

For Sale

Industrial



4327 Airline Dr.

Kentwood, MI, 49512

Presenting a prime owner-user opportunity, strategically situated in the thriving Grand Rapids Airport Submarket. This I-1 zoning classified, property is perfectly suited for manufacturing pursuits. The well-maintained facility offers a versatile layout and highly demanded Sq.Ft. count is ideal for production and fabrication operations. Additionally, the property benefits from outstanding access to major highway networks and the International Airport. The submarket comprises and is surrounded by a robust and growing labor pool. This property presents a compelling opportunity for manufacturing operations to relocate, or expand in a highly demanded region of West Michigan.

Highlights

- Three Cranes: Two 5-Ton and One 10 Ton
- Climate Controlled facility: 15 ton
- Surface level parking with 47 spaces
- 3 Truck Docks and 2 levelers with infrastructure for a 4th in place.
- 14' Tall Grade Level Door

Sale Price	\$2,475,000 (105 PSF)
Sale Price Per Sq Ft	\$105. PSF
Building Size	23,563 SF
Office Sq Ft	2,695 SF
Floor Count	1
Ceiling Heights	18'-22'
Electrical	800 Amps
Climate Control	15 Ton
Dock/GLDS	3 / 1
Sprinkling	Yes - Wet
Parking	47

R. Kyle Grooters

Associate Broker - Consolidation

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www.bradleyco.com

Property Details

4327 Air Lane Dr SE, Kentwood, MI 49512



Location Information

Building Name	4327 Airline Dr.
Street Address	4327 Air lane Dr SE
City, State, Zip	Kentwood, MI 49512
County	Kent
Market	Grand Rapids
Sub-market	Airport Region

Building Information

Building Size	23,563 SF
Ground Floor Manufacturing	20,868 SF
Office Space	2,695 SF
Number of Floors	1
Ceiling Height	21 Ft
Minimum Ceiling Height	18 Ft
Roof	Rubber Membrane, Warranty-2029
Cranes	3 Total (2-5 Ton & 1-10 Ton)
Under Hook Clear Height	5 Tons - 13' & 10 Ton - 12'
Sprinkling	Yes - Wet
Column Spacing	47" x 25"
Dock / GLDS	3 / 1
Year Built	1980
Year Last Renovated	2019
Electrical	800 Amps - 480V 3 Ph

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1
Lot Size	2.39 Acres
APN #	41-18-23-451-003

Parking & Transportation

Parking Type	Surface
# of Parking Spots	47
Regional Airports	Gerald R. Ford Int'l - 1>Mile
Distance to M-6	3.1 Miles

Utilities

Water	Municipal
Electrical	Consumers Energy
Gas	Yes
Fiber/Internet	Yes/Xfinity

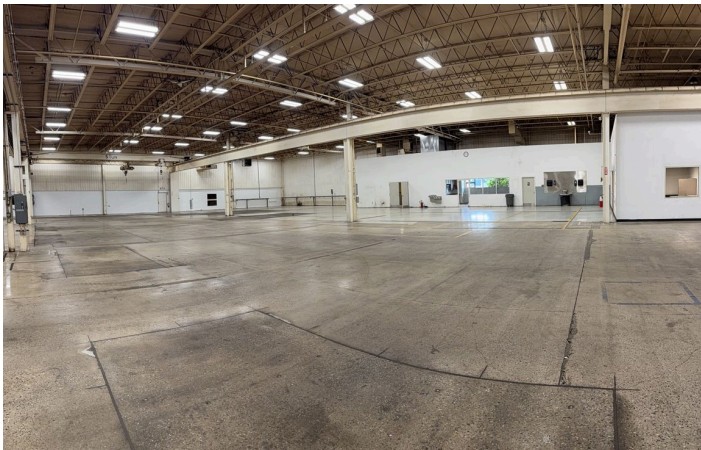
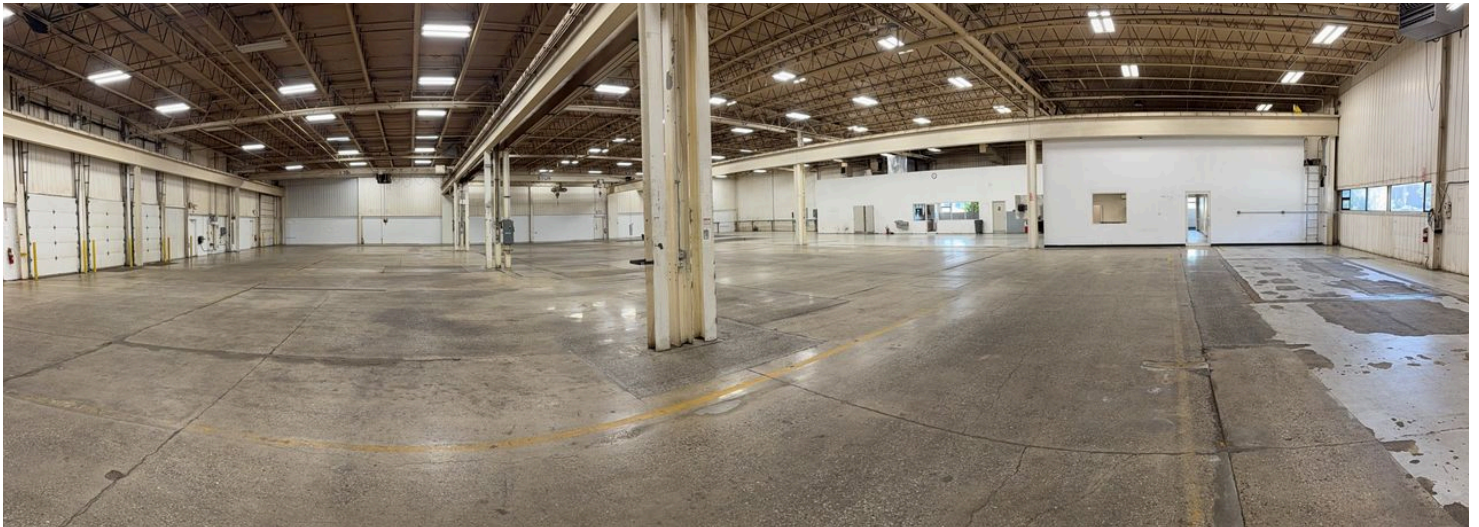
Exterior Photos

4327 Air Lane Dr SE, Kentwood, MI 49512



Interior Photos

4327 Air Lane Dr SE, Kentwood, MI 49512



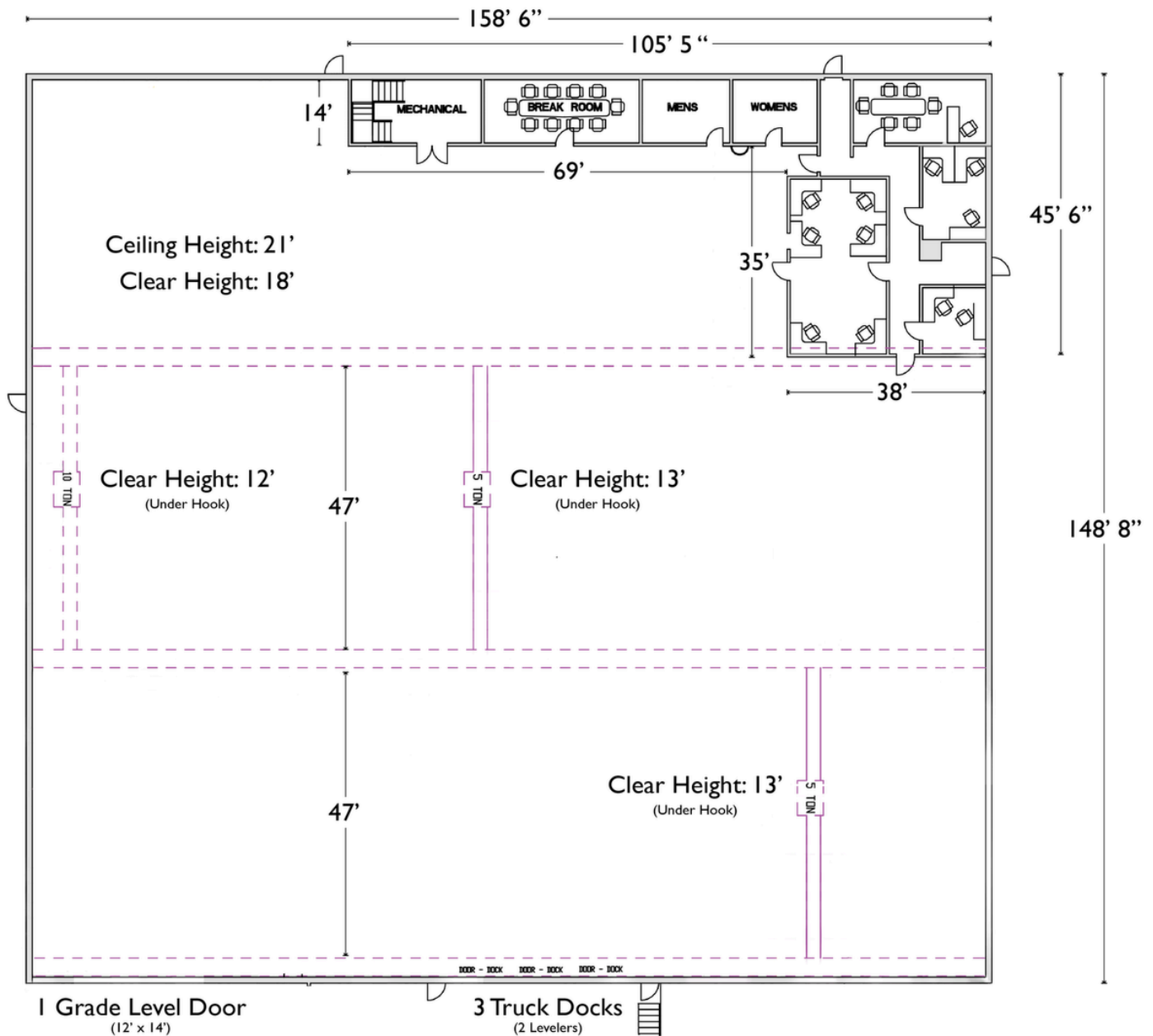
Floorplan

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Total SF: 23,563

Office SF: 2,695

MFG SF: 20,868



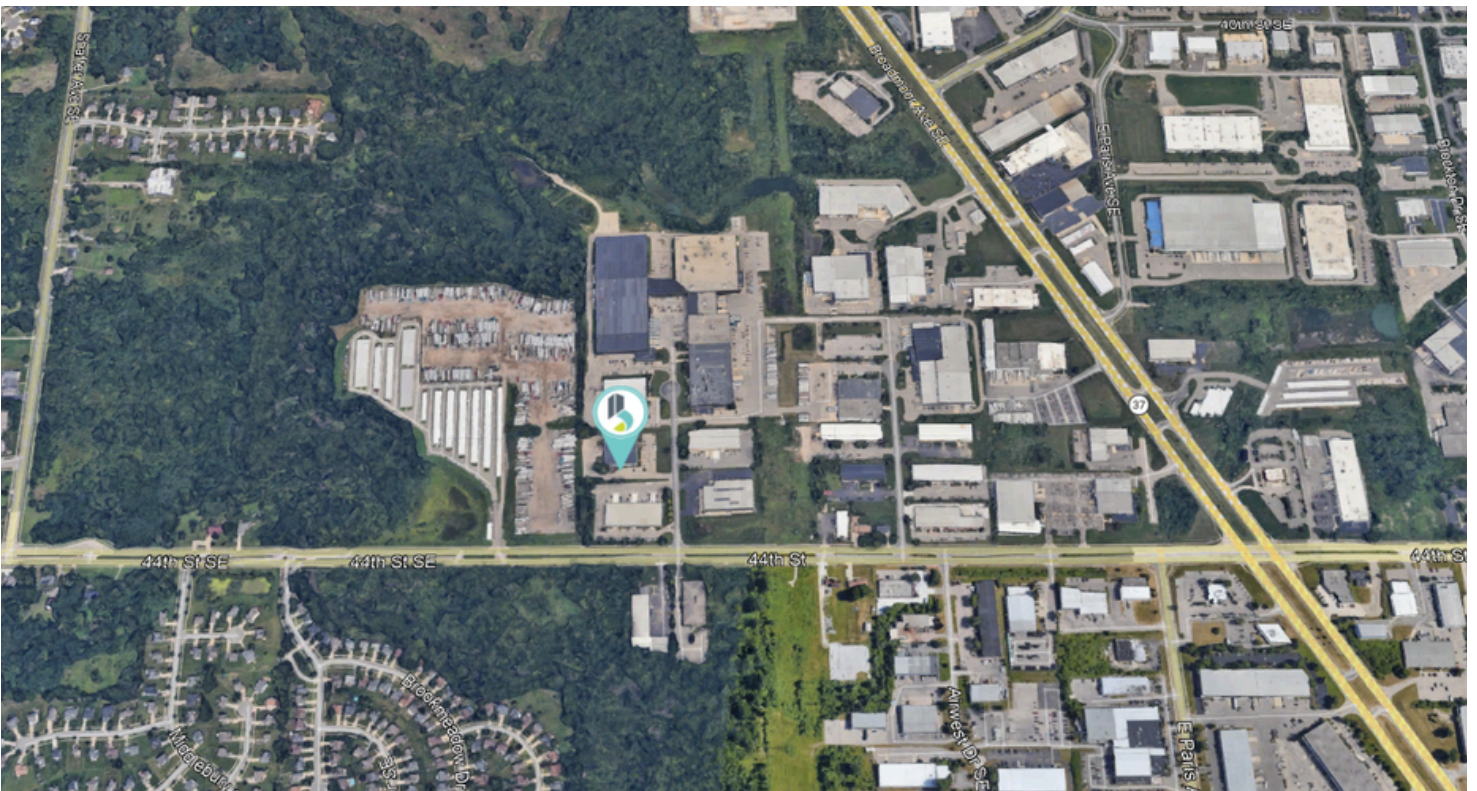
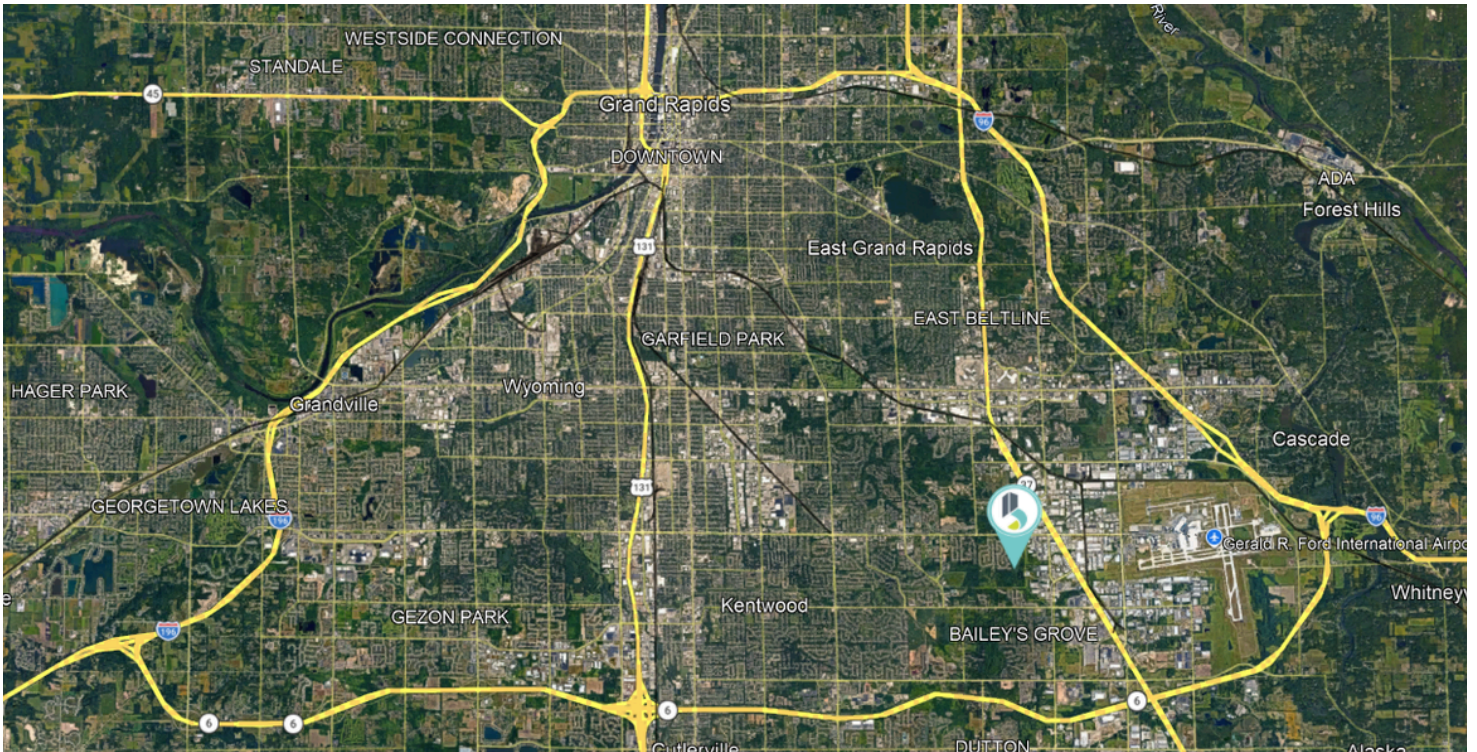
Site Aerial

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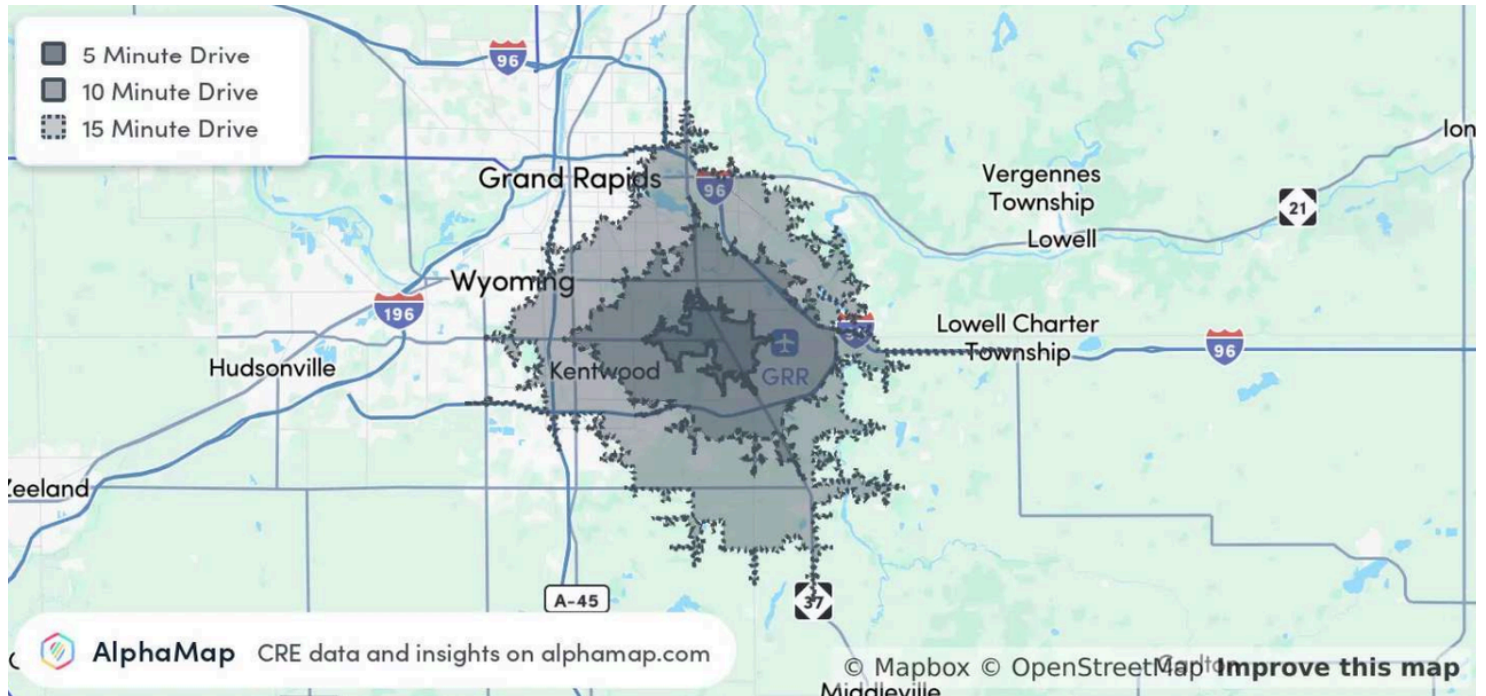
Regional Map

4327 Air Lane Dr SE, Kentwood, MI 49512



Demographics

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Demographics

	5 Mintues	10 Minutes	15 Minutes
Total Population	2,977	33,798	135,112
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	41	41	40
Total Households	1,132	14,454	52,094
# of Persons per HH	2.6	2.3	2.6
Average HH Income	\$116,265	\$95,182	\$105,484
Average House Value	\$315,053	\$277,054	\$330,639