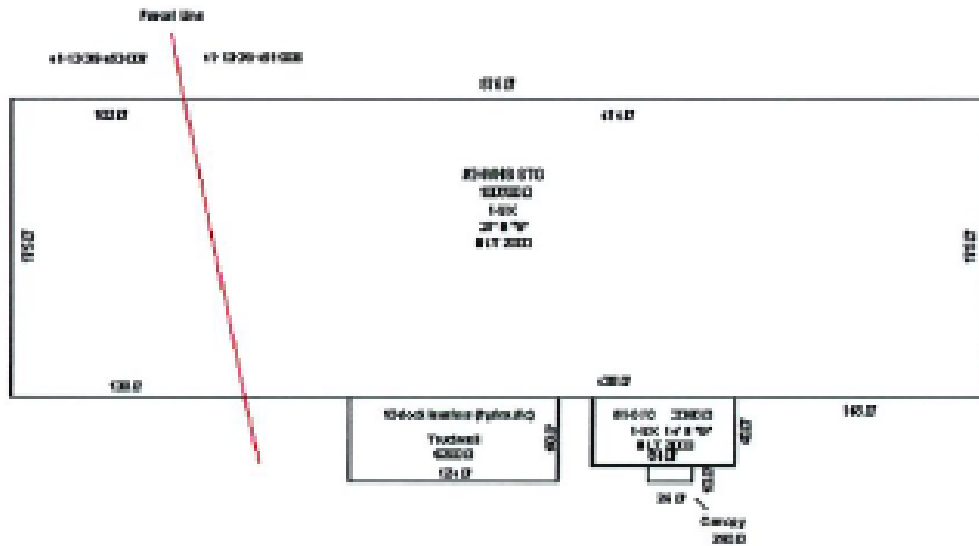






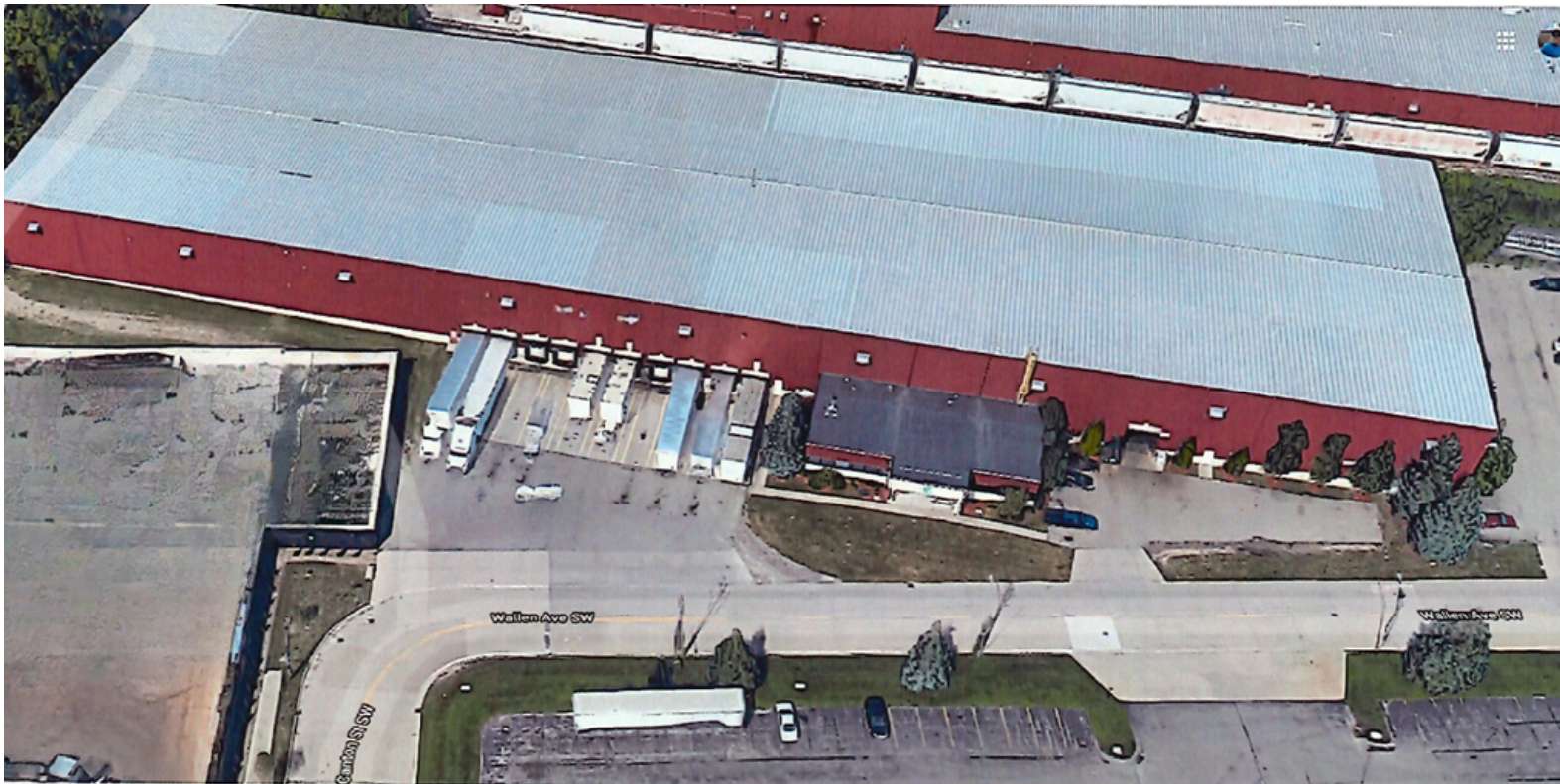
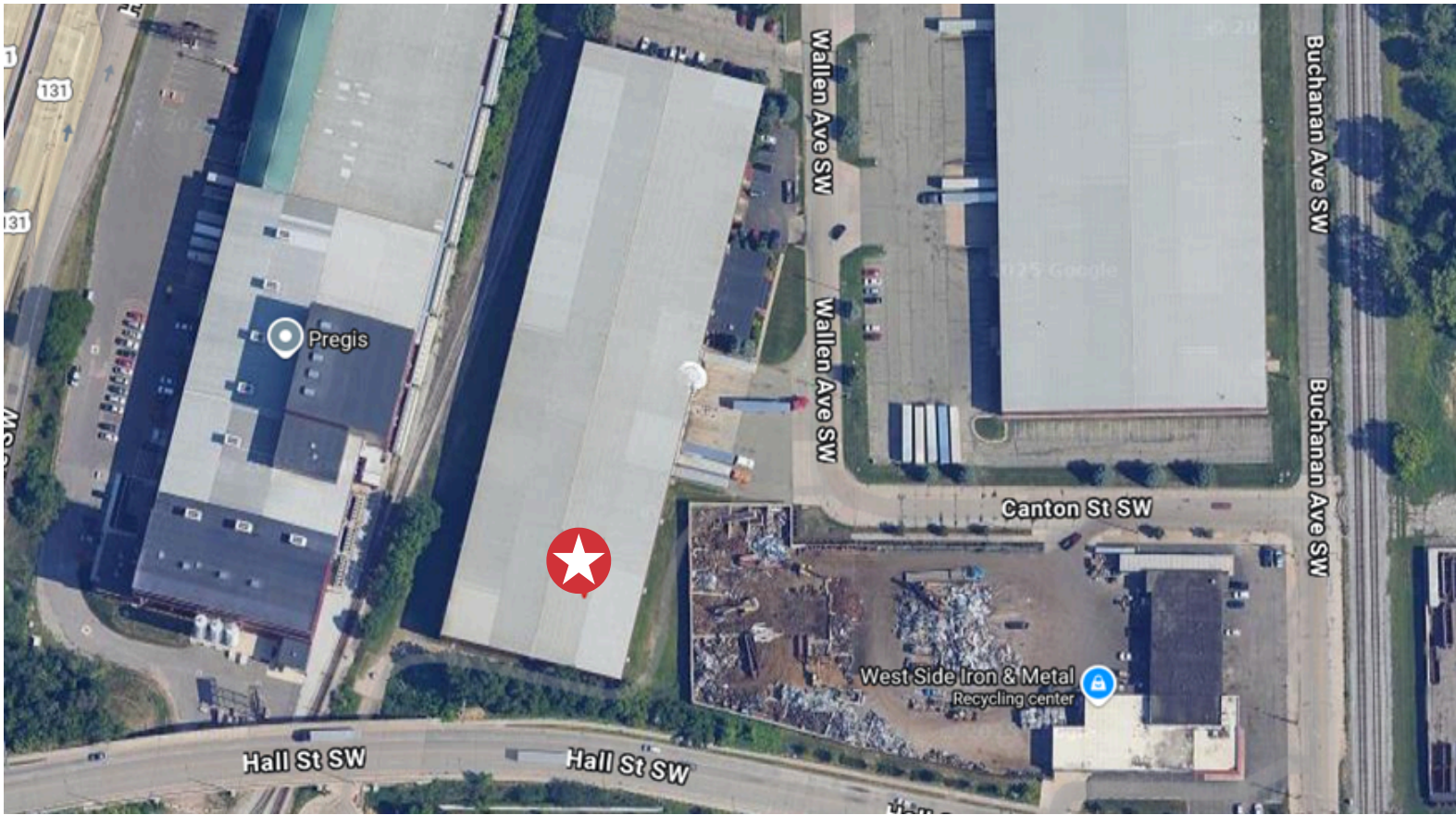


Image/Sketch for Parcel: 41-13-36-451-008

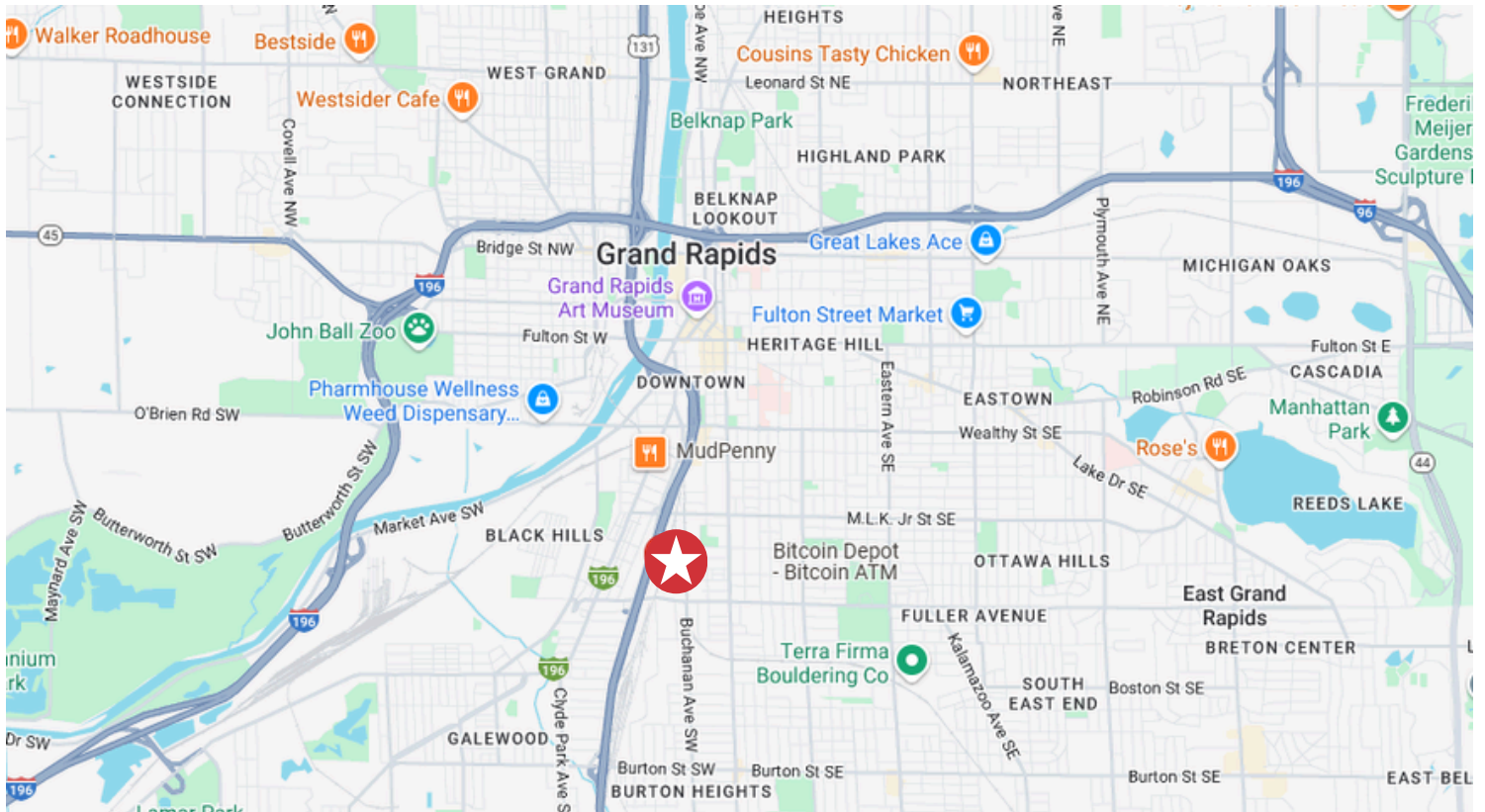








# LOCATION MAP



## PROXIMITY

I-96	4.2 miles
US-131	N/A; adjacent
I-196	8.2 miles
M-6	8.1 miles
Gerald R. Ford International Airport	16.5 miles



# STU KINGMA , SIOR

Executive Vice President | Industrial Brokerage

## SCOPE OF SERVICE EXPERIENCE

Stu Kingma, SIOR, is an Executive Vice President at NAI Wisinski of West Michigan. Stu has been one of the top Industrial Real Estate Brokers in the greater Midwest Region since 1994. Given his position as a leading Industrial Broker, Stu provides his clients with the highest quality information regarding changing market conditions, property availabilities, and market opportunities.

By reviewing his client's real estate needs from various perspectives, Stu finds creative solutions which help to maximize his client's real estate value and create best outcomes no matter the real estate circumstance. This analytical approach to finding real estate solutions has led Stu to be recognized as an NAI Top Global producer, placing him in the top 1% of the 5,000 NAI Brokers worldwide.

## EDUCATION

Society of Industrial and Office Realtors (SIOR)

- Stu is one of only 3% of Commercial Realtors to become a member of the SIOR designation. SIOR's form a 3,900-member network (1,900 who specialize in Industrial) of like-minded professionals who share business referrals and collaborate on their continuing education.

Calvin College, Grand Rapids, Michigan

- Bachelor of Arts in Business Administration

## NAI PROFESSIONAL RECOGNITION

2023	Top NAI Global Producer - Top 12 out of 5,000 Agents
2022	Top NAI Global Producer - Top 30 out of 5,000 Agents
2021	Top NAI Global Producer - Top 30 out of 5,000 Agents
2020	Top NAI Global Producer - Top 20 out of 6,000 Agents
2019	Top NAI Global Producer - Top 10 out of 7,000 Agents
2018	Top NAI Global Producer - Top 29 out of 7,000 Agents
2017	Top NAI Global Producer - Top 17 out of 7,000 Agents
2016	Top NAI Global Producer - Top 0.5% out of 7,000 Agents

## PROFESSIONAL AFFILIATIONS

Commercial Alliance of Realtors (CAR)

- Former President
- Former Vice President
- Former Secretary

Commercial Industrial Regional Real Estate Information Exchange (CIRRIX)

Grand Rapids Area Chamber of Commerce

Grand Rapids Association of Realtors (GRAR)

Michigan Association of Realtors (MAR)

- Past Board Member

National Association of Realtors (NAR)

Society of Industrial & Office Realtors (SIOR)

- Past President of Michigan Chapter

## COMMUNITY INVOLVEMENT

Village of Spring Lake

- Former Planning Commission Member

Western Michigan Christian High School

- Former Board Chair

## NOTABLE CLIENT LIST

**KOJAIAN** 

  
**TENNECO**

**HAWORTH**

**MiEN**   
COMPANY

 **ETNA**  
innovations PRODUCTS INC.

 **Huntington**

**TECHNOFORM**

   
PADNOS

  
SPECIALTY TUBE

 **Crystal Clean**<sup>®</sup>

  
**BRADFORD WHITE**<sup>®</sup>  
CORPORATION

## OTHER PROFESSIONAL RECOGNITION

2023	CoStar Power Broker Award - Industrial Sales Transactions
2023	CoStar Power Broker Award - Industrial Leasing Transactions
2022	CoStar Power Broker Award - Industrial Leasing Transactions
2021	CoStar Power Broker Award - Industrial Sales Transactions
2021	CoStar Power Broker Award - Industrial Leasing Transactions
2020	CARWM Industrial Transaction of the Year
2020	CoStar Power Broker Award - Industrial Leasing Transactions
2019	CoStar Power Broker Award - Industrial Sales Transactions
2019	CoStar Power Broker Award - Industrial Leasing Transactions
2019	CARWM Biggest Land Sale Award
2019	CARWM Biggest Industrial Lease Award
2018	CoStar Power Broker Award - Industrial Sales Transactions
2018	CoStar Power Broker Award - Industrial Leasing Transactions
2017	CoStar Power Broker Award - Office Leasing Transactions
2017	CoStar Power Broker Award - Industrial Sales Transactions
2017	CoStar Power Broker Award - Industrial Leasing Transactions
2017	CARWM Largest Industrial Sale Award
2017	CARWM Largest Industrial Lease Award
2016	CARWM Largest Industrial Lease Award
2016	CoStar Honors Award
2016	CoStar Power Broker Award
2015	CoStar Power Broker Award
2014	CoStar Power Broker Award
2013	CoStar Power Broker Award
2012	CoStar Power Broker Award
2011	CoStar Power Broker Award
2009	CARWM Largest Industrial Lease Award
2008	CARWM Realtor of the Year
2008	Regional Thought Leader
2008	CARWM Realtor Active in Politics Award
2008	CARWM Largest Industrial Sale Award
2008	CoStar Power Broker Award
2006	First Industrial 1st Place Broker Award

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*



*awesomemitten.com*

## 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.

## US CITIES WITH THE BEST QUALITY OF LIFE 2024

*Grand Rapids*

**BUSINESS INSIDER**



*michigan.org*

## 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.

## THE ONLY OFFICIAL COAST GUARD CITY, USA

*Grand Haven*



*travandleisure.com*

## 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.

## BEST OF THE MIDWEST AWARD

*Holland*

**MidwestLiving**



*mlive.com*

## 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.

## BEST SMALL CITIES FOR STARTING A BUSINESS

*Muskegon*

**W WalletHub**