



4621 Spartan Industrial Drive SW  
Grandville, Michigan 49418

## Property Overview

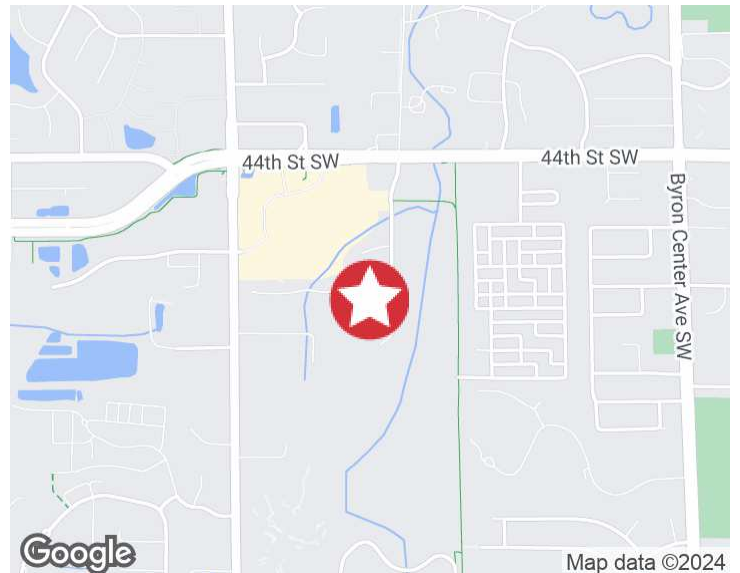
Free Standing Industrial Building

100% air conditioned

2 overhead doors

9 cranes from 2 to 10 tons (see page 3 for details)

2.5 acres with room to expand



For More Information

**Kurt Kunst, SIOR, CCIM**

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# Property Overview

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## Property Information

<b>Location:</b>	Grandville, MI
<b>Total Building Size:</b>	20,325 SF
<b>Year Built:</b>	1990 / 1996
<b>Acreage:</b>	2.52 Acres
<b>Signage:</b>	Monument
<b>Parking:</b>	Ample
<b>Zoning:</b>	I-1
<b>Building Class:</b>	B



## Utilities

<b>Electric:</b>	Consumers Power
<b>Telephone:</b>	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>	18,355 SF
<b>Floors:</b>	1
<b>Air Conditioning:</b>	100%
<b>HVAC:</b>	Gas Forced Air
<b>Ceiling Height:</b>	HIGH BAY area 24' clear - 27'3" to deck MANUFACTURING area 21'11" clear - 23'10" to deck
<b>Roof:</b>	Standing seam metal
<b>Floors:</b>	8" re-enforced
<b>Compressor Room:</b>	Outside
<b>Sprinklered:</b>	Yes
<b>Lighting:</b>	LED
<b>Electric Service:</b>	600 amps
<b>Grade Level Doors:</b>	1 - 14'x14' 1 - 15'x15'
<b>Loading Docks:</b>	0 Room to add
<b>Rail Siding:</b>	N/A
<b>Compressed Air:</b>	1-40HP Screw 1-25HP pump with a dryer
<b>Floor drains:</b>	Yes
<b>Cranes:</b>	Mono Cranes- four- 3 Ton, 2 Ton, 7 1/2 Ton and Rail Cranes - two-10 Ton and a 7 1/2 Ton
<b>Shop Office:</b>	Yes
<b>Shop Restroom:</b>	Yes

## Office Information

<b>Office SF:</b>	1,970 SF Main 1,400 SF Mezz
<b>Floors:</b>	1
<b>HVAC:</b>	Gas Forced Air
<b>Air Conditioning:</b>	Yes
<b>Sprinklered:</b>	Yes
<b>Lighting:</b>	LED
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	Yes
<b>Lunch Room:</b>	Yes
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	Yes

# Lease Overview

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## Lease Information

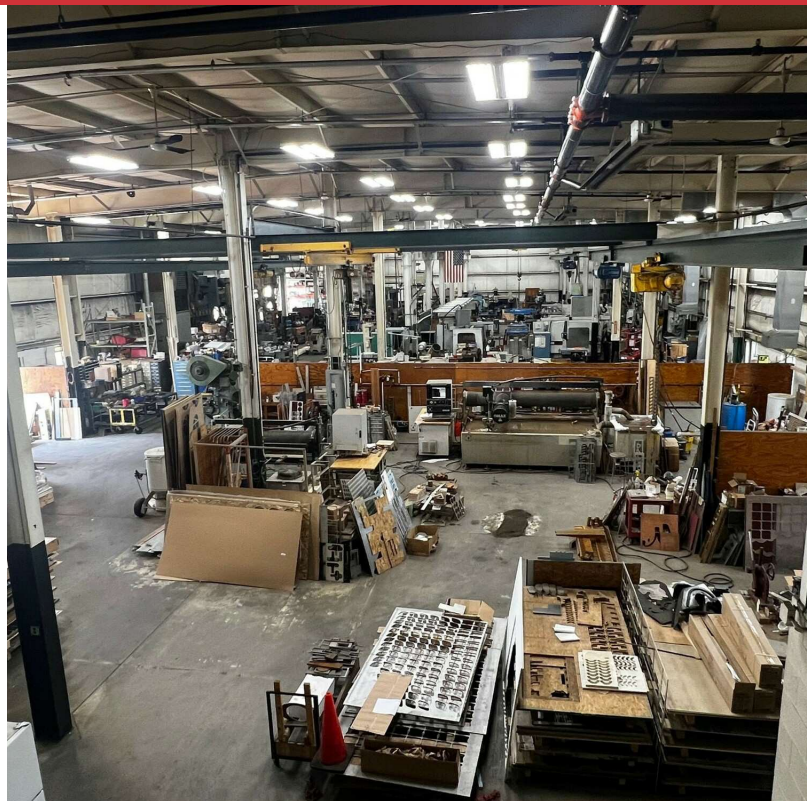
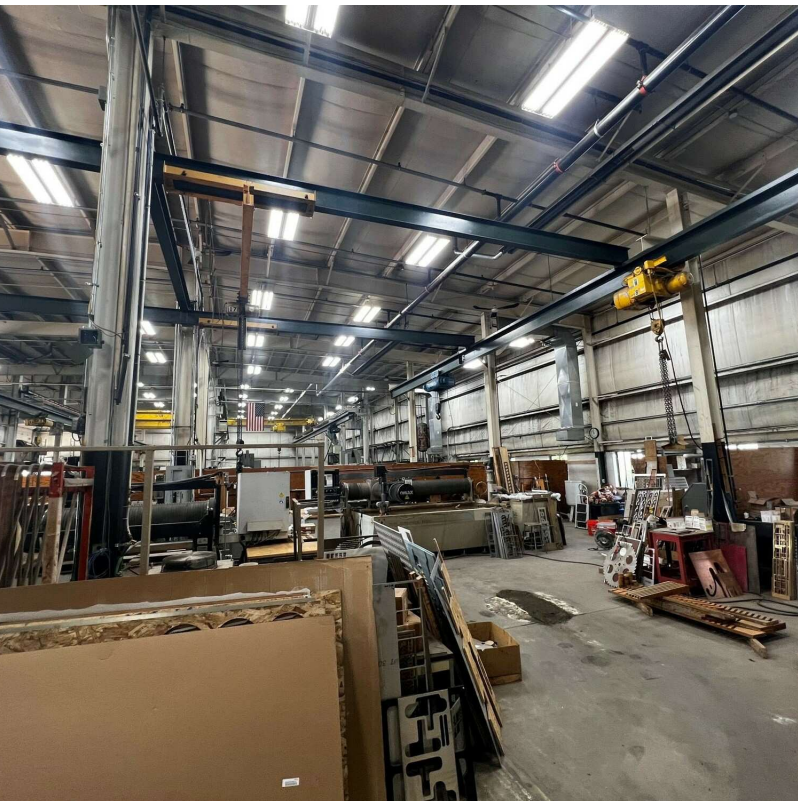
<b>Lease Type:</b>	NNN
<b>Terms:</b>	36-60 months
<b>Tenant Provides:</b>	Gas/ Electric, Water/Sewer, Taxes, Insurance, Janitorial, Phone/Internet, Refuse Removal, Snow and Lawn Care
<b>Landlord Provides:</b>	Roof and Structure
<b>Renewal Option:</b>	Yes
<b>PPN:</b>	41-17-28-126-013
<b>SEV (2024):</b>	\$620,600.00
<b>Taxable Value (2024):</b>	\$500,713.00
<b>Total Taxes (2023):</b>	\$29,921.99
<b>Present Use:</b>	Tool n Die

## Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM / \$2.00 PSF/Y MONTH	TOTAL MONTHLY RENT
<b>4621</b>	20,325 SF	18,355 SF	1,970 SF	0 / 2	\$6.25	\$10,585.94	\$3,387.50	\$13,973.44

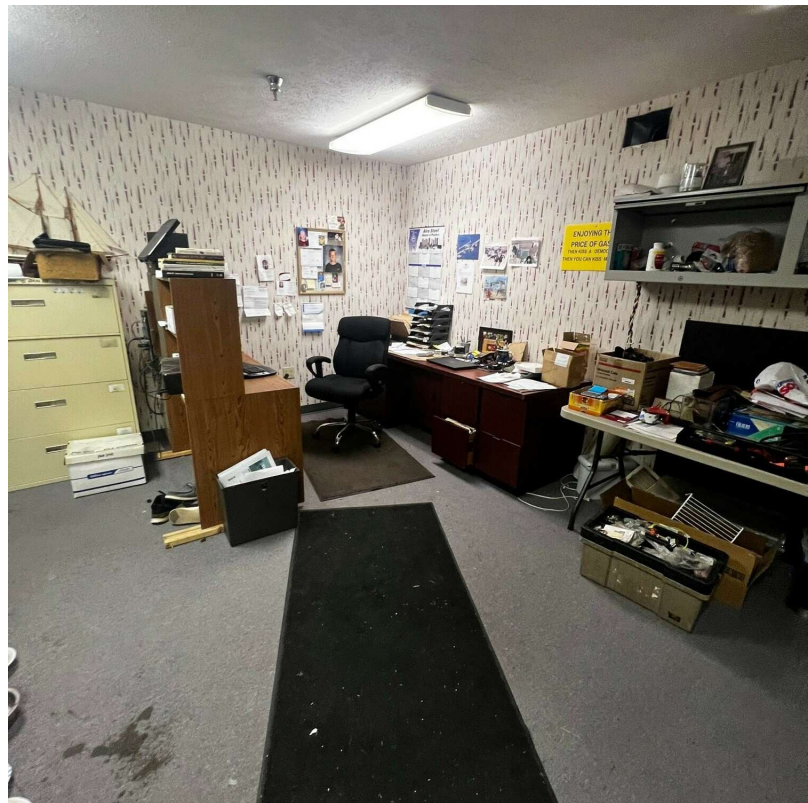
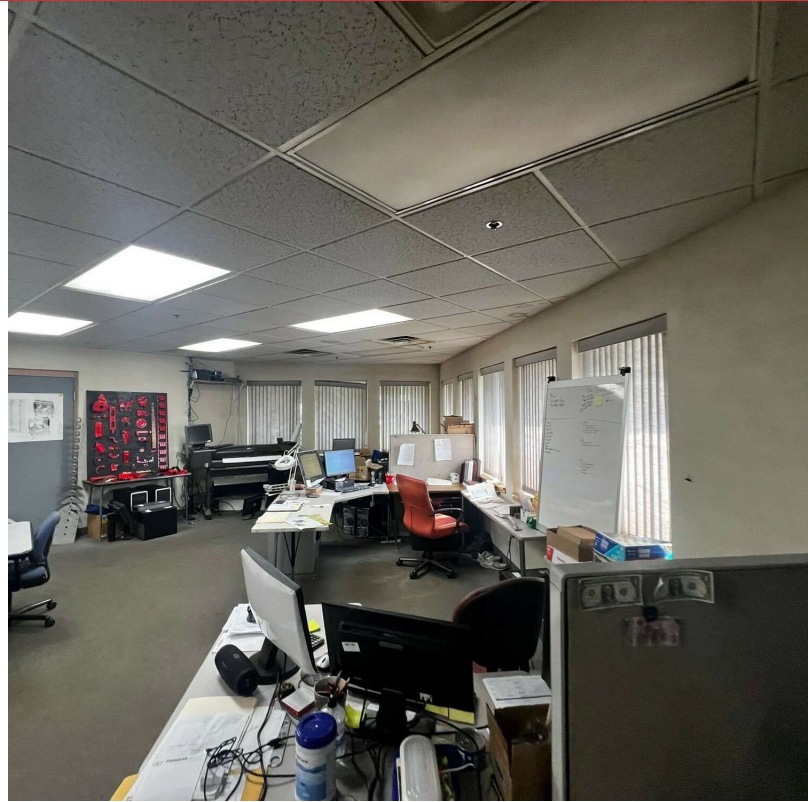
# Warehouse Photos

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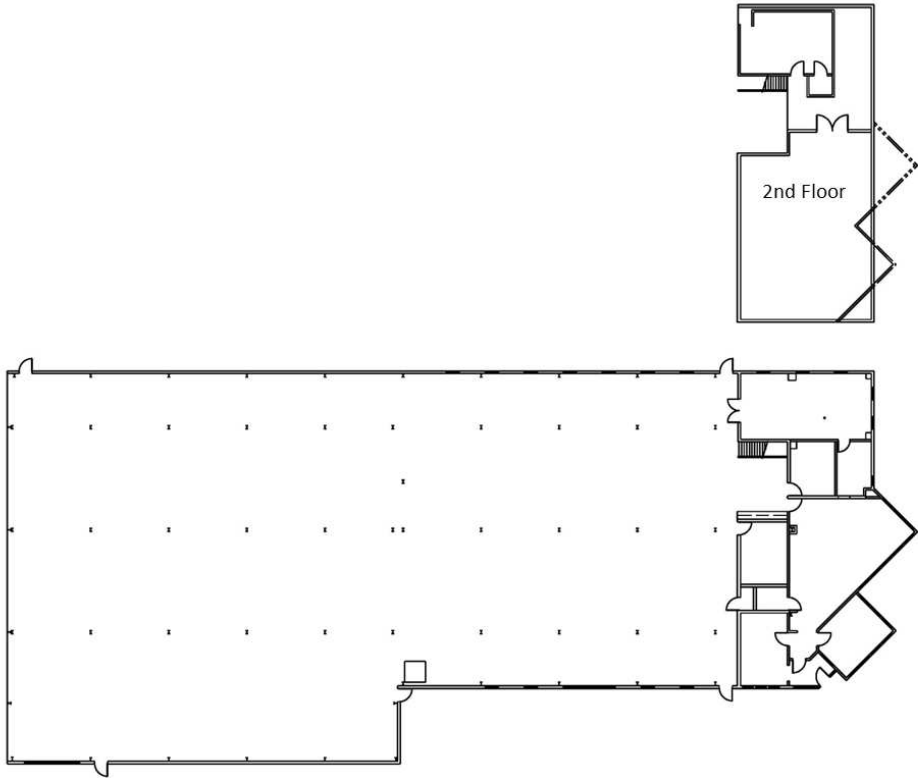
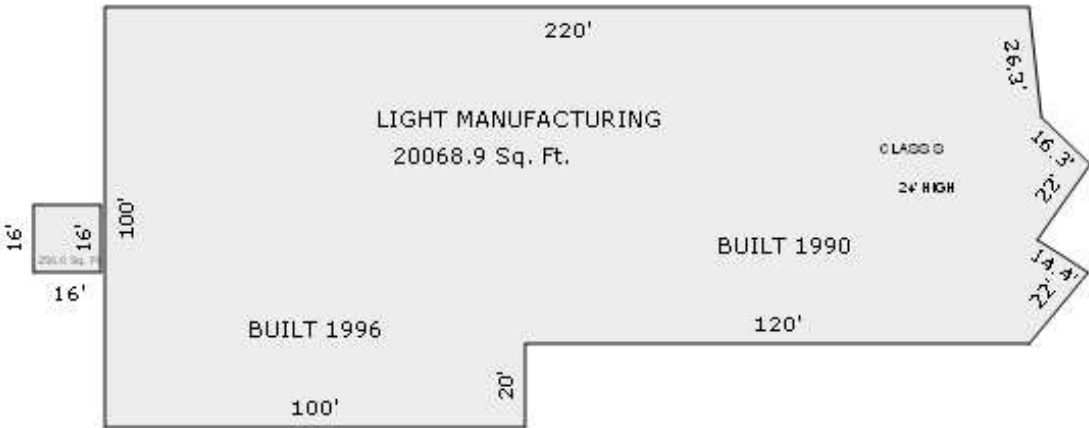
# Office Photos

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# Building Layout and Floor Plan

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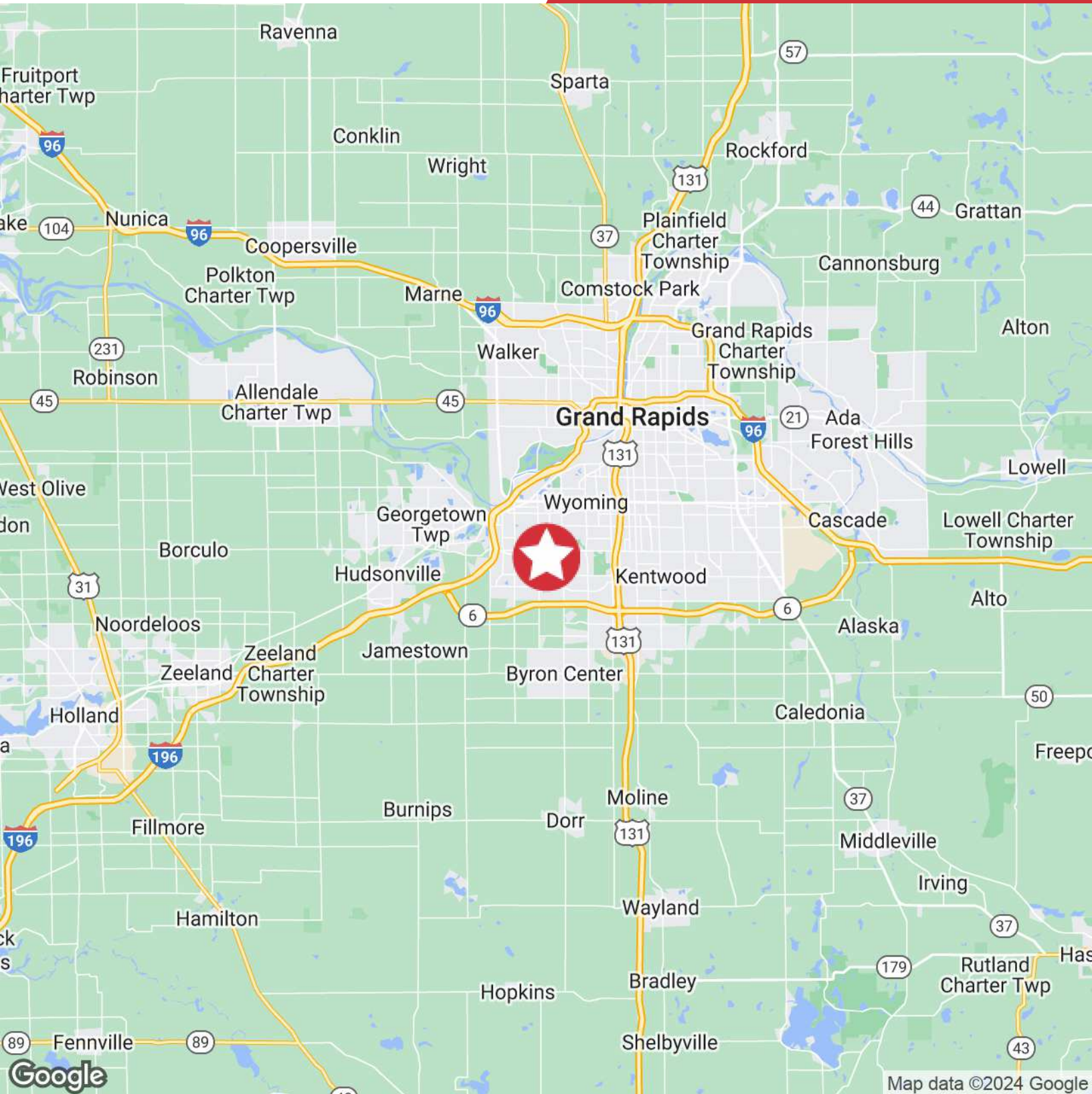
# Parcel Map

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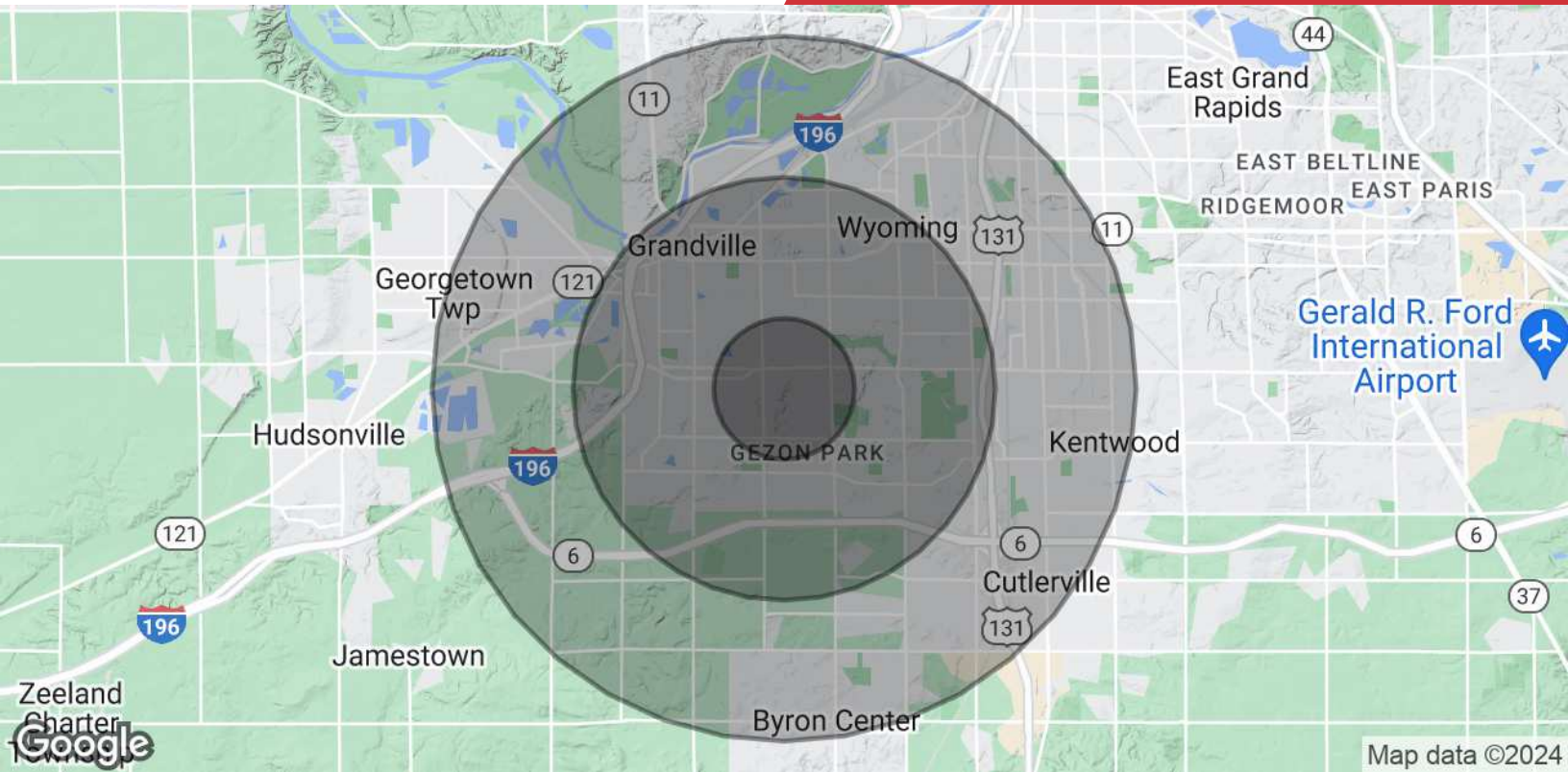
# Location Map

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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,260	66,796	163,246
<b>Average Age</b>	36.1	36.6	35.8
<b>Average Age (Male)</b>	33.3	35.4	34.5
<b>Average Age (Female)</b>	37.5	37.3	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,137	26,658	62,193
<b># of Persons per HH</b>	2.5	2.5	2.6
<b>Average HH Income</b>	\$84,073	\$74,793	\$70,497
<b>Average House Value</b>	\$159,134	\$167,422	\$156,615

\* 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.