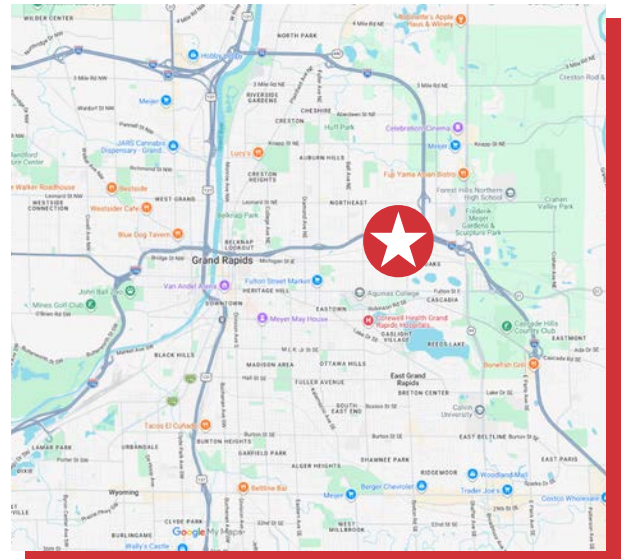




2360 OAK INDUSTRIAL DR NE GRAND RAPIDS, MI 49505

- Great location – SW corner of Oak Industrial Dr and Maryland Avenue.
- 7,128 sf building with 2,050 sf full access mezzanine (9,178 sf of functional space)
- 14' overhead door
- 100% air-conditioned building. VRF HVAC system
- 45kw ASCO 7000 Series Automatic Transfer Switch (ATS) with Bypass-Isolation generator
- Corrugated Metal Roof



FOR MORE INFORMATION, CONTACT:

BOB LOTZAR

O: 616.575.7041 | C: 616.304.6124

bobl@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR SALE
OFFICE / INDUSTRIAL

PROPERTY INFORMATION

Total Building Size:	7,128 SF
Year Built:	1995
Acreage:	0.93 Acres
Municipality:	City of Grand Rapids
PPN:	41-14-21-427-011
Signage:	Building
Parking:	Onsite, Asphalt, 29 spaces, resurfaced in 2025
Zoning:	Industrial
Generator:	45kw ASCO 7000 Series Automatic Transfer Switch (ATS) with Bypass-Isolation generator
Restrooms:	Three total, two in warehouse (one with shower) and one in office area.
Sprinklered:	Yes
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

WAREHOUSE INFORMATION

Warehouse SF:	3,500 SF
Air Conditioning:	VRF AC System
Ceiling Height:	18'
Overhead Door	14'
Lighting:	LED
Electric Service:	400 AMP Service

OFFICE INFORMATION

Sales/Office Area:	3,625 SF
Air Conditioning:	VRF AC System
Ceiling Height:	10'
Sprinklered:	Yes
Lighting:	LED
Kitchen/Break Room:	12' x 12'

MEZZANINE INFORMATION

Mezzanine Office SF:	2,050 SF
Mezzanine Warehouse SF:	970 SF

The mezzanine area is accessible via a metal staircase in the warehouse. The mezzanine has 1,180 square feet of finished office area and 970 square feet of open storage area accessible from the warehouse via a lift truck. This office area is split into uses as a conference/training room with a small kitchenette, and individual/private offices.

 **2360 OAK INDUSTRIAL DR NE**
GRAND RAPIDS, MI 49505

NAI Wisinski of
West Michigan

BUILDING HIGHLIGHTS

FOR SALE
OFFICE / INDUSTRIAL

- ROOF IS CORRUGATED METAL
- CONSTRUCTION 3 WALLS ARE BLOCK
- SOUTH SIDE WALL IS STEEL
- HVAC: A /C = VARIABLE REFRIGERANT FLOW SYSTEM = A VRF AC SYSTEM IS A HIGH-EFFICIENCY, COMMERCIAL-GRADE HVAC TECHNOLOGY THAT CONNECTS MULTIPLE INDOOR CLIMATE ZONES TO A SINGLE OUTDOOR UNIT. INSTEAD OF BLASTING CONDITIONED AIR THROUGH BULKY DUCTS, IT CIRCULATES LIQUID REFRIGERANT DIRECTLY TO INDIVIDUAL AIR HANDLERS, ALLOWING FOR CUSTOMIZED, ROOM-BY-ROOM TEMPERATURE CONTROL. BOILER ALSO AVAILABLE TO PROVIDE ADDITIONAL BASEBOARD HEAT IF NECESSARY.
- BUILDING 7,125 SF
- OFFICE 3,500 SF -CEILING HEIGHT 10' -ONE BATHROOM
- KITCHEN/BREAK ROOM 12X12
- WAREHOUSE 3625 SF -CEILING HEIGHT 18' -TWO BATHROOMS (ONE WITH SHOWER)
- MEZZANINE TOTAL 2,050 SF
- OVERHEAD DOOR 14 FEET
- POWER 400 AMP SERVICE
- A 45KW GENERATOR

SALE OVERVIEW

FOR SALE
OFFICE / INDUSTRIAL

SALE INFORMATION

Sale Price:	\$1,795,000
Municipality:	City of Grand Rapids
PPN:	41-14-21-427-011
SEV (2026):	\$741,800
Taxable Value (2026):	\$375,862
Summer Taxes (2025):	\$18,179.46
Winter Taxes (2025):	\$718.25
Total Taxes:	\$18,897.71

LEGAL DESCRIPTON

PART OF SE 1/4 COM AT E 1/4 COR TH S 0D 18M 37S E ALONG E SEC LINE 1150.98 FT TO A LINE WHICH 300 FT NLY FROM /MEAS PERP TO/ & PAR WITH NLY LINE OF CENTRAL MICHIGAN RR R/W /100 FT WIDE/ TH N 78D 07M 17S W ALONG SD LINE 71.61 FT TO W LINE OF MARYLAND AVE /140 FT WIDE/ & BEG OF THIS DESC - TH N 78D 07M 17S W ALONG SD LINE 223.21 FT TH N 12D 32M 38S E 203.73 FT TO S LINE OF OAK INDUSTRIAL DR /60 FT WIDE/ TH S 77D 34M 37S E ALONG S LINE OF SD DR 177.21 FT TO W LINE OF MARYLAND AVE TH S 0D 18M 37S E ALONG W LINE OF SD AVE 206.69 FT TO BEG *
SEC 21 T7N R11W 0.93 A.



 **2360 OAK INDUSTRIAL DR NE**
GRAND RAPIDS, MI 49505

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PROPERTY PHOTOS

FOR SALE
OFFICE / INDUSTRIAL



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PROPERTY PHOTOS

FOR SALE
OFFICE / INDUSTRIAL

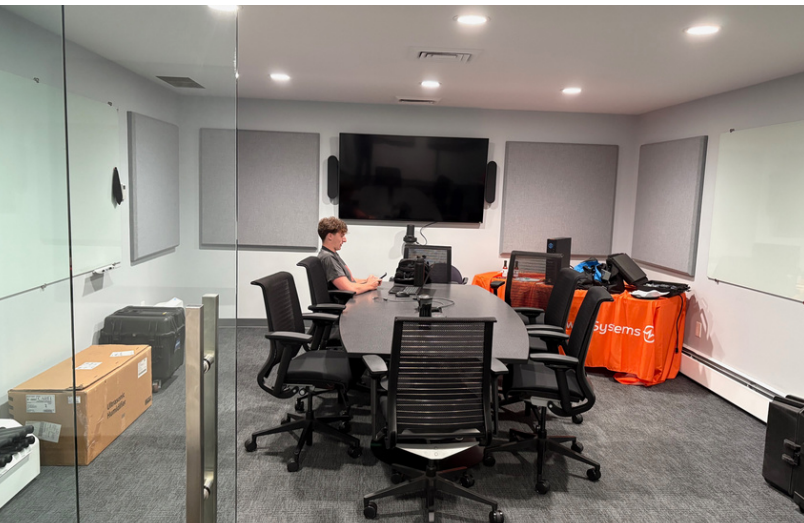


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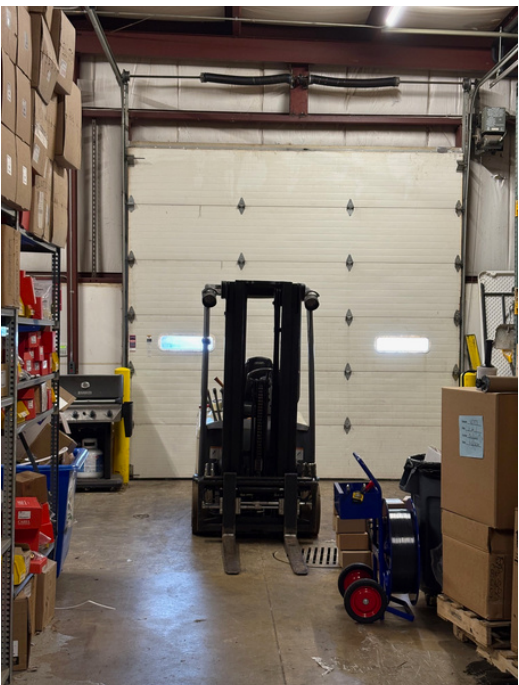


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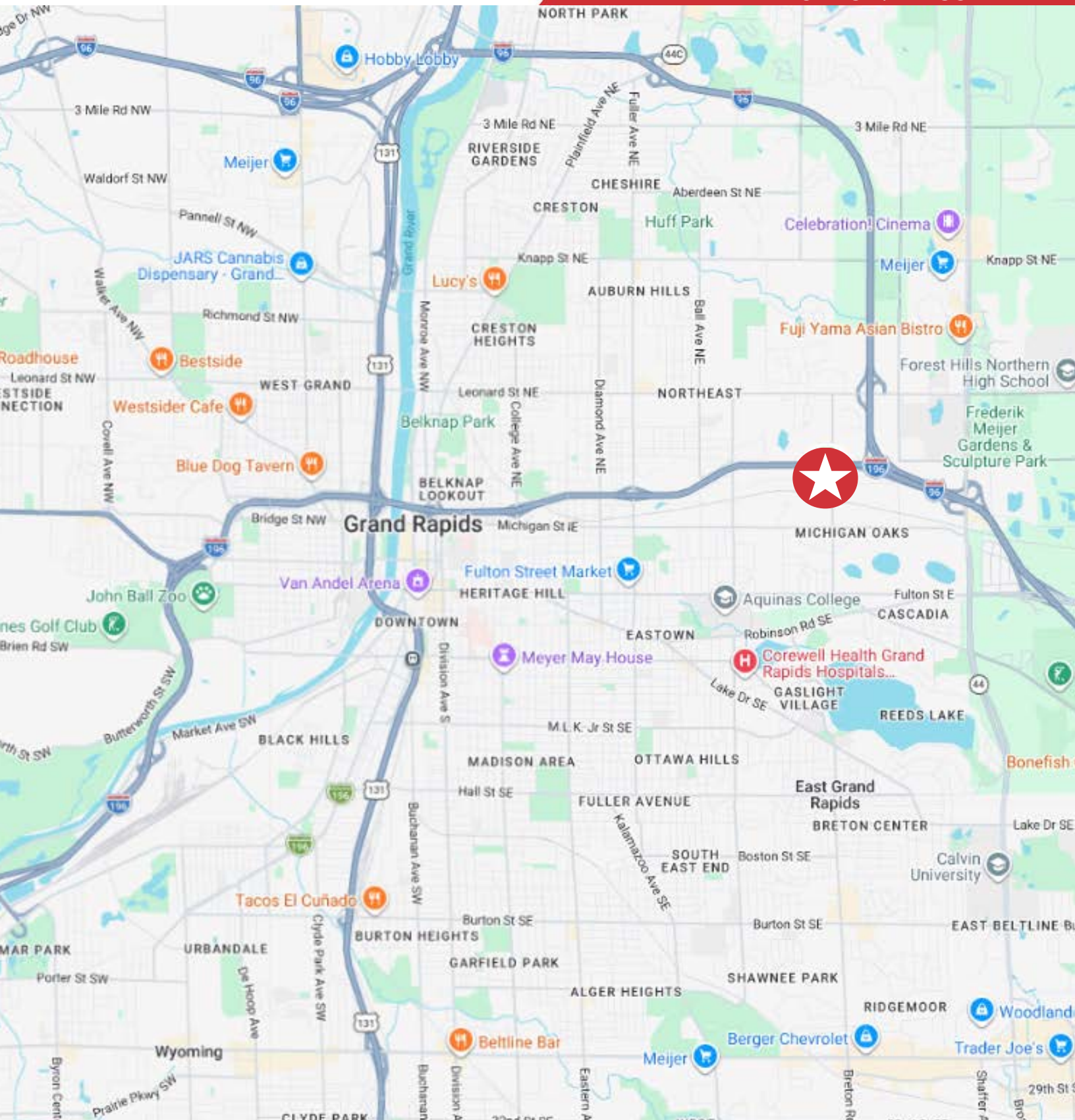


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GRAND RAPIDS, MI 49505

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LOCATION MAP

FOR SALE
OFFICE / INDUSTRIAL



LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

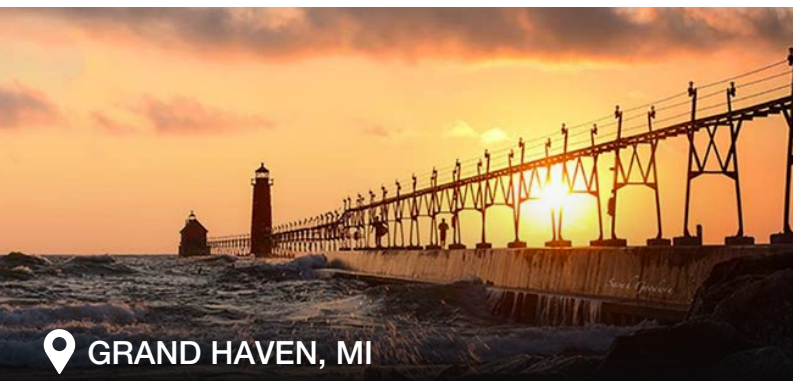
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

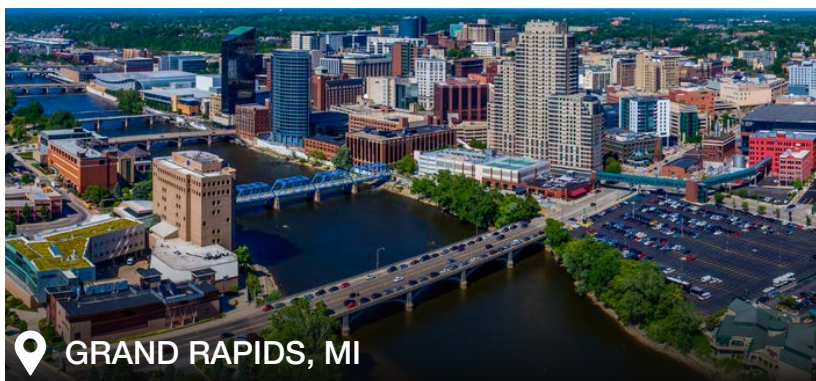


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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