



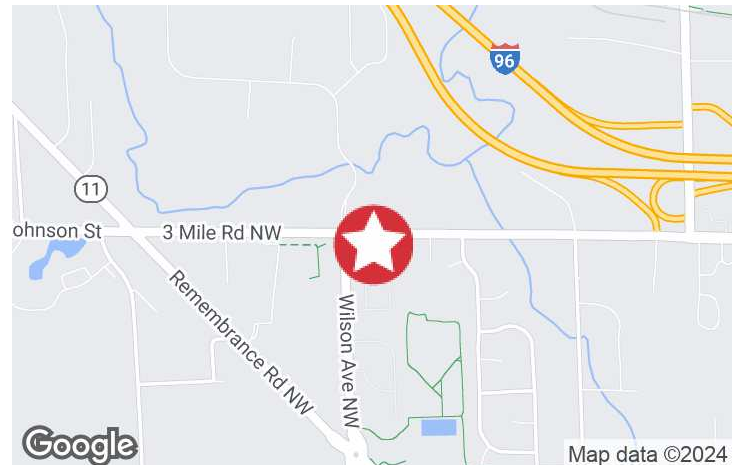
4348 3 Mile Rd NW  
Grand Rapids, Michigan 49534

### Property Overview

Free Standing building with great location and easy access to highway.

Hard to find Industrial / Flex building for Sale or Lease.

1 loading dock and 1 drive-in door



For More Information

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# Property Overview

4348 3 Mile Rd NW  
Grand Rapids, Michigan 49534



## Property Information

<b>Location:</b>	Walker, MI
<b>Total Building Size:</b>	7,664 SF
<b>Year Built:</b>	2005
<b>Acreage:</b>	0.86 Acres
<b>Signage:</b>	Building
<b>Parking:</b>	Surface - 25 spaces
<b>Zoning:</b>	ORP
<b>Building Class:</b>	A

## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone:</b>	Multiple Choice
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	Municipality
<b>Storm Sewer:</b>	Municipality
<b>Water:</b>	Municipality

# Building Overview

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## Mfg/Warehouse Information

<b>Mfg/Whse SF:</b>	3,066 SF
<b>Floors:</b>	6" reinforced concrete
<b>Air Conditioning:</b>	No
<b>HVAC:</b>	Natural Gas; Forced Air
<b>Ceiling Height:</b>	18' clear
<b>Sprinklered:</b>	No
<b>Lighting:</b>	Fluorescent
<b>Electric Service:</b>	400 amps; 240 v; Single Phase
<b>Grade Level Doors:</b>	1
<b>Loading Docks:</b>	1
<b>Rail Siding:</b>	N/A
<b>Floor Drains:</b>	No
<b>Compressed Air:</b>	No
<b>Cranes:</b>	No

## Office Information

<b>Office SF:</b>	4,598 SF
<b>HVAC:</b>	Natural Gas; Forced Air
<b>Air Conditioning:</b>	Yes
<b>Sprinklered:</b>	No
<b>Ceiling Height:</b>	10' to 18'
<b>Lighting:</b>	Fluorescent
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	Yes
<b>Lunch Room:</b>	Yes
<b>Restrooms:</b>	Yes



# Sale Overview

4348 3 Mile Rd NW  
Grand Rapids, Michigan 49534

## Sale Information

<b>Price:</b>	\$1,095,000.00
<b>Per SF:</b>	\$142.88
<b>PPN:</b>	41-13-07-201-028
<b>SEV (2024):</b>	\$495,700.00
<b>Taxable Value (2024):</b>	\$352,418.00
<b>Summer Taxes (2023):</b>	\$14,474.16
<b>Winter Taxes (2023):</b>	\$1,070.23
<b>Total Taxes (2023):</b>	\$15,544.39
<b>Possession:</b>	5/1/2024 - Negotiable



# Lease Overview

4348 3 Mile Rd NW  
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## Lease Information

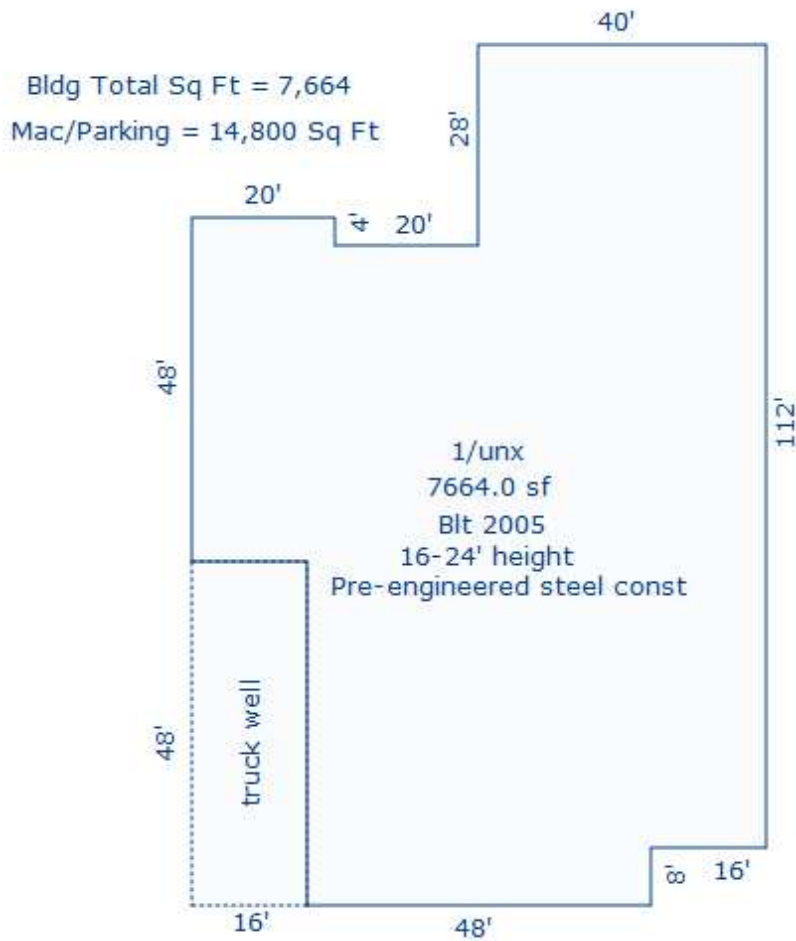
<b>Lease Type:</b>	NNN
<b>Terms:</b>	36-60 months
<b>Tenant Provides:</b>	Taxes, Insurance, Gas, Electric, Phone/Internet, Water/Sewer, Refuse removal, Snow/Lawn care, Janitorial
<b>Landlord Provides:</b>	Roof and Structural
<b>Renewal Option:</b>	Yes
<b>PPN:</b>	41-13-07-201-028
<b>SEV (2024):</b>	\$495,700.00
<b>Taxable Value (2024):</b>	\$352,418.00
<b>Total Taxes (2023):</b>	\$15,544.39
<b>Possession:</b>	5/1/2024 - Negotiable

## Availability

RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (\$3.48 PSF)	TOTAL MONTHLY RENT
7,664 SF	3,066 SF	4,598 SF	1 / 1	\$9.00	\$5,748.00	\$2,222.56	\$7,940.56

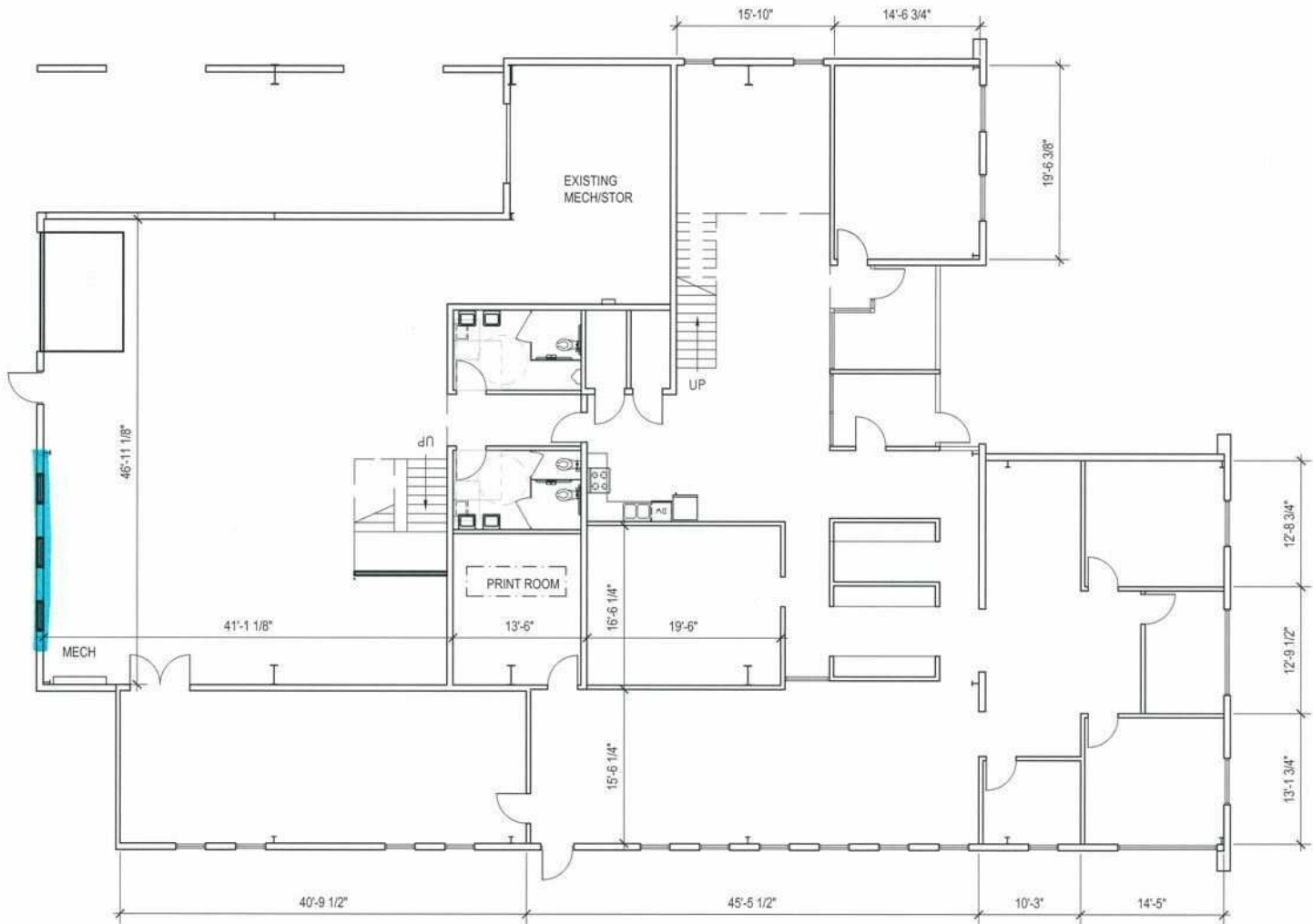
# Building Layout

4348 3 Mile Rd NW  
Grand Rapids, Michigan 49534



# Floor Plan

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Grand Rapids, Michigan 49534



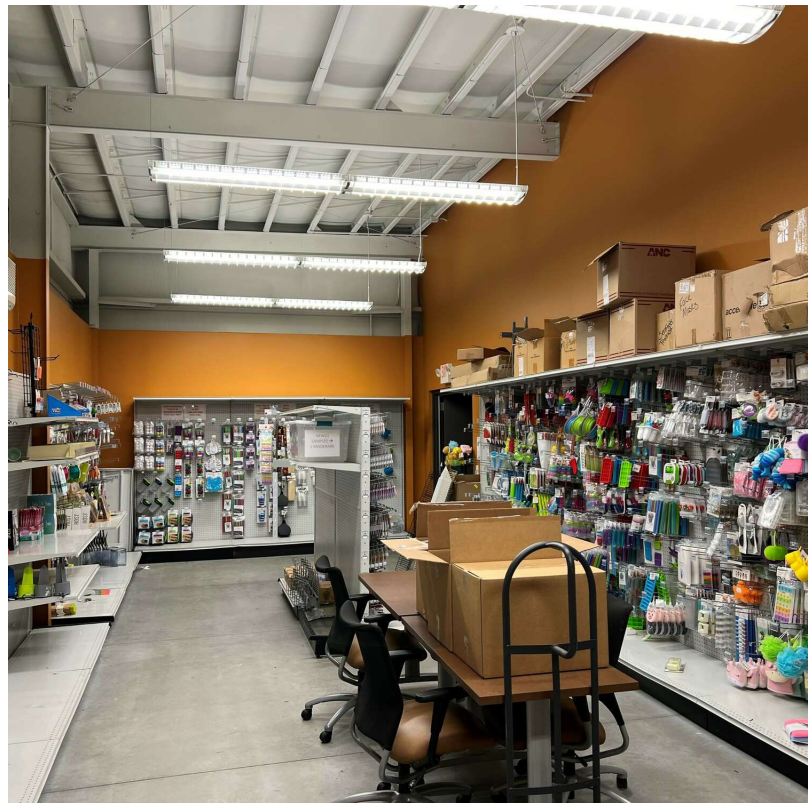
**4348 THREE MILE RD**  
WALKER, MI



**FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

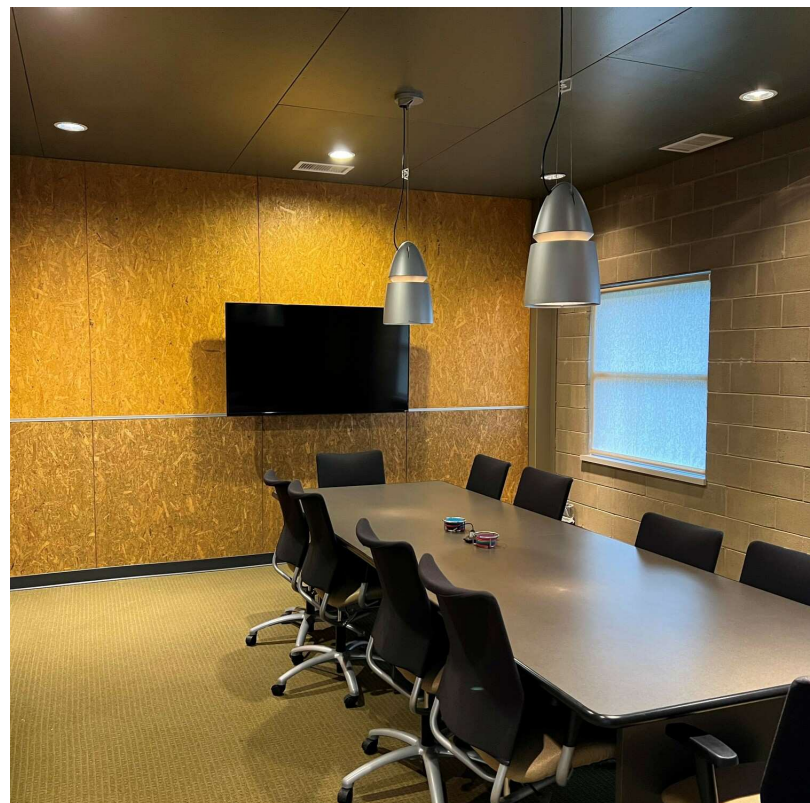
# Photos

4348 3 Mile Rd NW  
Grand Rapids, Michigan 49534



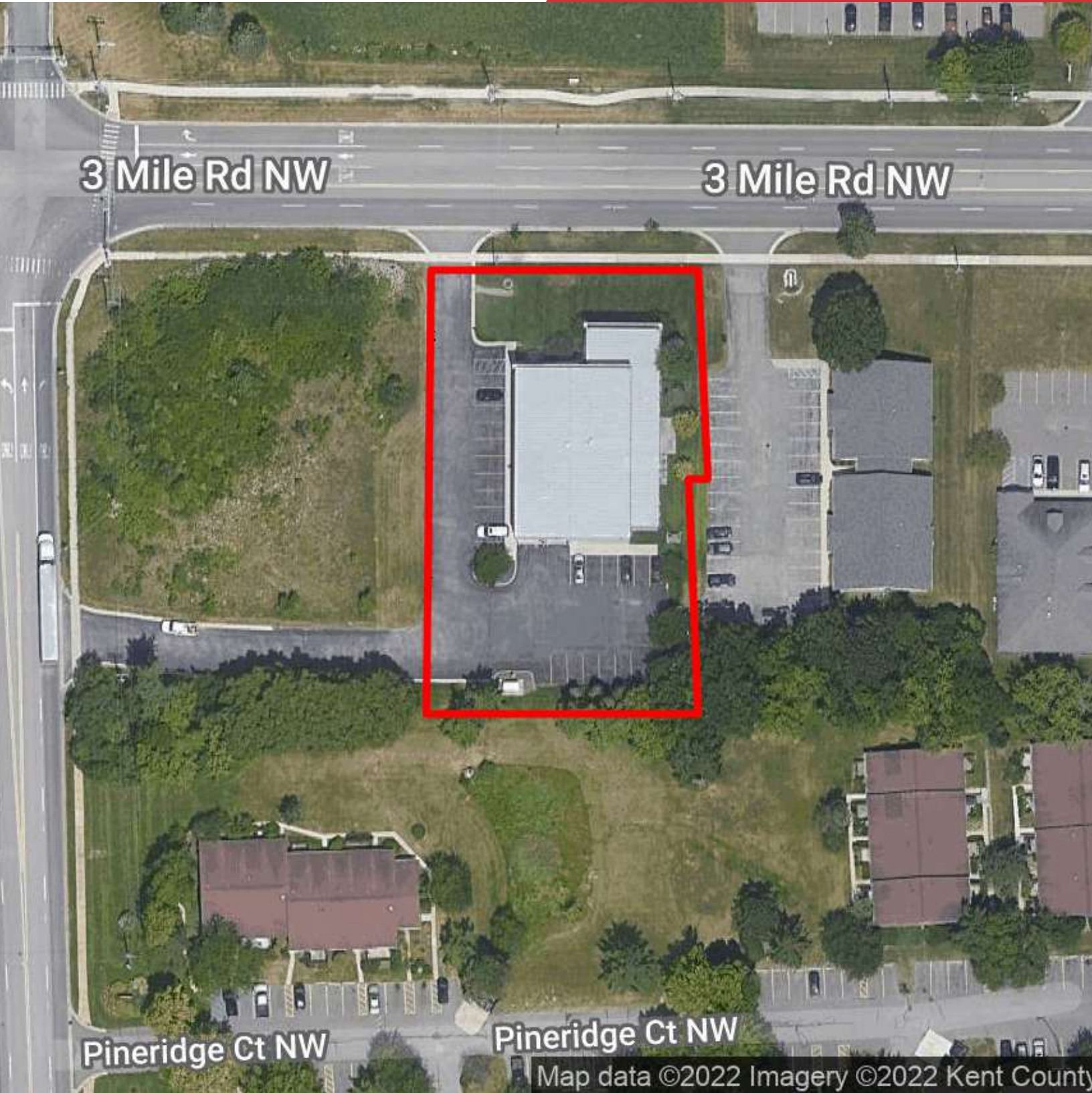
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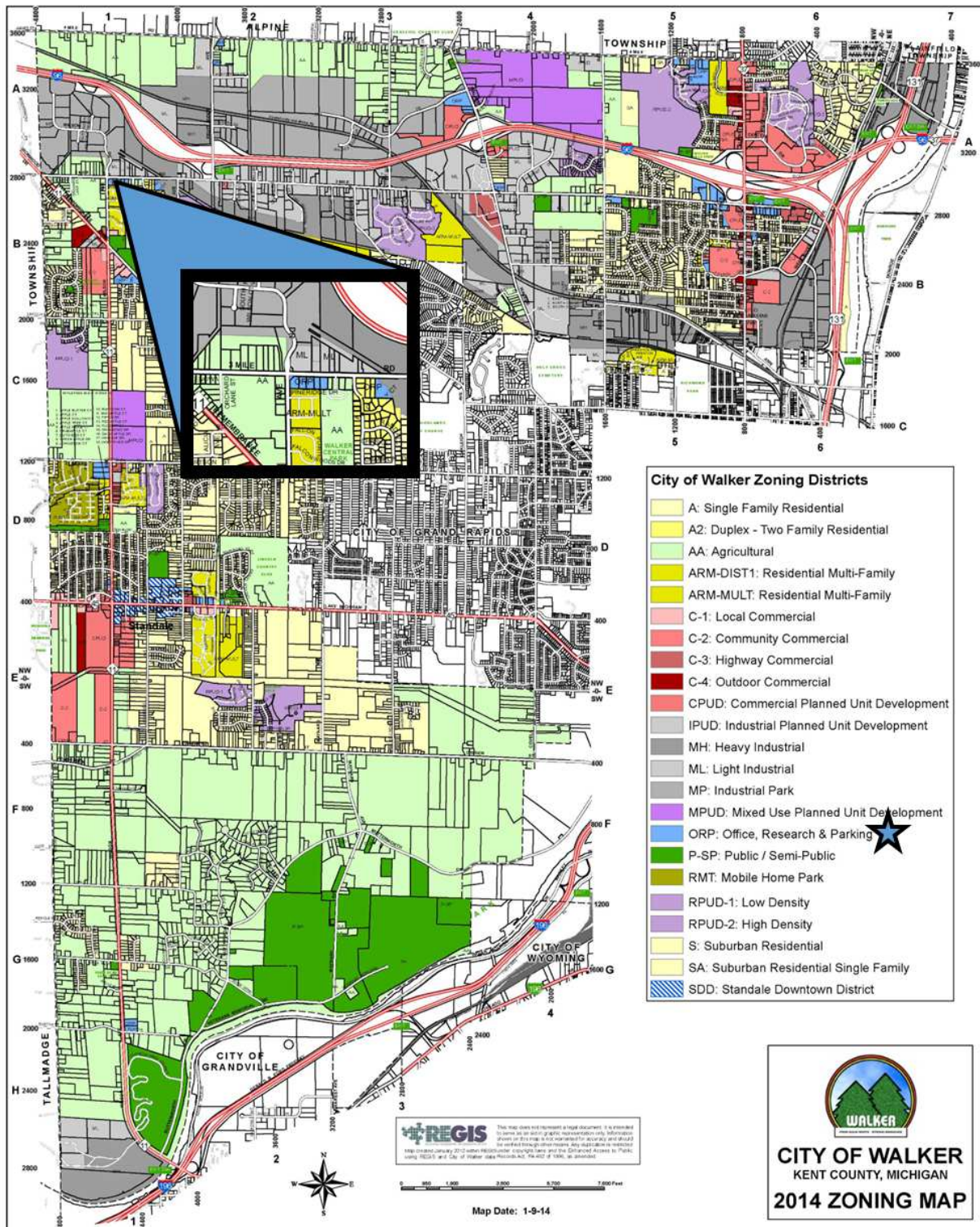
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# Parcel

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Grand Rapids, Michigan 49534





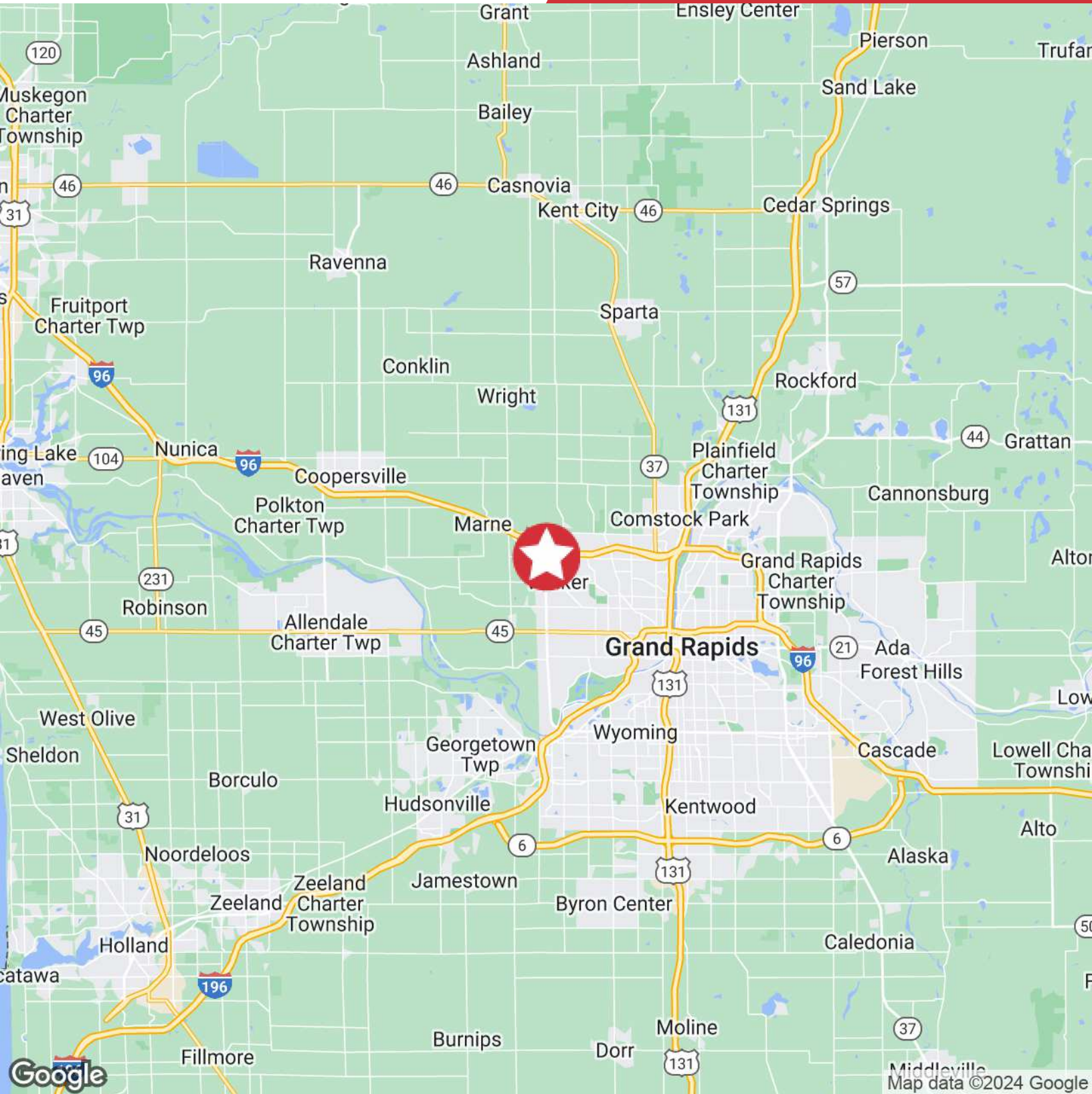
## Sec. 94-175. "ORP" district, office, research and parking.

- (a) *Intent.* The "ORP" district, office, research and parking, is to provide suitable locations for certain uses, primarily of office, laboratory or parking character, which while needing easy access to and from major traffic routes are typically noncommercial and nonindustrial.
- (b) *Principal uses.* Except as expressly otherwise permitted by this chapter, no building or part of a building in the "ORP" district, office, research and parking, shall be used, erected, altered or converted or land used, in whole or in part, except for:
- (1) Office uses resulting from the following occupations: executive, administrative, scientific, scholarly, artistic, architectural, engineering, accounting, law, secretarial services, drafting, designing, real estate offices, sales representatives without sales of goods on premises, and other occupations highly similar in characteristics or activities.
  - (2) Research, development and testing laboratories and offices, without manufacturing, to serve the needs of commerce, industry, education or government, provided that the same do not produce noise discernible at the lot line exceeding the average intensity of the street and traffic noises at the lot lines, nor discernible vibration at the lot lines, nor the production of heat or glare discernible at the lot lines, nor the emission of noxious fumes or odors.
  - (3) Radio and television studios.
  - (4) Electronic data processing centers.
  - (5) Offstreet parking for passenger vehicles.
  - (6) Medical and dental clinics.
  - (7) Photographic studios with only incidental photographic processing.
  - (8) Churches and post offices.
  - (9) Funeral homes.
  - (10) Banks.
  - (11) Telephone exchange buildings.
  - (12) Public, private or trade schools.
  - (13) Federal, state or municipal administrative buildings, libraries, museums and art galleries.
  - (14) Hospitals.
  - (15) Nursing homes.
  - (16) Business offices for building trades or construction contractors. The premises shall be used solely for business office activities. There shall be no manufacturing, fabrication, sale or storage (indoors or outdoors) of products, goods or machinery on the lot at any time. No commercial vehicle larger than a regularly manufactured pickup or panel truck of one and one-half-ton capacity shall be parked or garaged on the lot at any time.
  - (17) Other uses determined by the zoning board of appeals to be similar to the permitted principal uses in this zone district and compatible with the intent of this zone district.
  - (18) Small animal clinics.
  - (19) Catering office and production center (single- or multi-tenant).

- (c) *Permitted accessory uses to principal uses.* The following uses accessory to the principal uses are permitted in the "ORP" district:
- (1) In connection with existing residential uses, accessory uses as permitted in the "A" district as provided by section 94-167(c).
  - (2) In connection with parking as principal use, shelter for parking attendant not to exceed 64 square feet of usable floor area or 15 feet in building height.
  - (3) Any use customarily incidental to the permitted principal uses shall be a permitted accessory use.
- (d) *Special exception uses permitted after review and approval by the planning commission.* The following uses of land and structures may be permitted as special exception uses within the "ORP" district if approved by the planning commission as provided by this section and as provided by article IX:
- (1) Drugstore, florist, gift store, bookstore, music store, antique shop, card shops.
  - (2) Personal service establishments and small retail businesses of a type customarily found in, and to serve the occupancy of, an office building.
  - (3) Recreation uses such as parks, playgrounds, golf courses, ballfields, athletic fields and community centers.
  - (4) Child care centers, day care centers, child caring institutions, and child placing agencies.
  - (5) Housing for the elderly and independent living facilities.
  - (6) Fitness centers and health clubs.
  - (7) Outdoor recreation, commercial.
  - (8) Self-storage: Interior access.
  - (9) Government research, testing, and development laboratories.
  - (10) Government offices, public works facilities, fire stations, and police stations.
  - (11) Artisanal manufacturing (single- or multi-tenant).
  - (12) Minor recreation, commercial indoor.
- (e) *Area, height, bulk and placement requirements.* The area, height, bulk and placement requirements of the "ORP" district are contained in the tabular summary of the schedule of district regulations.
- (f) *Additional requirements.* In the "ORP" district, sidewalks shall be constructed on all sides of the property abutting a public street.
- (Ord. No. 88-369, §§ 11, 12, 1-10-89; Ord. No. 95-467, §§ 1, 2, 7-11-95; Ord. No. 96-491, §§ 12, 13, 10-28-96; Ord. No. 97-500, § 3, 9-8-97; Ord. No. 99-542, § 1, 10-25-99; Ord. No. 18-641, § 2, 4-23-18)

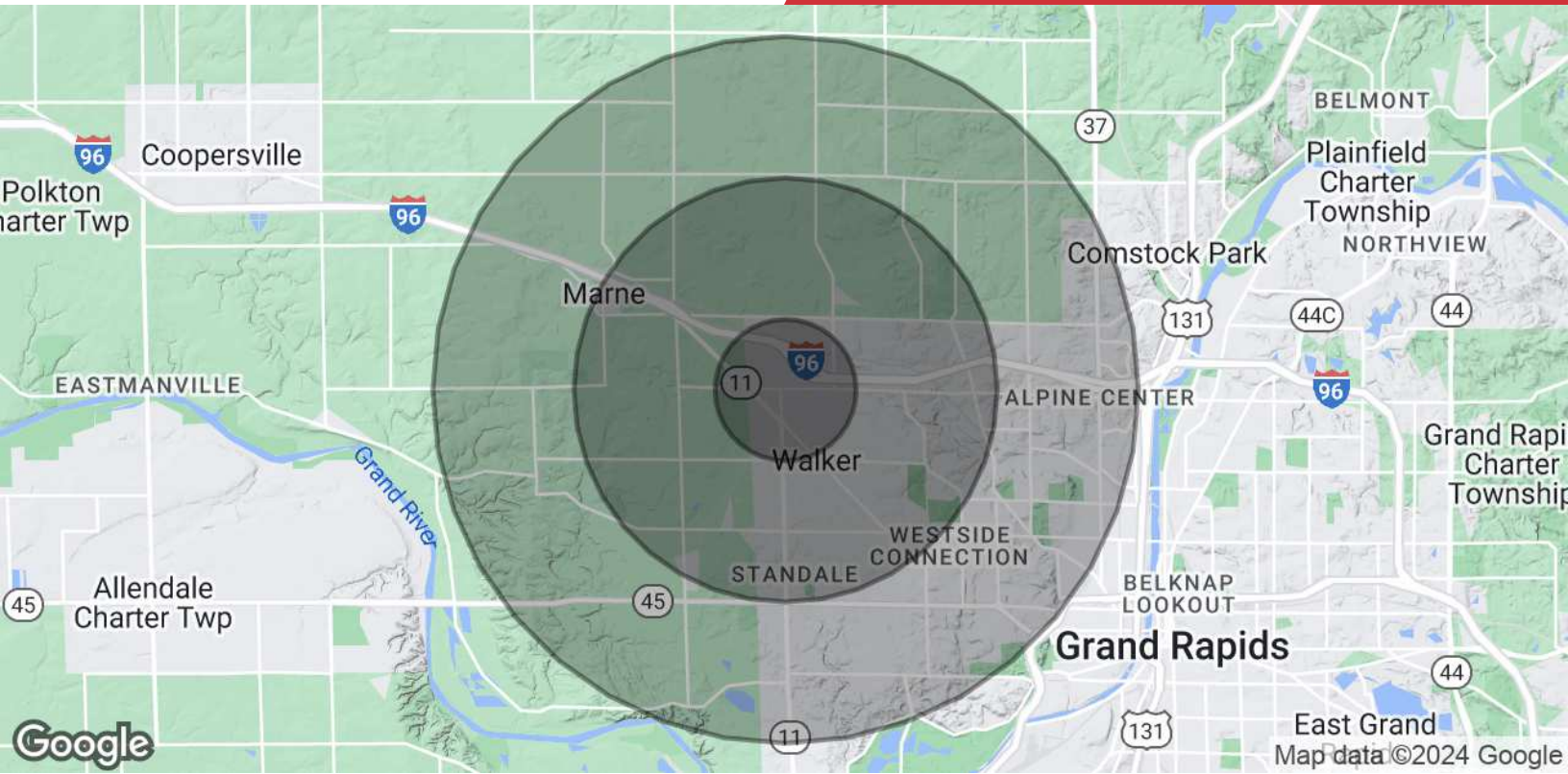
# Location Map

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Grand Rapids, Michigan 49534



# Demographics Map & Report

4348 3 Mile Rd NW  
Grand Rapids, Michigan 49534



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	2,425	22,203	61,137
<b>Average Age</b>	41.8	40.9	38.2
<b>Average Age (Male)</b>	38.5	39.5	36.8
<b>Average Age (Female)</b>	43.3	41.9	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,132	9,278	26,584
<b># of Persons per HH</b>	2.1	2.4	2.3
<b>Average HH Income</b>	\$69,855	\$77,245	\$69,857
<b>Average House Value</b>	\$241,793	\$202,776	\$176,646

\* Demographic data derived from 2020 ACS - US Census



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize— a unique, open art competition that gives away the world's largest art prize. Other, attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.