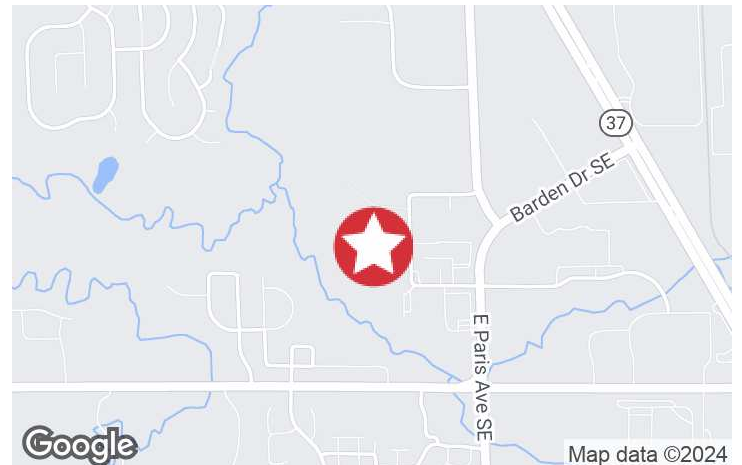




4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512

Property Highlights

- High quality manufacturing facility for sale
- Up to 30' ceiling height
- Heavy electrical capacity
- Heavy gas capacity
- Multiple loading docks and drive in doors
- Nicely appointed offices
- Craneway rails in place
- Building is expandable



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

James M. Badaluco, SIOR

O: 616 575 7029

jimb@naiwwm.com

Property Overview

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512

Property Overview

The property located at 4949 W Greenbrooke Dr SE is a modern manufacturing facility that boasts heavy electrical power, tall ceiling heights, and is also a heavy lift facility with craneway rails in place. The facility features all the modern amenities expected in a manufacturing plant such as ample office space, ample breakroom areas, as well as updated LED lights, and a very clean interior. This property sets up well for a wide variety of alternative uses and will be found very favorable in today's marketplace.



Property Information

Location:	Broadmoor Ave to 44th St SE, West on 44th St. to East Paris Ave SE, South on East Paris to N Greenbrooke Dr SE, West on Greenbrooke Dr to property on the W side of the road.
Total Building Size:	101,648 SF
Year Built:	1988
Year Renovated:	2009
Acreage:	10.22 Acres
Construction:	Pre-Engineered Steel
Roof:	Standing Seam Metal
Eave Height:	Up to 30'
Parking:	Ample on site surface parking
Security System:	Yes
Zoning:	I-1

Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Kentwood
Storm Sewer:	City of Kentwood
Water:	City of Kentwood

Sale Overview

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512

Sale Information

Price:	\$8,750,000.00
Per SF:	\$86.08
Municipality:	City of Kentwood
PPN:	41-18-26-426-006
SEV (2024):	\$2,888,600.00
Taxable Value (2024):	\$1,636,463.00
Summer Taxes (2023):	\$67,692.31
Winter Taxes (2023):	\$24,547.75
Total Taxes (2023):	\$92,240.06
Terms:	Cash / Conventional

Legal Description

Lot 1 * Greenbrooke Industrial Park



Building Overview

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512

Mfg/Warehouse Information

Mfg/Whse SF:	91,794 SF
Floors:	Concrete - One
Air Conditioning:	No
HVAC:	Gas / Forced Air
Ceiling Height:	Up to 30'
Sprinklered:	Yes
Lighting:	LED
Electric Service:	Heavy 480 Volt, 3 Phase
Column Spacing:	Varies
Grade Level Doors:	4
Loading Docks:	6
Rail Siding:	No
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	Craneways in place
Elevators:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

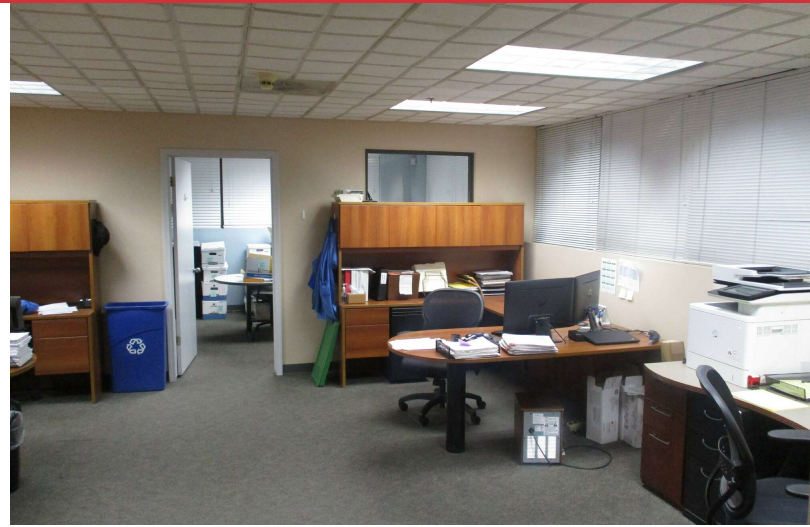
Office Information

Office SF:	9,854 SF
Floors:	One
HVAC:	Gas / Forced Air
Air Conditioning:	Yes
Sprinklered:	Yes
Ceiling Height:	9'
Lighting:	Fluorescent
Communication Equipment:	Available
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Elevators:	No



Additional Photos

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



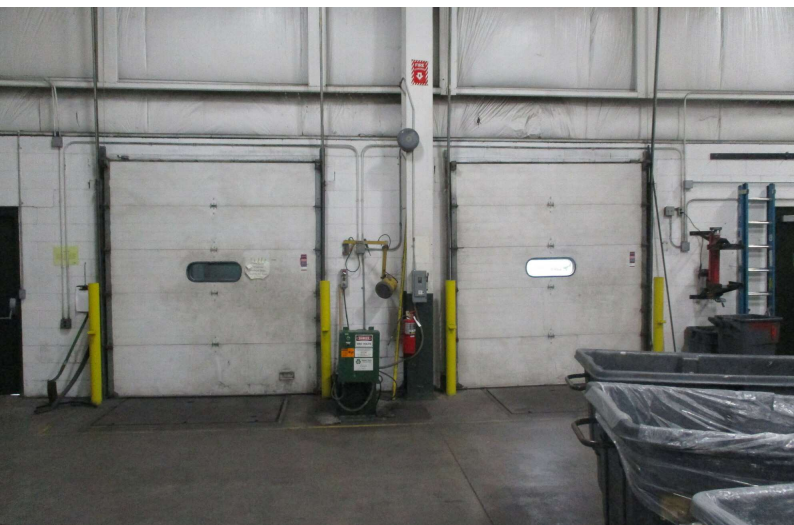
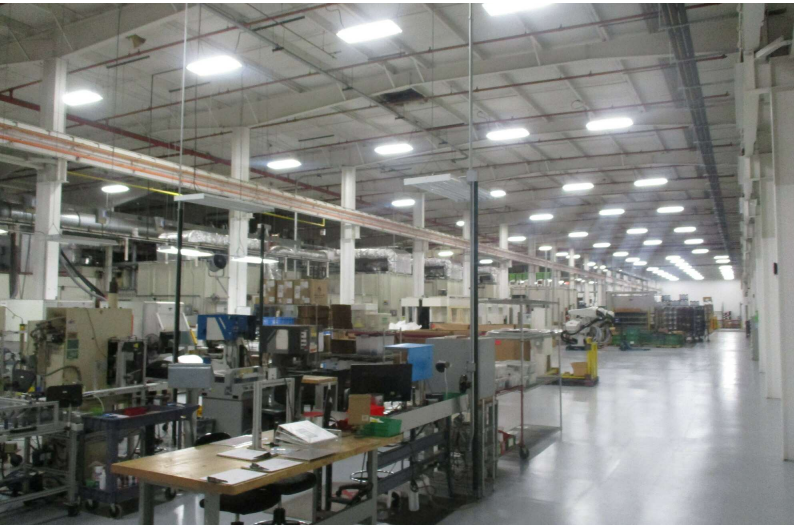
Additional Photos

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



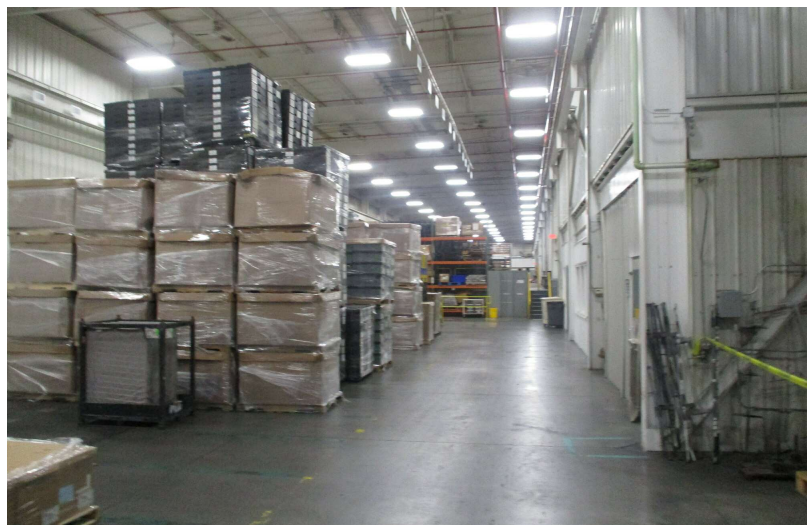
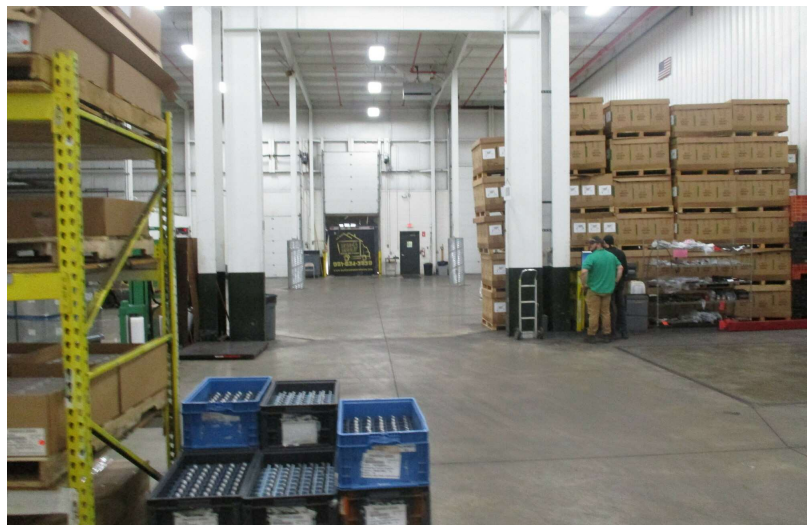
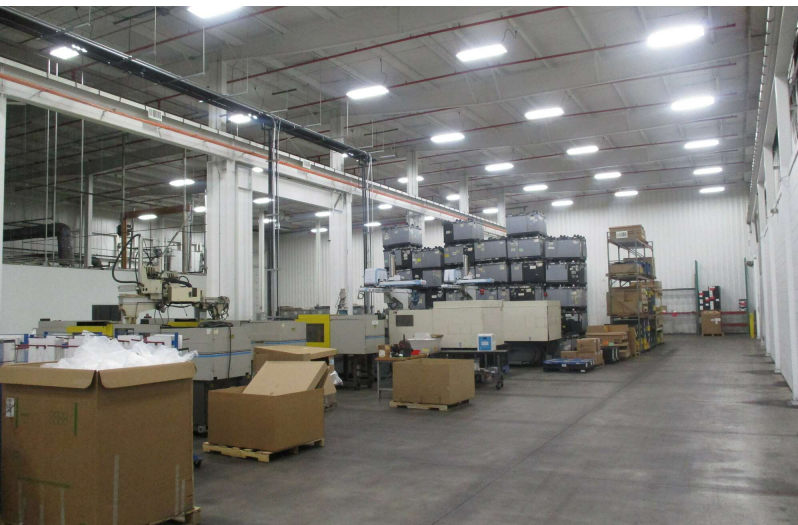
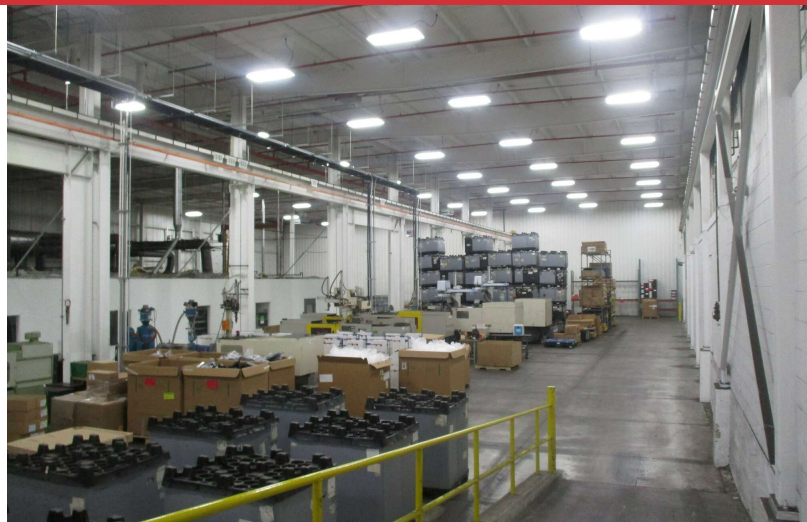
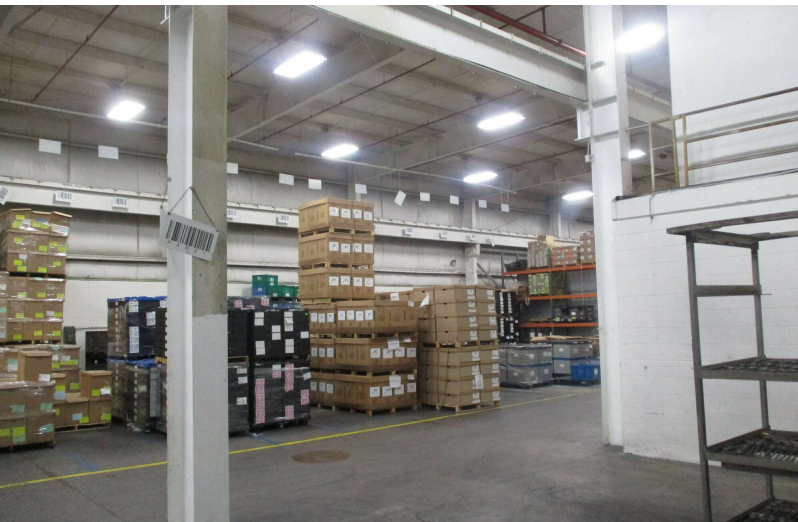
Additional Photos

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Kentwood, Michigan 49512



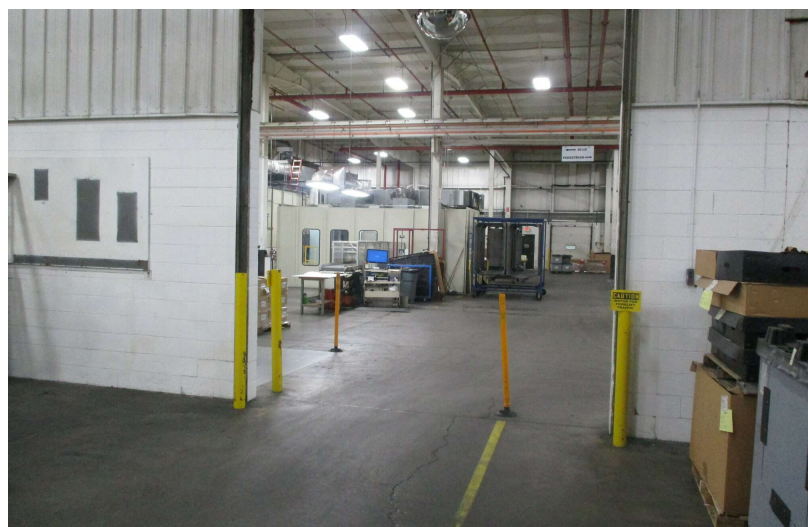
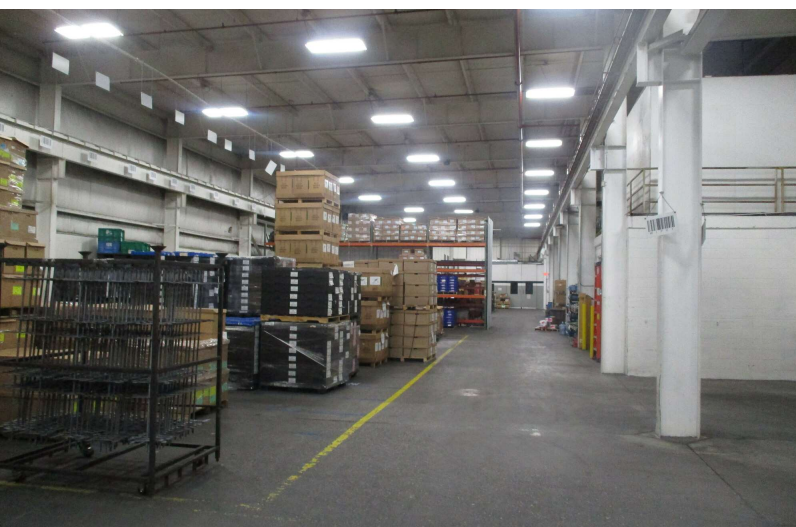
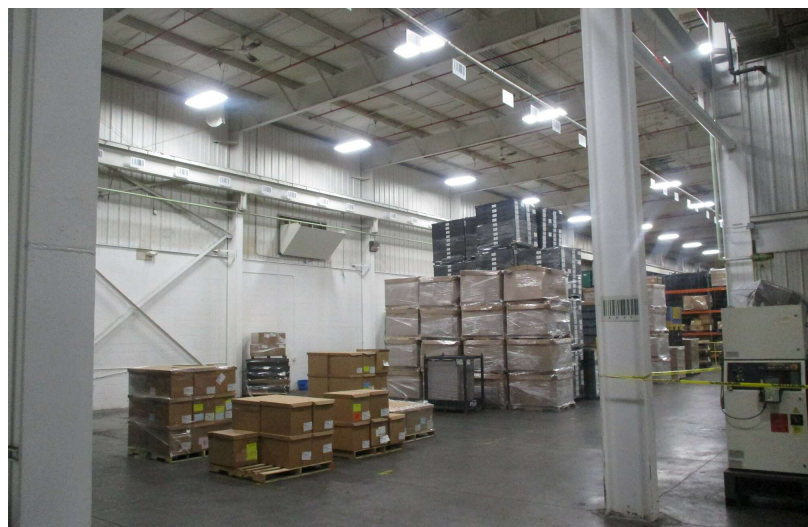
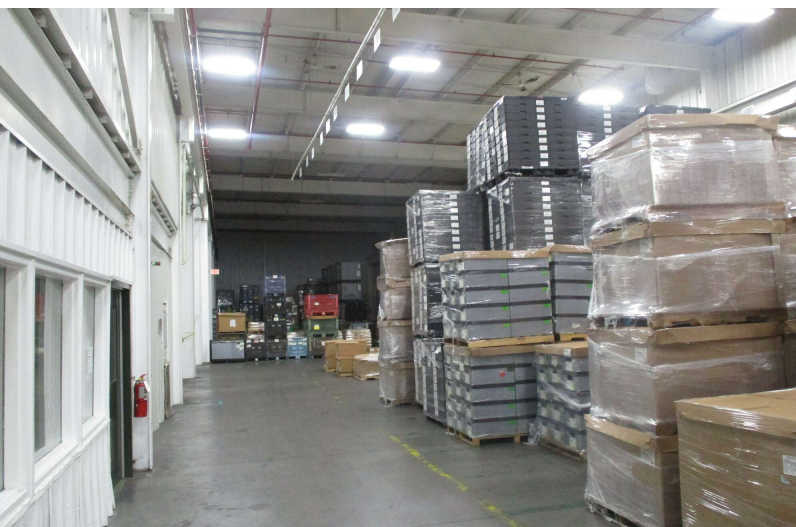
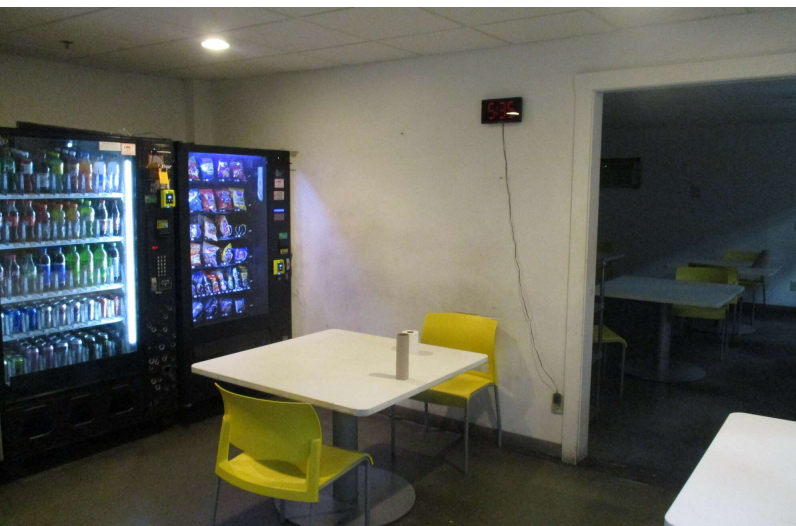
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4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



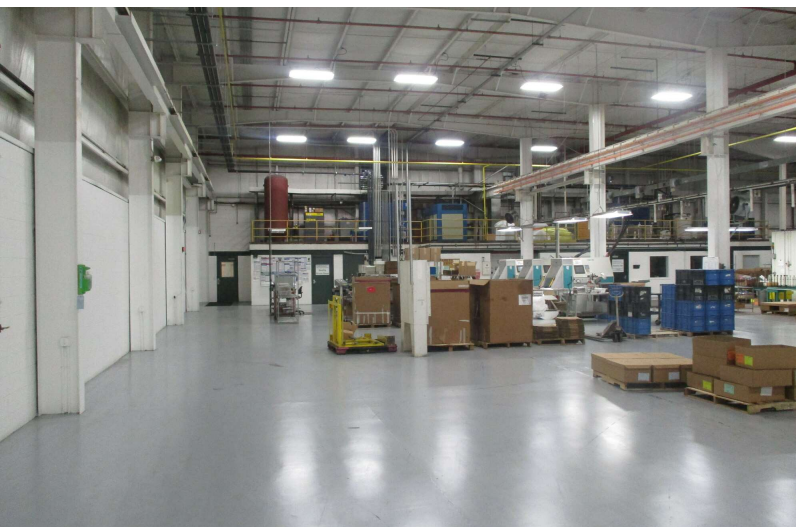
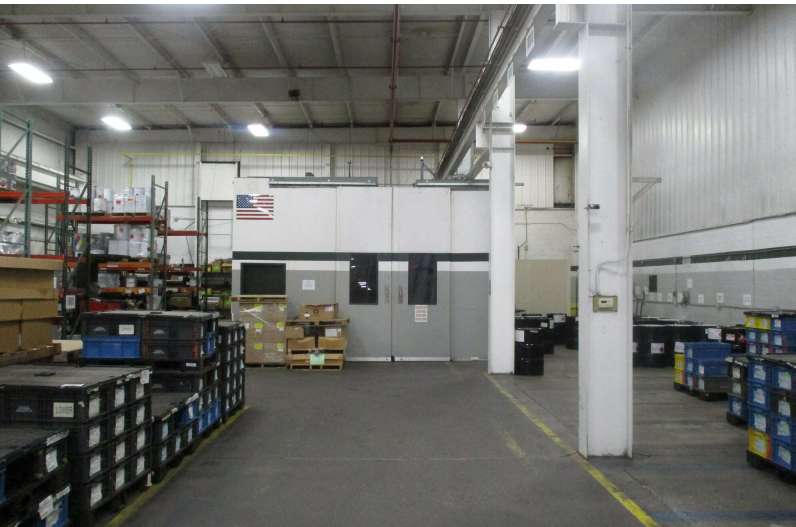
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Kentwood, Michigan 49512



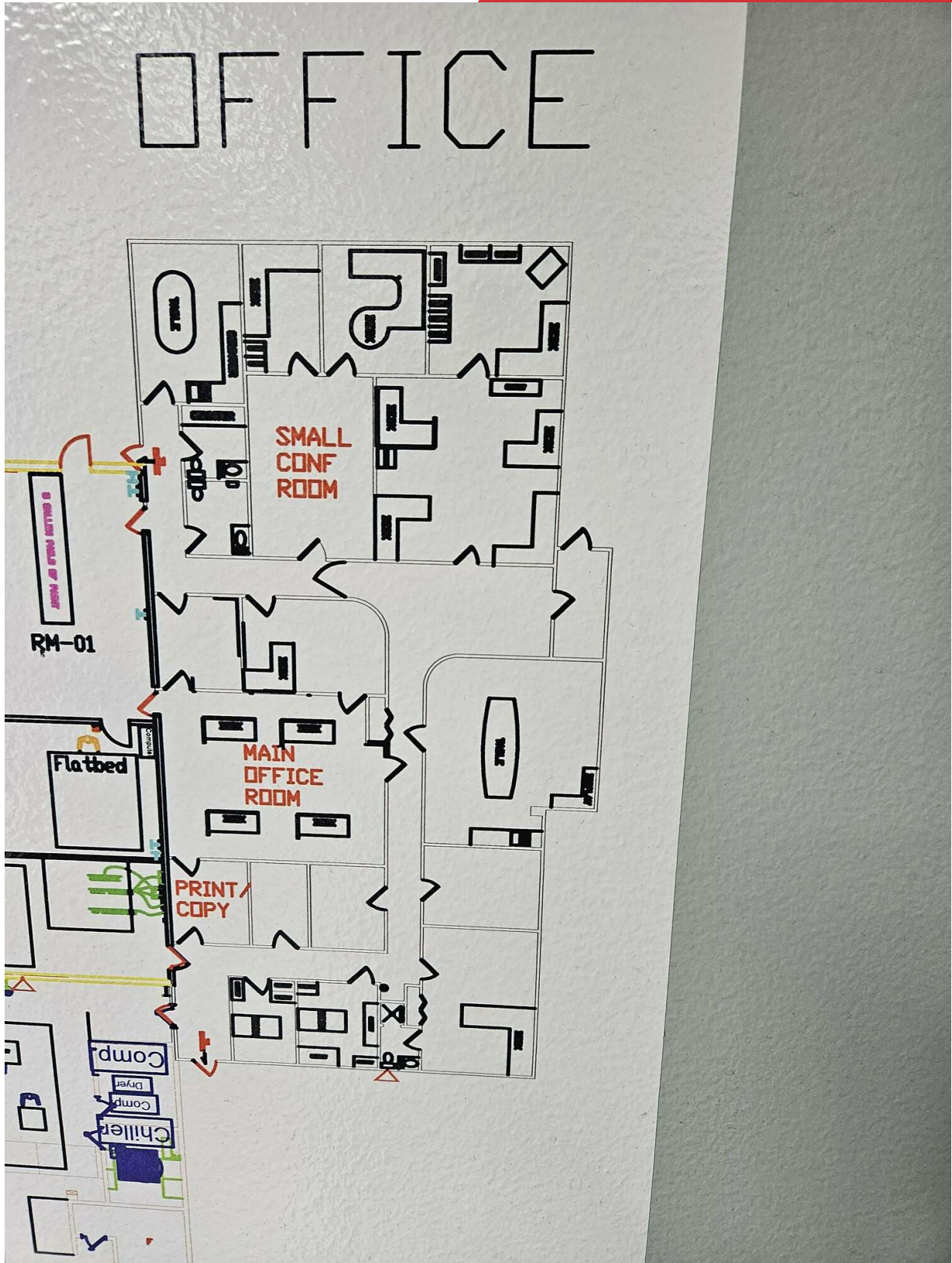
Additional Photos

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



Floor Plan

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



Parcel

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512

4949 W Greenbrooke Dr SE - PP # 41-18-26-426-006

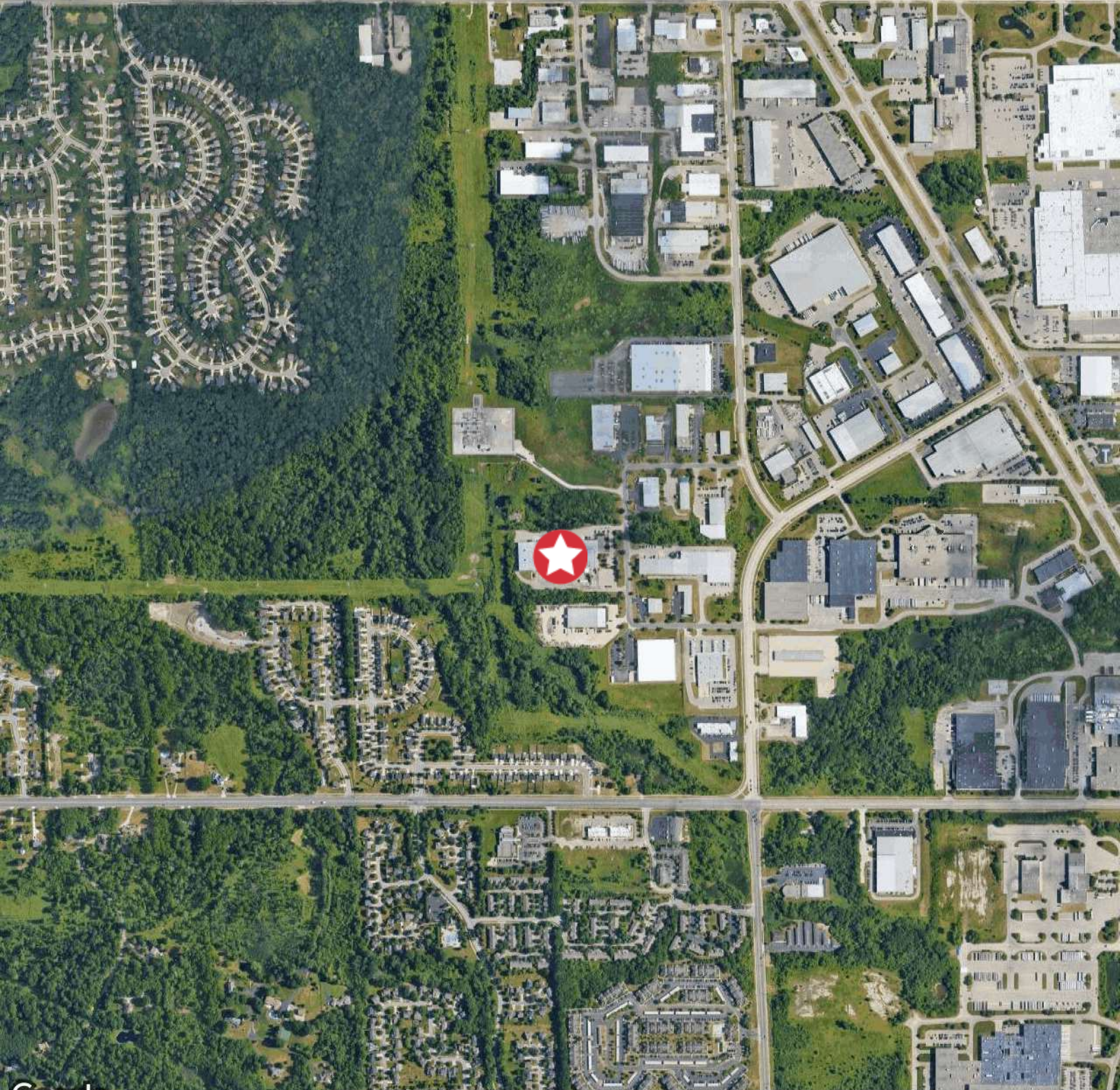
October 03, 2023



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Aerial Map

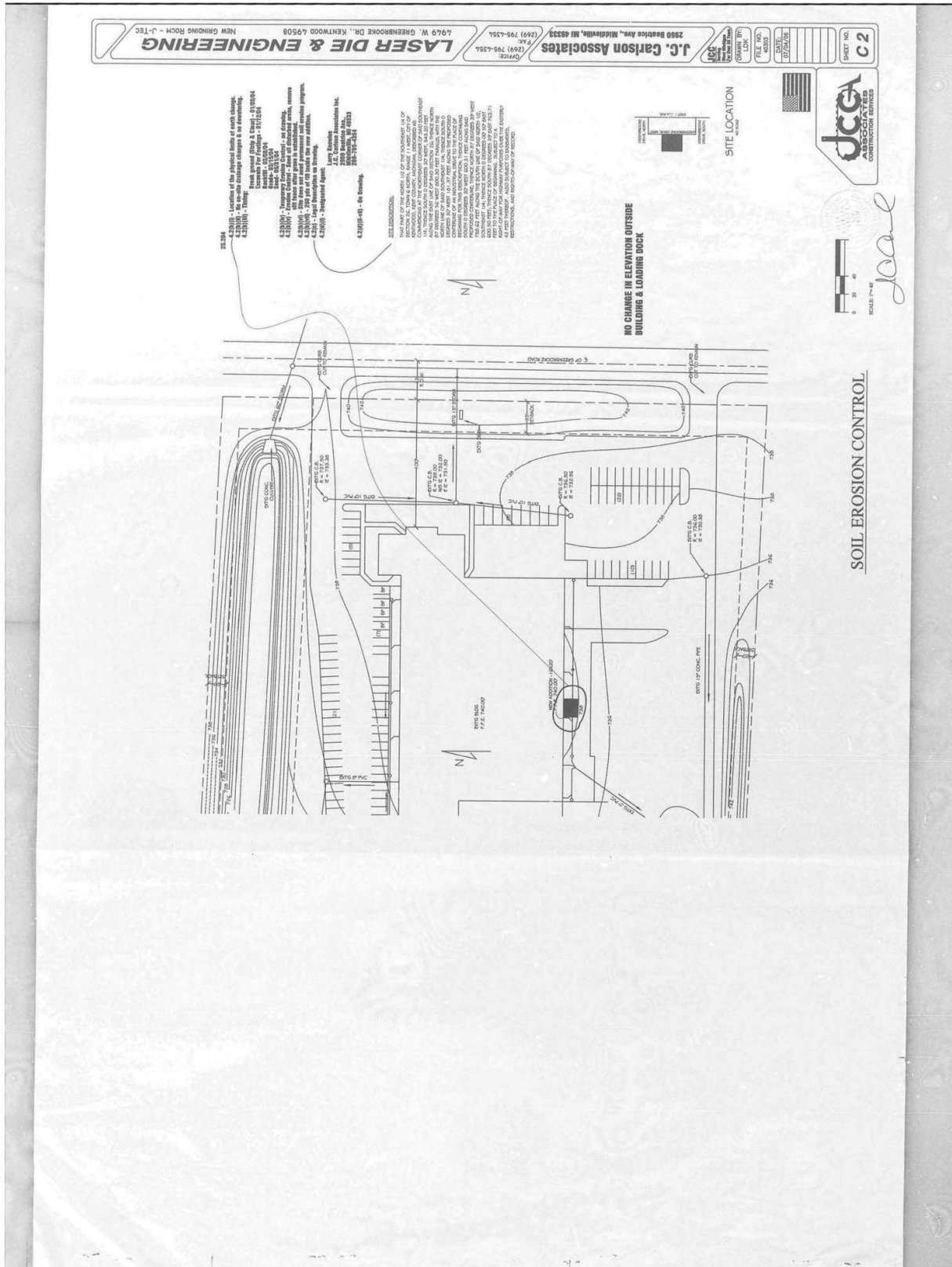
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Kentwood, Michigan 49512



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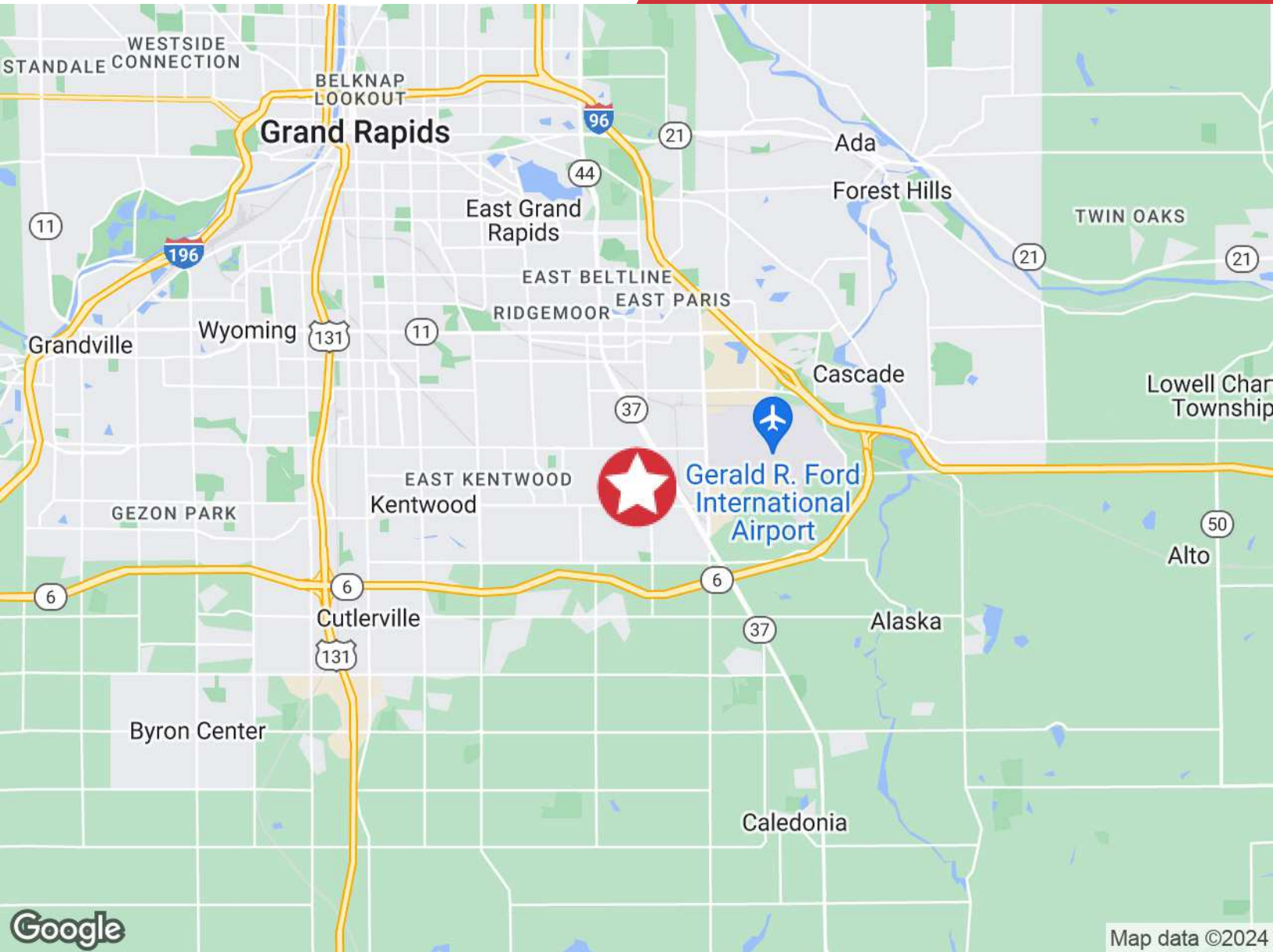
Site Plan

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



Location Map

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



Proximity

M-37	0.63 Miles
I-96	4.44 Miles
US-131	6.56 Miles
I-196	8.87 Miles
M-6	2.68 Miles
Gerald R Ford International Airport	2.71 Miles

Zoning Map City of Kentwood Kent County, Michigan 4900 Breton Ave. SE, P.O. Box 8848 Kentwood, Michigan 49518-8848 (616) 698-9610



Telephone Directory

Mayor.....	554-0770
Assessor.....	554-0723
Clerk.....	554-0730
Engineer.....	554-0740
Public Works.....	554-0817
Library.....	647-3910
Planning.....	554-0707
Recreation.....	656-5270
Treasurer.....	554-0764
District Court.....	554-0811
Fire Department.....	554-0800
Police Chief.....	698-6580
Silent Observer.....	774-2345
Emergencies.....	9-1-1

City Website

www.kentwood.us

Mission Statement:
The City of Kentwood strives to support a high quality of life by being fiscally responsible, transparent, and welcoming to all residents and businesses.

Chair, Planning Commission Date

Last Update: 01/31/2022



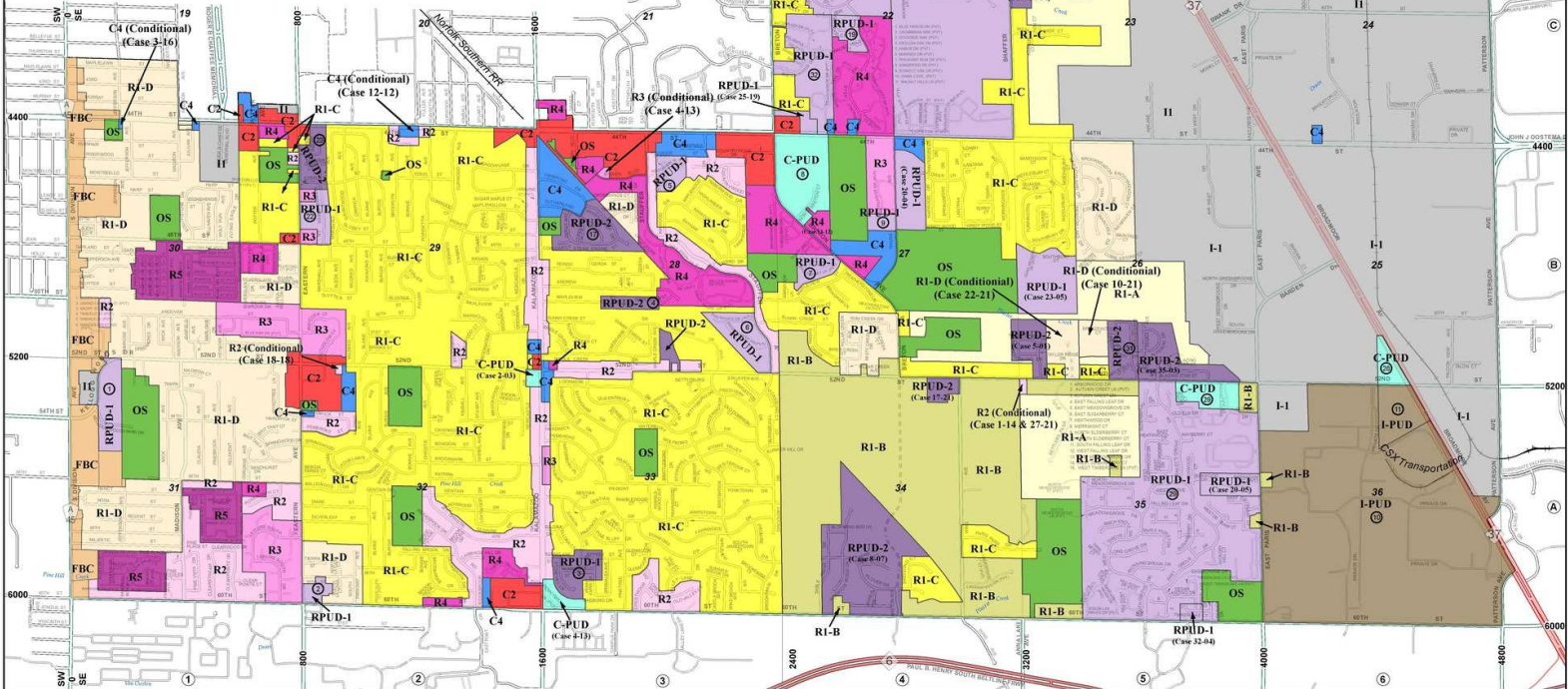
ZONING DISTRICTS

	FBC Form Based Code		C4 Office
	R1-A Estate Residential		C5 Neighborhood Commercial
	R1-B Single Family Residential		I1 Light Industrial
	R1-C Single Family Residential		I2 Heavy Industrial
	R1-D Single Family Residential		OS Open Space
	R2 Two Family Residential		C-PUD Commercial Planned Unit Development
	R3 Medium Density Residential		I-PUD Industrial Planned Unit Development
	R4 High Density Residential		M-PUD Mixed Use Planned Unit Development
	R5 Mobile Home Park		O-PUD Office Planned Unit Development
	C2 Commercial		RPUD-1 High Density Residential PUD
	C3 Regional Commercial		RPUD-2 Low Density Residential PUD



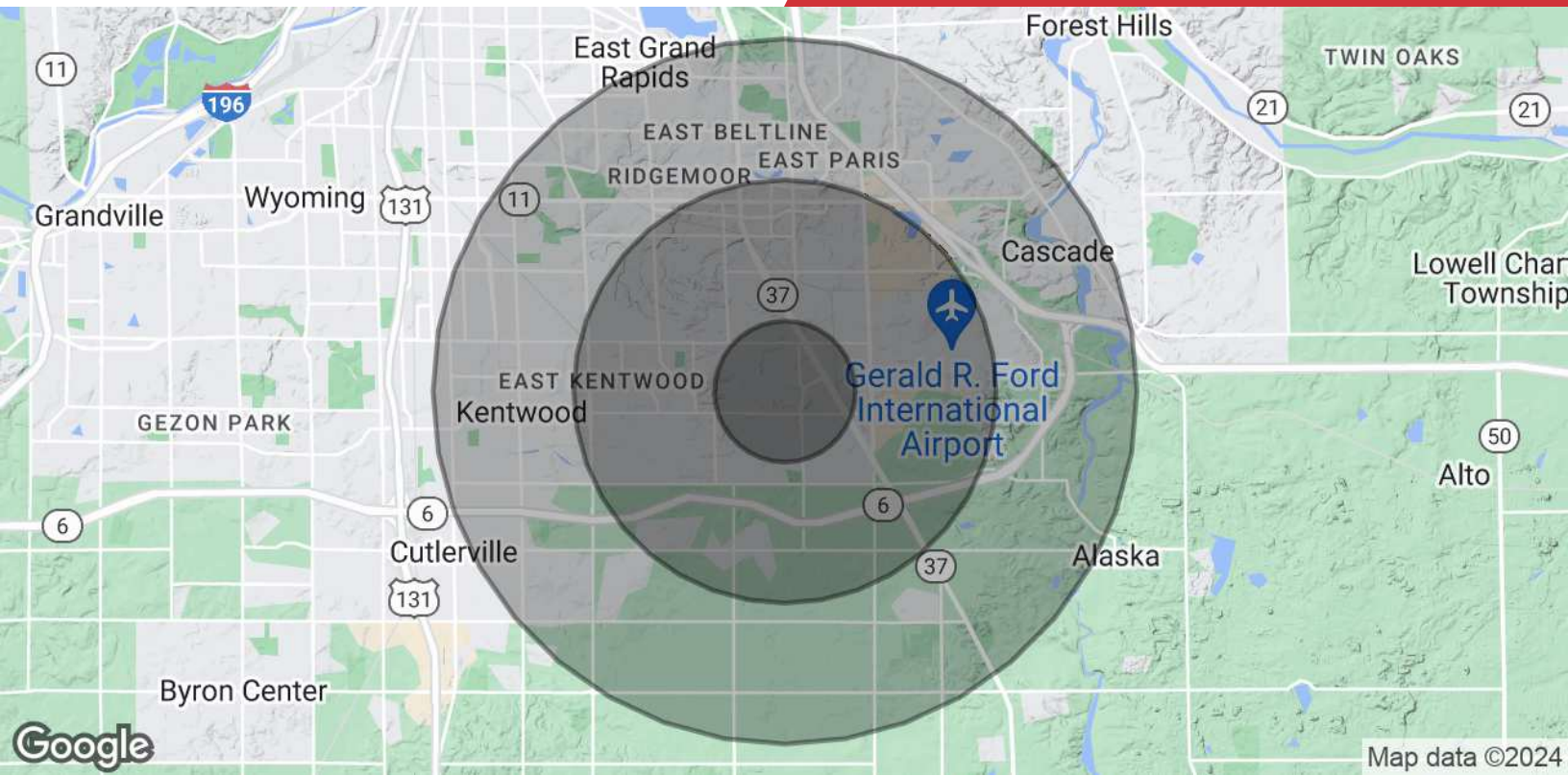
Map created by the REGIS Agency in conjunction with the City of Kentwood from official City of Kentwood data. REGIS data and information from other sources. © 2008 City of Kentwood and REGIS. All rights reserved.
This map does not represent a legal document. It is intended to serve as an aid in geographic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means.

9 Denotes a PUD Numerical Reference Corresponding with the Zoning Ordinance
16 Section Number



Demographics Map & Report

4949 W Greenbrooke Dr SE
Kentwood, Michigan 49512



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,228	41,574	132,508
Average Age	35.2	36.5	36.6
Average Age (Male)	31.3	33.6	34.4
Average Age (Female)	38.9	39.1	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,842	17,345	51,254
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$108,470	\$73,873	\$81,912
Average House Value	\$225,687	\$173,573	\$188,035

* 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.