



4500 Remembrance Road Northwest  
Grand Rapids, Michigan 49534

### Property Highlights

- Total of 8.921 Acres for sale.
- 216,200 sf of fenced parking area with outdoor lighting.
- Building total 9,120 sf; 7200 SF building with office area built in 1987, ceilings 15.5 high and 1920 SF addition built in 2002. Showroom, office space, 3 overhead doors.
- Zoned: C2 - Commercial. The property has a 1999 approved Special Land Use permit that runs with the land and permits the outdoor sales and storage of automobiles, trucks, boats, motor homes, mobile homes and related vehicles on the property.
- Split to approximately 4 Acres with building for lease or total 8.92 Acres with building for Lease.



For More Information

**Rod Alderink**

O: 616 242 1104

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# Building Overview

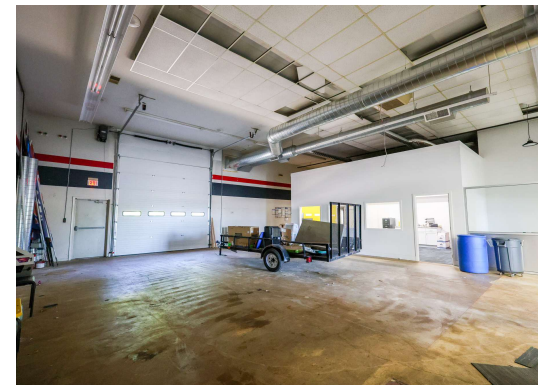
4500 Remembrance Rd NW  
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## Mfg/Warehouse Information

<b>Floors:</b>	Carpet and LVT
<b>Air Conditioning:</b>	No
<b>HVAC:</b>	Radiant heat - Gas
<b>Ceiling Height:</b>	15'
<b>Sprinklered:</b>	No
<b>Lighting:</b>	LED & Florescent
<b>Grade Level Doors with electric openers:</b>	5 (12' X 14')
<b>Loading Docks:</b>	None
<b>Rail Siding:</b>	No
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	No
<b>Cranes:</b>	None
<b>Elevators:</b>	None

## Office Information

<b>Office SF:</b>	+/- 3,880 SF
<b>Floors:</b>	Carpet and LVT
<b>HVAC:</b>	Yes
<b>Air Conditioning:</b>	Forced Air
<b>Sprinklered:</b>	No
<b>Ceiling Height:</b>	9'
<b>Lighting:</b>	LED
<b>Private Offices:</b>	7
<b>Conference Room:</b>	Yes
<b>Lunch Room:</b>	Yes
<b>Restrooms:</b>	2 (men's & women's)
<b>Kitchen/Break Room:</b>	Yes
<b>Elevators:</b>	None



# Sale Overview

4500 Remembrance Rd NW  
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## Sale Information

<b>Price:</b>	\$1,995,000.00
<b>Per SF:</b>	\$218.75
<b>Municipality:</b>	City of Walker
<b>PPN:</b>	41-13-07-176-009
<b>Summer Taxes:</b>	\$18,045.74
<b>Winter Taxes:</b>	\$1,288.66
<b>Total Taxes:</b>	\$19,334.40



# Property Overview

4500 Remembrance Rd NW  
Grand Rapids, Michigan 49534

## Property Overview

9,120 SF light industrial/auto, storage, showroom, offices, 3 over head doors. Approximate 4 Acres - 8.92 Acres fenced parking lot. Zoned: C2 - Commercial.

Property is being offered for lease with the 9,120 SF building on +/- 4 Acres or the building and the entire parcel of 8.92 acres.

## Property Information

### Location:

On the West side of Remembrance Rd. NW, between 3 Mile Rd. NW and Wilson.

### Total Building Size:

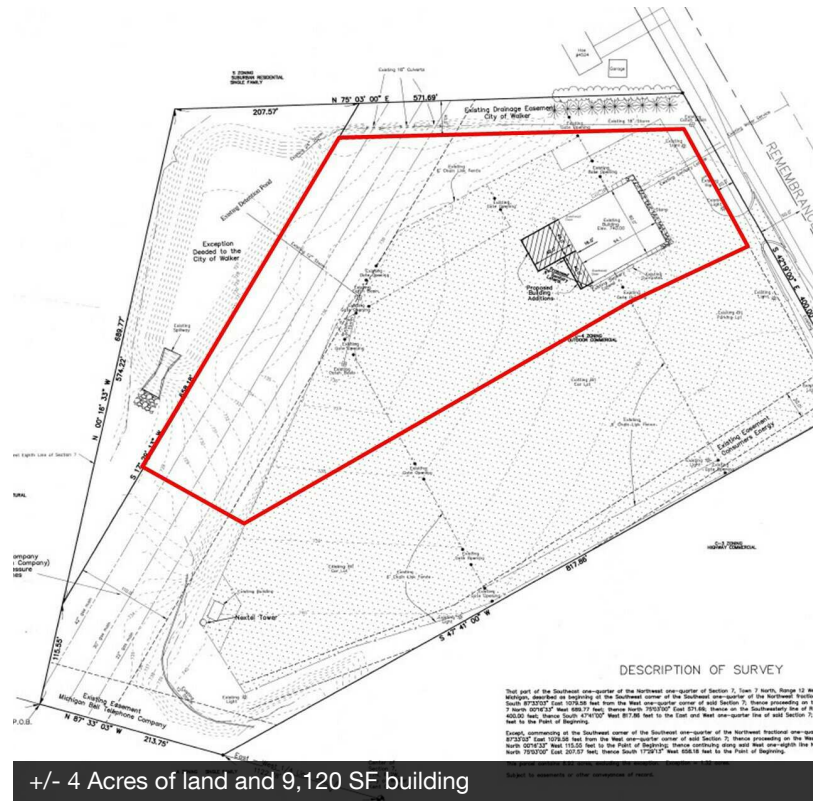
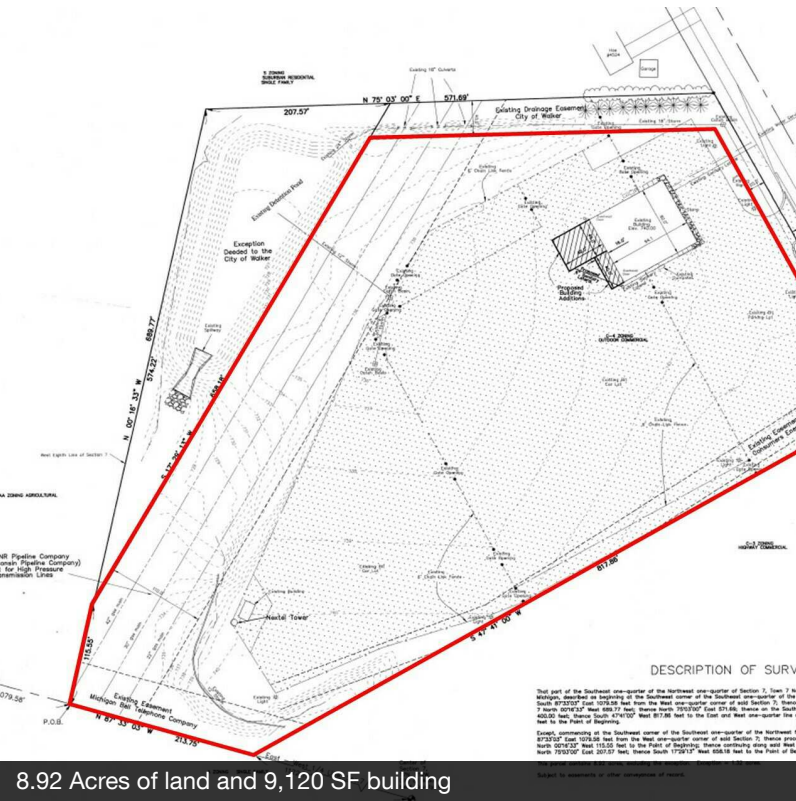
9,120 SF

### Acreage:

8.92 Acres

### Zoning:

C-2: Commercial. The property has a 1999 approval Special Land Use permit that runs with the land that permits the outdoor sales and storage of automobiles, trucks, boats motor homes, mobile homes, and related vehicles on the property.



8.92 Acres of land and 9,120 SF building

+/- 4 Acres of land and 9,120 SF building

# Lease Overview

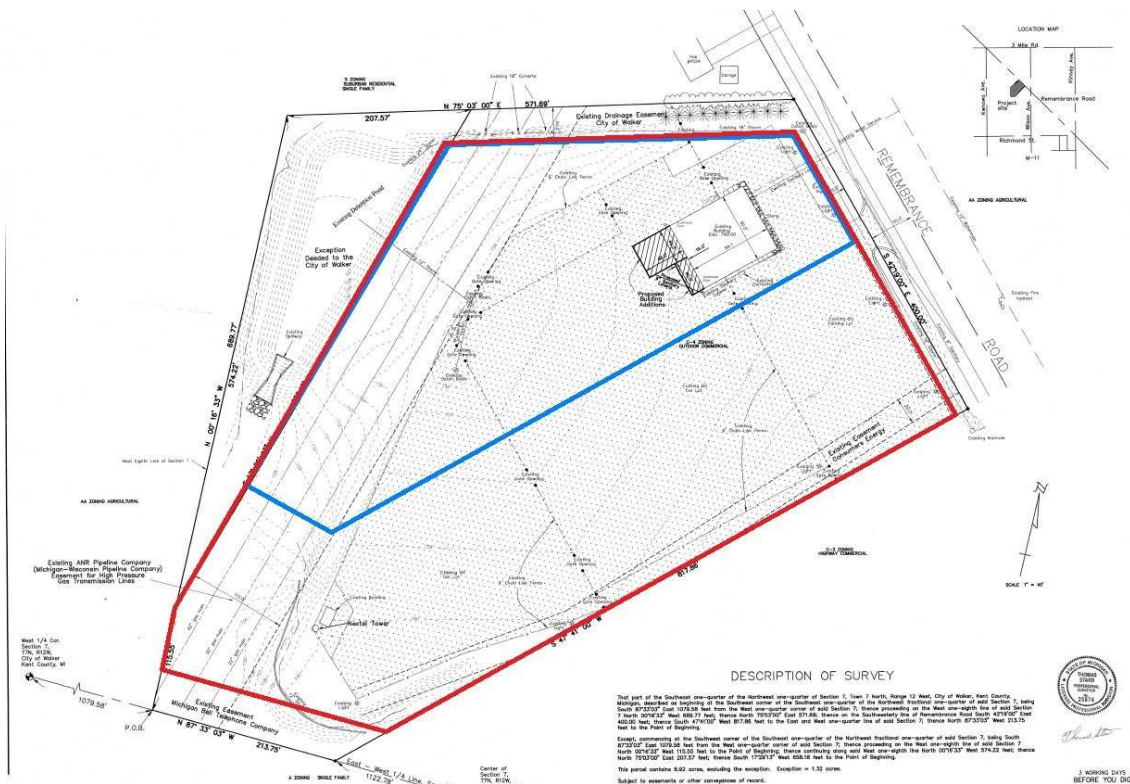
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## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	60-120 Months
<b>Municipality:</b>	City of Walker
<b>PPN:</b>	41-13-07-176-009
<b>Summer Taxes:</b>	\$18,045.74
<b>Winter Taxes:</b>	\$1,288.66
<b>Total Taxes:</b>	\$19,334.40

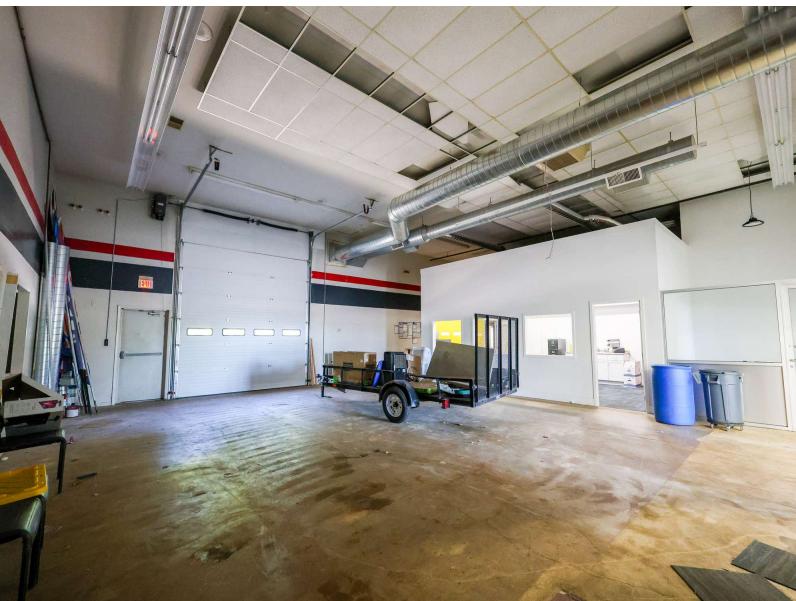
## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
Space 1	9,120 SF	\$14.50	\$11,020.00
Space 2	9,120 SF	\$12.00	\$9,120.00



# Additional Photos

4500 Remembrance Rd NW  
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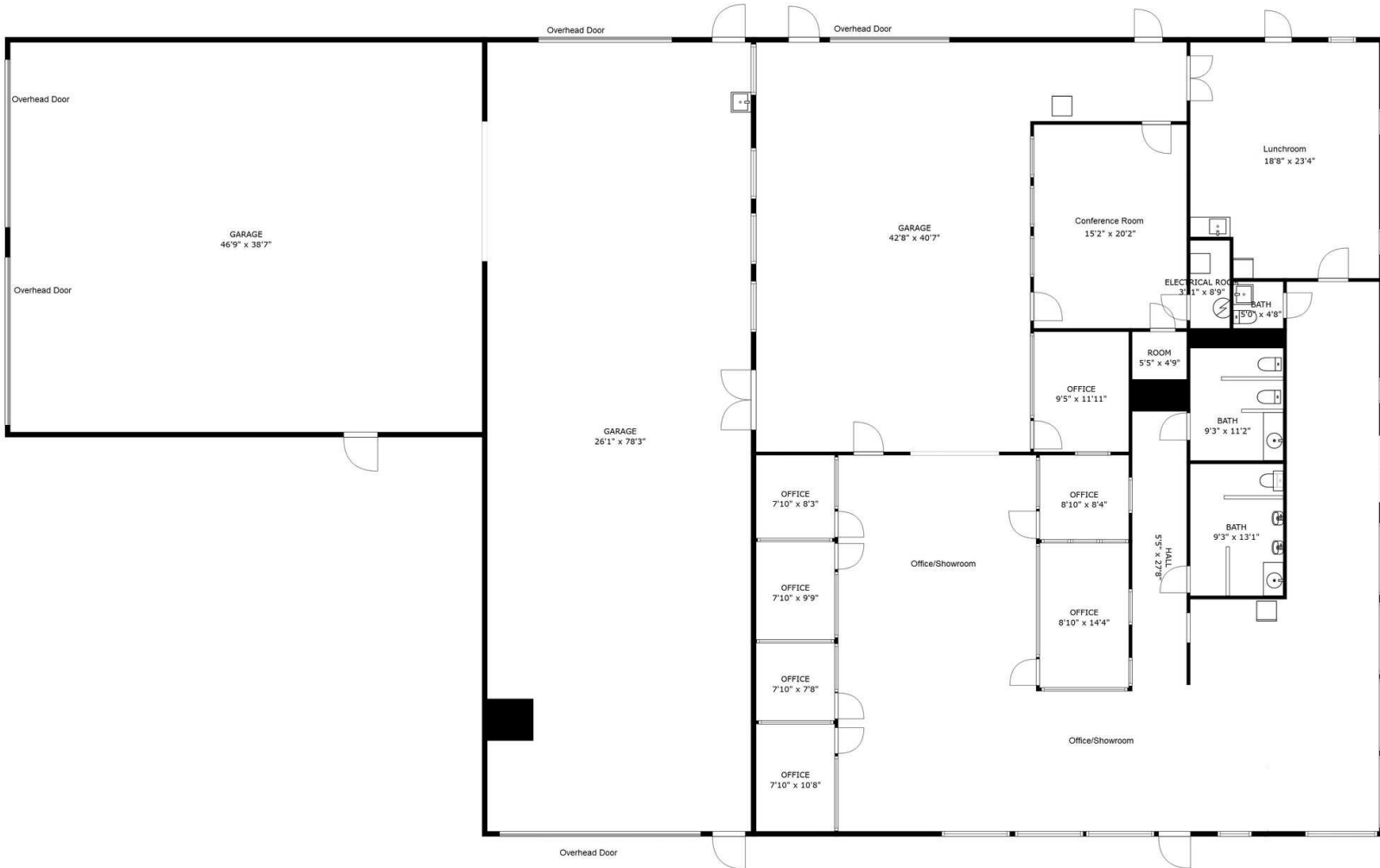
# Additional Photos

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# Floor Plans

4500 Remembrance Rd NW  
Grand Rapids, Michigan 49534



This FlöPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlöPlan

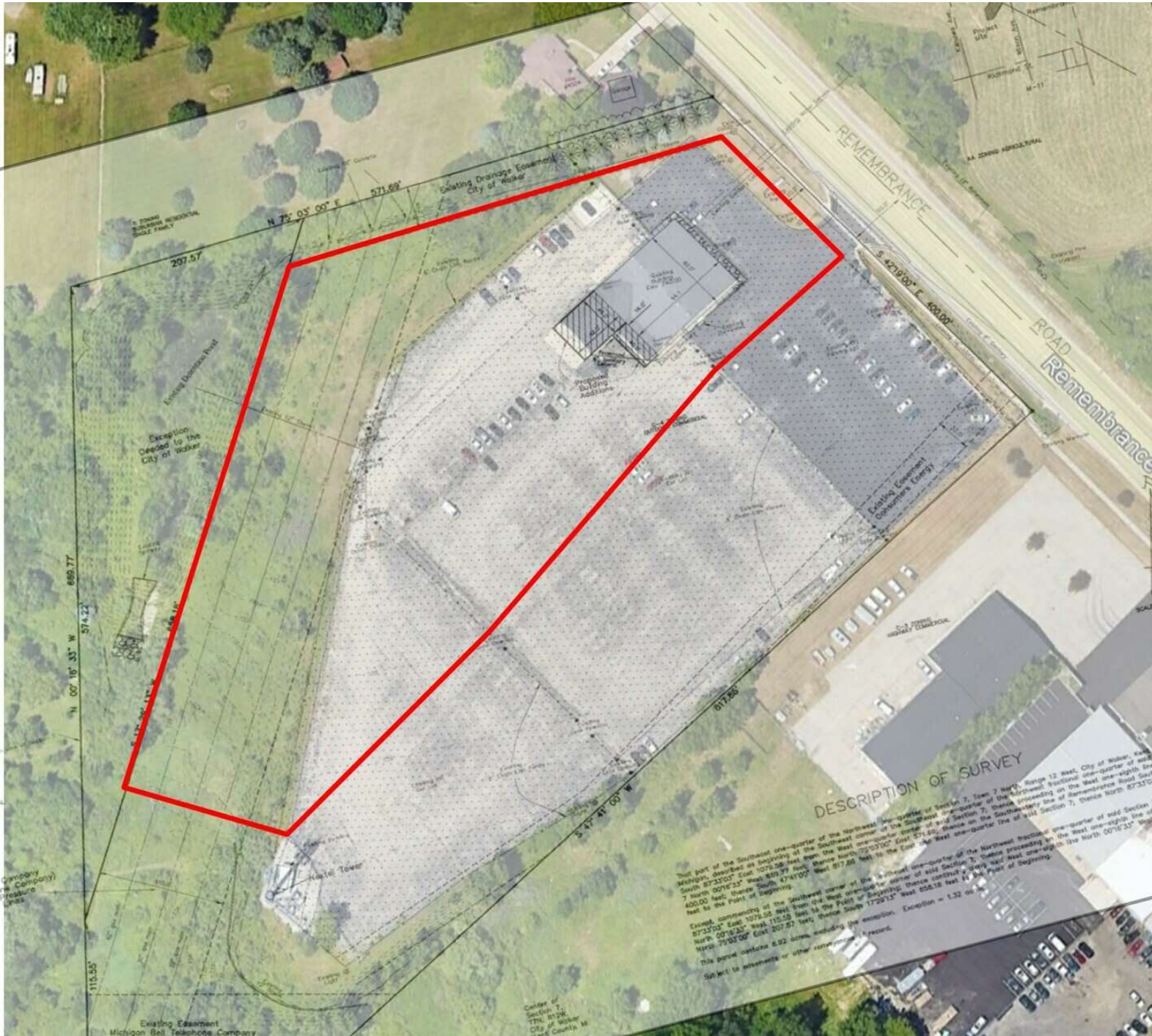
# Space 1- 8.92 Acres and 9,120 SF Building

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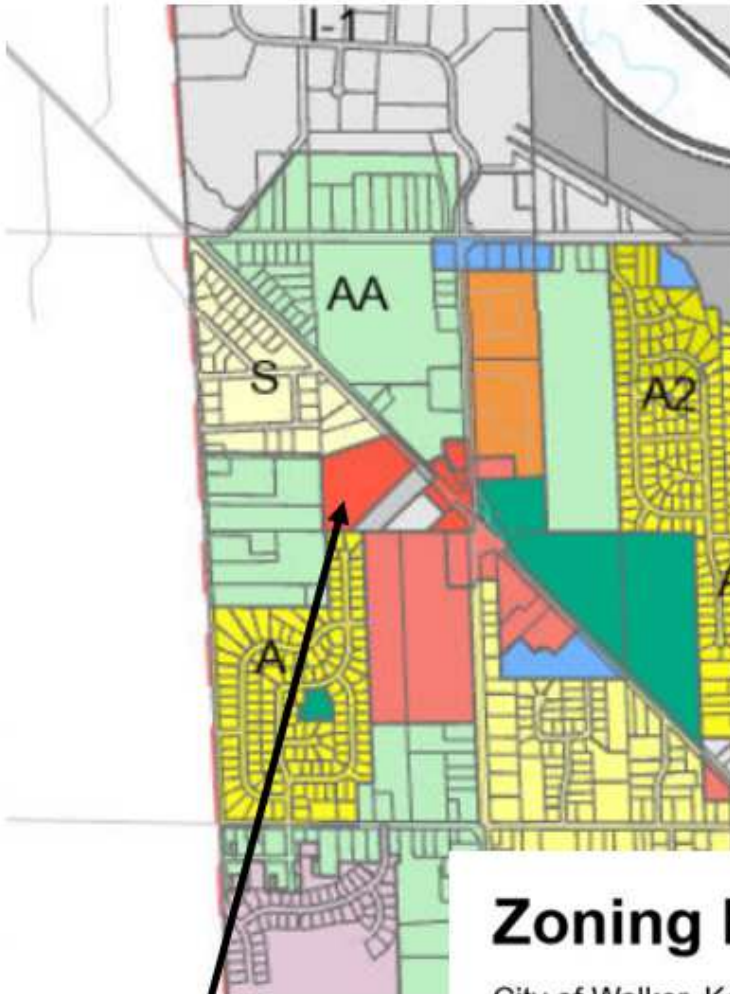
# Space 2- 4+/- Acres and 9,120 SF Building

4500 Remembrance Rd NW  
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# Zoning

4500 Remembrance Rd NW  
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## Zoning Map

City of Walker, Kent County, Michigan

Effective February 8, 2024.

### ZONING DISTRICTS

- |   |   |
|---|---|
| A, Single Family Residential              | MPUD, Mixed Planned Unit Development                      |
| A2, Duplex, Two Family Residential        | ORP, Office, Research and Parking                         |
| AA, Agricultural                          | P-SP, Public/Semi-Public                                  |
| ARM-DIST1, Arm Residential                | RMT, Mobile Home or Trailer Park                          |
| ARM-MULT, Arm Multiple Family             | ROW, Right-of-Way   |
| C-1, Local Commercial                     | RPUD-1, Residential Planned Unit Development              |
| C-2, General Commercial                   | RPUD-2, High Density-Residential Planned Unit Development |
| CPUD, Commercial Planned Unit Development | S, Suburban Residential Single Family                     |
| I-1, Light Industrial                     | SA, Suburban Residential Single Family                    |
| I-2, General Industrial                   | RPUD-3, Extra Density                                     |
| IPUD, Industrial Planned Unit Development |   |

## Section 5.02 Commercial and Mixed Use Districts

	Commercial		Office	P/SP
	C-1	C-2	ORP	P-SP
Single-Family Dwelling	E	E	E	E
Two-Family Dwelling				
3-4 Unit Dwelling				
5+ Unit Dwelling				
Mobile Home Dwelling				
Live/Work Dwelling				
Townhouse Dwelling				
Senior Housing (Independent)	SLU	SLU	SLU	
<b>Residential Uses</b>				
State-Licensed Residential Facility				
Farm worker housing facilities				
Foster Family/Family Day Care Home				
Group Day Care Home				
Telecommuting	A	A	A	A
Home Occupation	A	A	A	A
Home Based Business	SLU	SLU	SLU	SLU
Retrofit Single Family to 2+ Units				
Nursing Home/Assisted Living	P	P	P	
<b>Commercial and Office Uses</b>				
Veterinary Clinics and Animal Hospitals	P	P	P	
Animal Rescue or Shelter	SLU	SLU	SLU	
Retail	P	P	A	
Restaurants without Alcohol	P	P	A	
Restaurants with Alcohol	P	P		
Bars/night clubs				
Microbrewery/Micro-distillery	P	P		
Movie or film studio	SLU	SLU		
Drive-Thrus	SLU	SLU		
Outdoor Dining	P	P		
Hotels and motels	SLU	P		
Laundromat	P	P		
Personal Service	P	P	A	
Professional Office	p	P	P	
Medical and dental clinic	P	P	P	
Child care and day care centers	SLU	SLU	SLU	
Banks	P	P	P	
Fitness centers and health clubs	P	P	P	

	Commercial		Office	P/SP
	C-1	C-2	ORP	P-SP
Theaters, assembly halls, concert halls, sports arenas	SLU	P	SLU	
Event Space	P	P	SLU	
Commercial Recreation	SLU	SLU		
Car washes		SLU		
Gas stations	SLU	SLU		
Outdoor Sales and Display		SLU		
Automobile repair, minor	SLU	P		
Automobile repair, major	SLU	P		
Automobile sales		SLU		
Specialized farming (with conditions)				
Nursery, shrubbery, and garden supply center		P		
Agricultural warehouses and storage plants				
Greenhouses				
Kennel				
Contractor's Shop	SLU	SLU		
<b>Industrial Uses</b>				
Artisanal Manufacturing	SLU	SLU		
Low Intensity Industrial			SLU	
High Intensity Industrial				
Self-Storage (interior access)	SLU	SLU	SLU	
Self storage (exterior access)				
Recycling and composting				
Mineral mining	P	P	P	P
Outdoor Storage				
<b>Other Uses</b>				
Religious Institutions	SLU	SLU	SLU	SLU
Concentrated Animal Feeding Operations (CAFO)				
Keeping of Horses				
K-12 Schools	P	P	P	
Institutions of Higher Education	P	P		
Recreation uses (parks, playgrounds, golf courses, ballfields, athletic fields, community centers)				
Parking Lot with No Other Principal Use	SLU	SLU	SLU	SLU
Public and community buildings	P		P	P
Hospitals	P	P	P	
Cemeteries				SLU
Small Accessory Solar Energy	A	A	A	A
Large Accessory Solar Energy	A	A	A	A
Principal Solar Energy	SLU	SLU	SLU	SLU

	Commercial		Office	P/SP
	C-1	C-2	ORP	P-SP
Wind Energy (Accessory)	A	A	A	A
Wind Energy (Principal L-WET)				
Wind Energy (Principal M-WET)	SLU	SLU	SLU	
Battery Energy Storage System (Tier 1)	A	A	A	A
Battery Energy Storage System (Tier 2)				
Wireless Communication Facilities	SLU		SLU	SLU

## Section 5.03 Industrial Districts

	Industrial	
	I-1	I-2
Single-Family Dwelling	E	E
Two-Family Dwelling		
3-4 Unit Dwelling		
5+ Unit Dwelling		
Mobile Home Dwelling		
Live/Work Dwelling		
Townhouse Dwelling		
Senior Housing (Independent)		
<b>Residential Uses</b>		
State-Licensed Residential Facility		
Foster Family/Family Day Care Home		
Group Day Care Home		
Telecommuting	A	A
Home Occupation		
Home Based Business		
Retrofit Single Family to 2+ Units		
Nursing Home/Assisted Living		
<b>Commercial and Office Uses</b>		
Veterinary Clinics and Animal Hospitals	P	P
Animal Rescue or Shelter	SLU	SLU
Retail	A	A
Restaurants without alcohol	A	A
Restaurants with alcohol		
Bars/night clubs		
Microbrewery/Microdistillery		
Movie or film studios	SLU	SLU
Drive-Thrus		

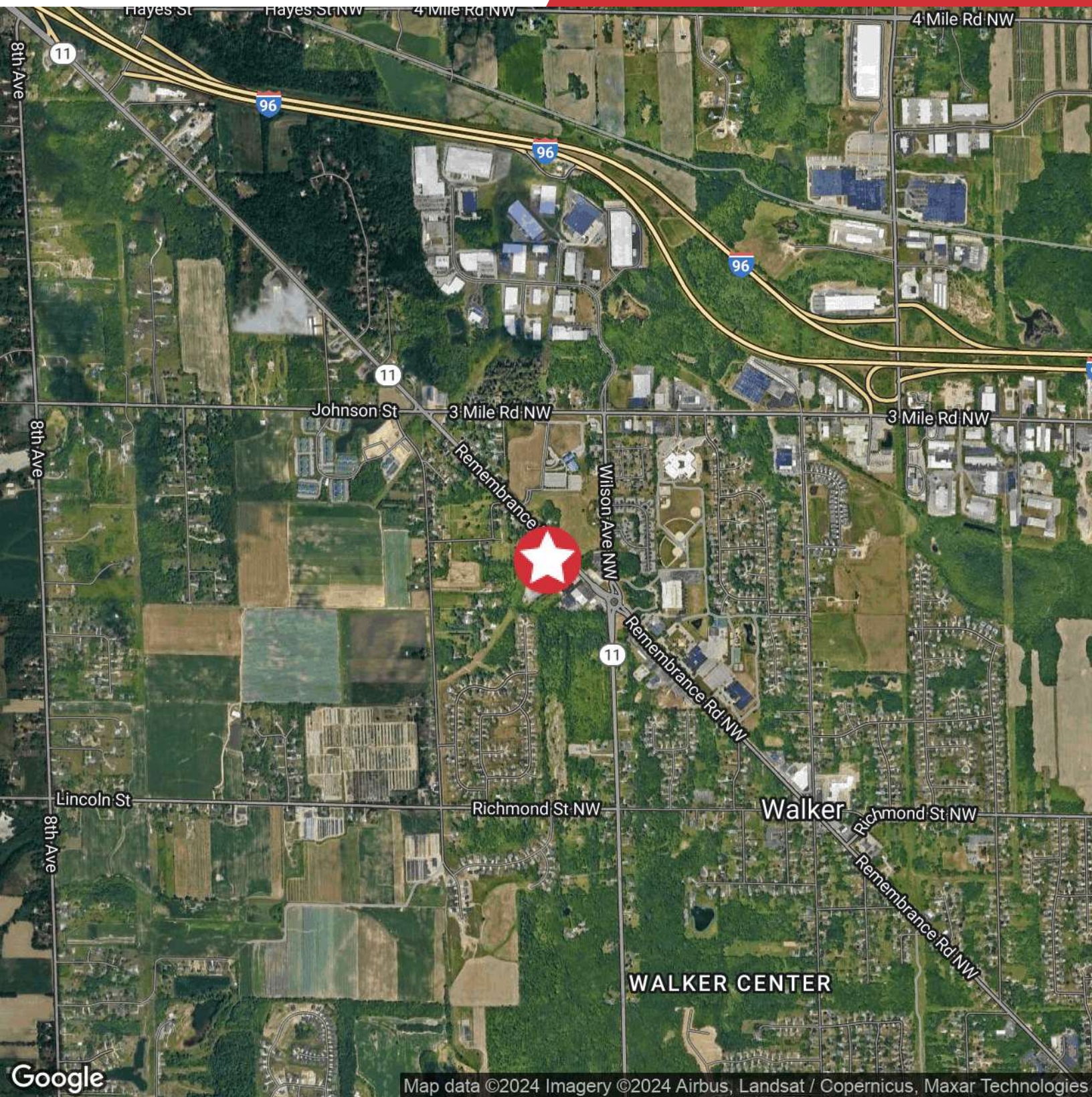
# Retailer Map

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# Location Map

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Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



# 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.