

2505 Thornwood St SW Wyoming, MI 49519



33,200
Square Feet



4.41
Acres



\$2,250,000
Sale Price

FOR SALE

2505 Thornwood St SW is a 33,200 SF industrial property available for sale in Wyoming, Michigan, located just two miles from I-96. The property is ideal for users seeking quick access to the highway, ample loading capacity, heavy power, and ample parking.

The office area totals approximately 2,000 SF and features a combination of private offices, a conference room, break area, and a warehouse manager's office located within the warehouse. The warehouse offers ceiling heights ranging from 14' to 16', a wet fire suppression system with new main, 800 amps of 480V 3/phase power, six (6) loading docks, and three (3) drive-in doors. This well equipped facility provides a functional layout for manufacturing, distribution, warehousing, or other industrial operations requiring significant power, multiple docks, and parking.

CONTACT

LANE WELLS
direct 616 327 2623
mobile 269 240 0438
Lane.Wells@AdvantageCRE.com

TIM VAN NOORD SIOR
direct 616 327 2616
mobile 616 990 6418
Tim.VanNoord@AdvantageCRE.com

2505 Thornwood St SW
Wyoming, MI 49519

BUILDING SNAPSHOT



33,200 SF
Total Building



4.41
Acres



1946
Year Built



14'-16'
Ceiling Height



800
Amps



I-2
Zoning

BUILDING SPECIFICATIONS

Total Building	33,200 SF
Acreage	4.41 Acres
Parcel Number	41-17-09-429-012
Year Built	1946
Elevator(s)	No
Railroad Siding	No
Construction	Steel & Block
Roof	Flat
Column Spacing	50'x20' & 40'x30'
Ceiling Height	14'-16'
Clear Height	14'
Fire Suppression	Yes - New Main in 2026
Heating	Yes

Air Conditioning	Yes
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	Yes
Outside Storage	No
Zoning	I-2
Taxing Authority	City of Wyoming
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	31,200 SF
Ceiling Height	14'-16'
Clear Height	14'
Docks Doors	6 3
Floor Drains	No
Air Lines	Yes
Power (Amps Volts)	800 Amps 480v/3-Phase
Heating	Yes
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	2,000 SF
Ceiling Height	8'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

2505 Thornwood St SW
Wyoming, MI 49519

SALE SNAPSHOT



33,200 SF
Total Building



\$2,250,000
Sale Price

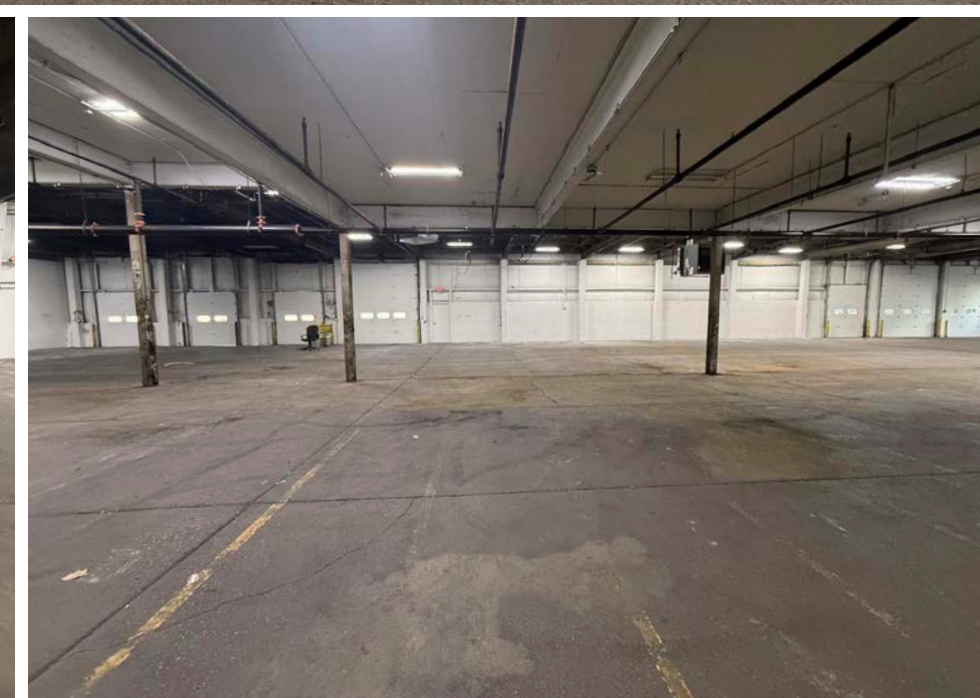
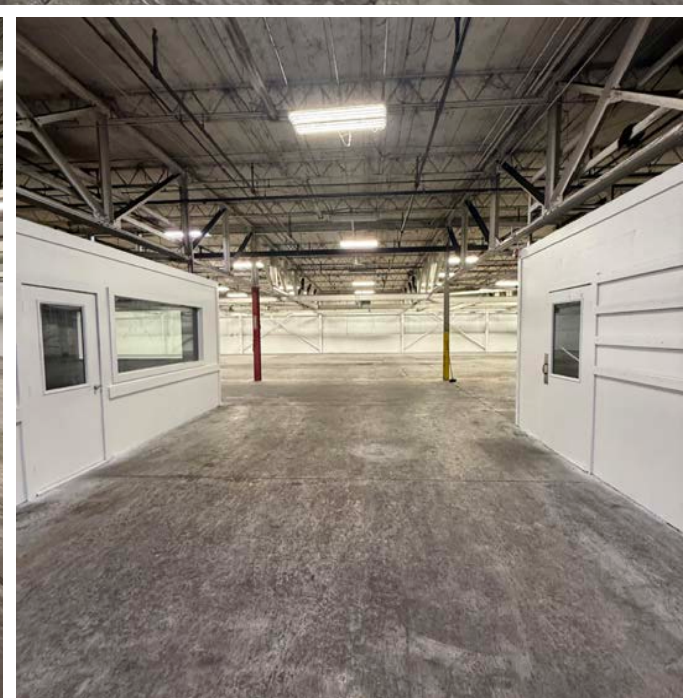
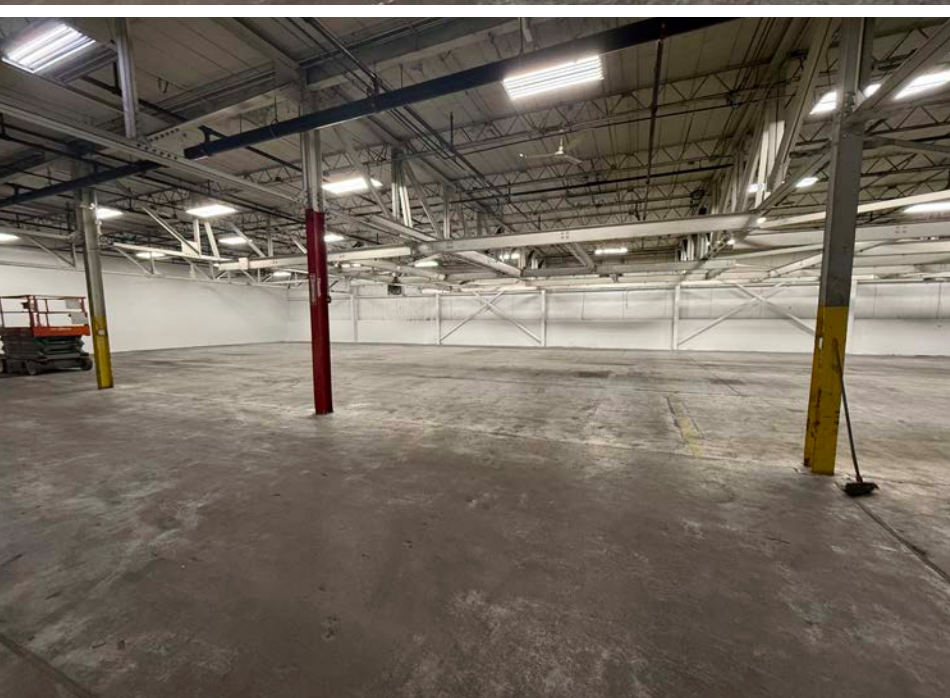
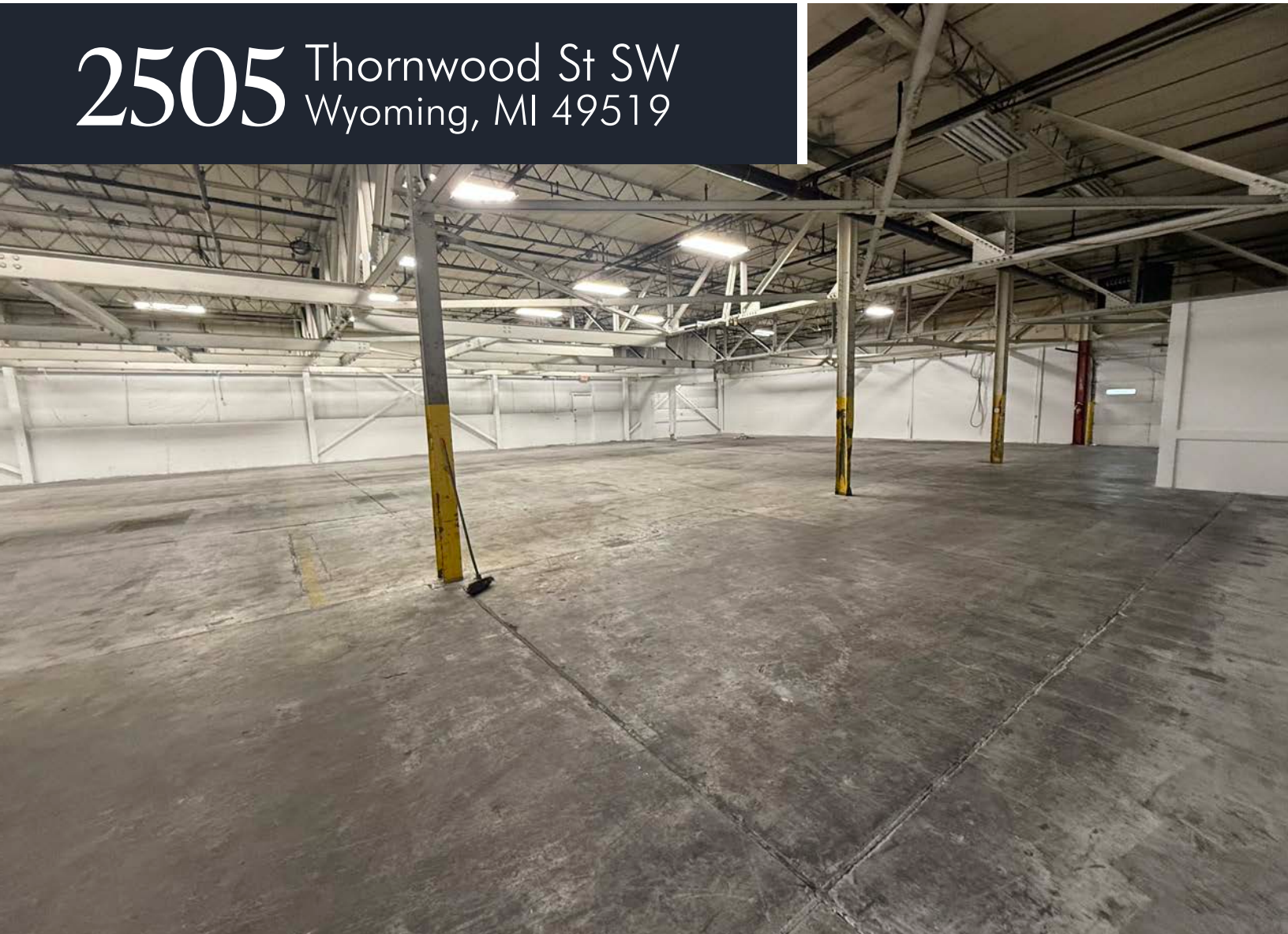
\$67.77/SF
Sale Price

SALE INFORMATION

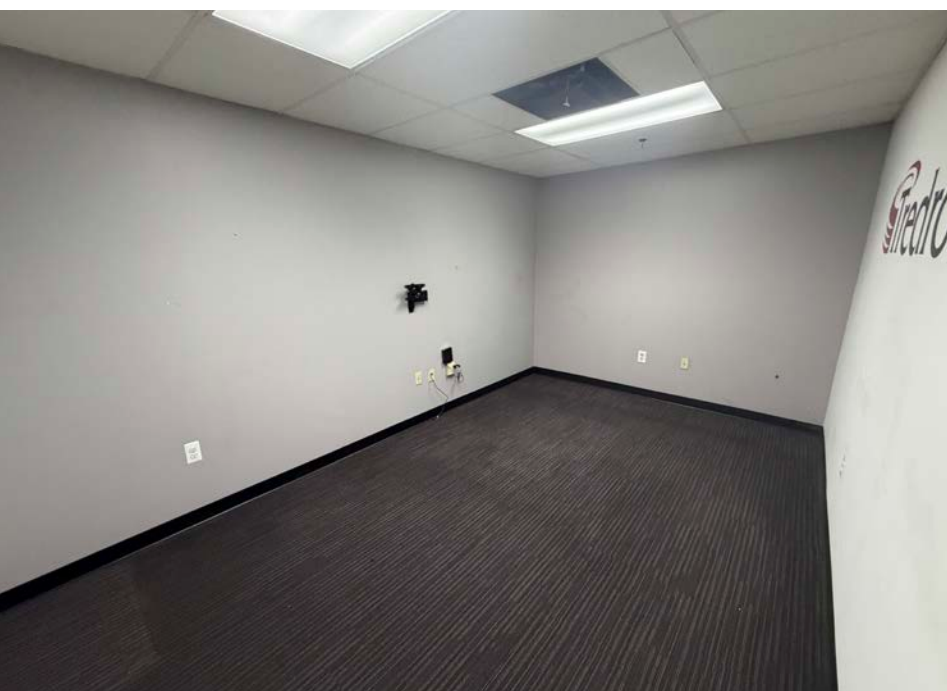
Building Size	33,200 SF
Sale Price	\$2,250,000
Sale Price/SF	\$67.77/SF
Possession	At Close
State Equalized Value (2026)	\$779,800
Assessed Value (2026)	\$779,800
Taxable Value (2026)	\$543,278
Real Estate Taxes	\$31,616.64
Summer 2026	\$29,999.73
Winter 2025	\$1,616.91



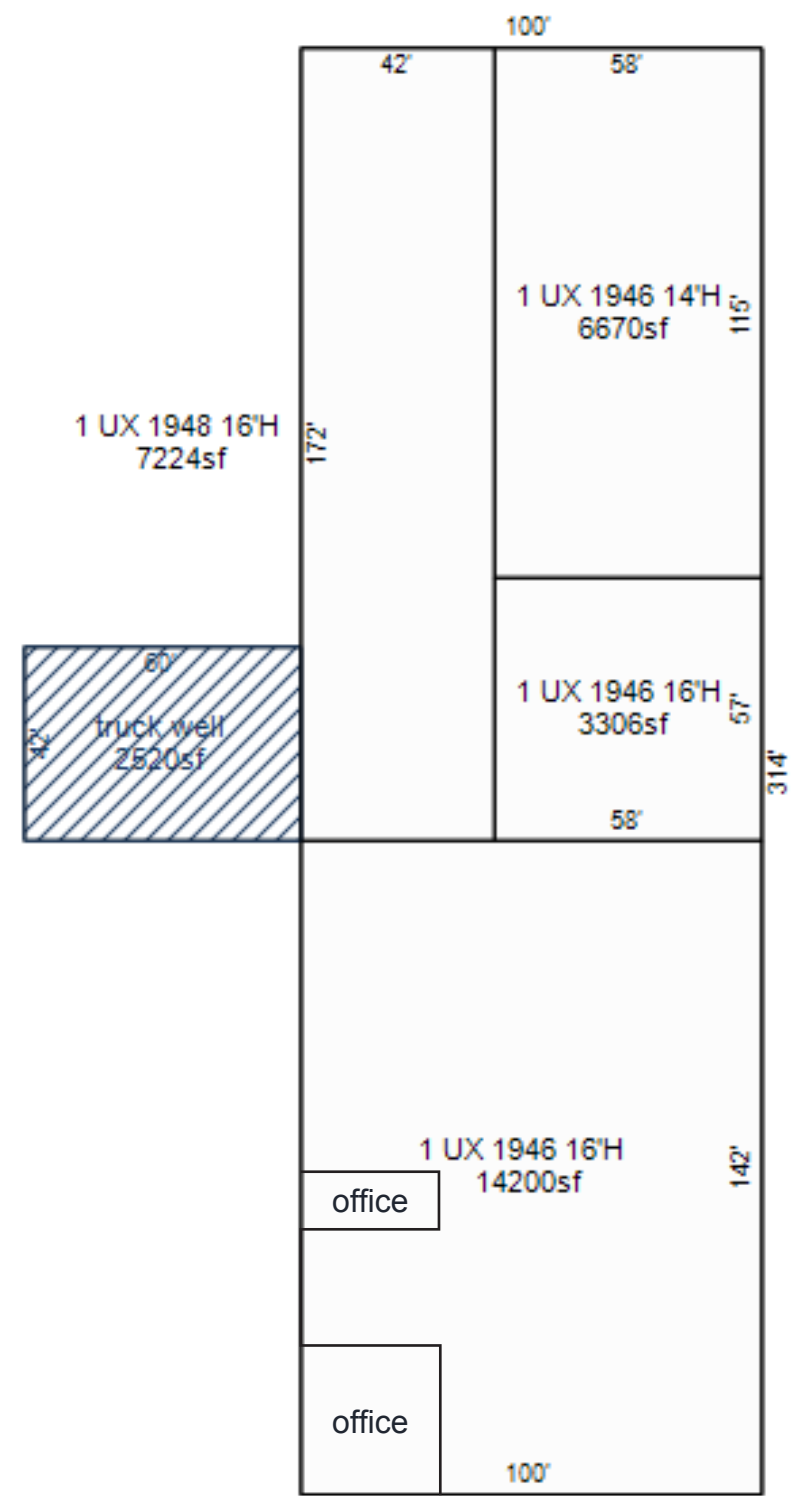
2505 Thornwood St SW
Wyoming, MI 49519



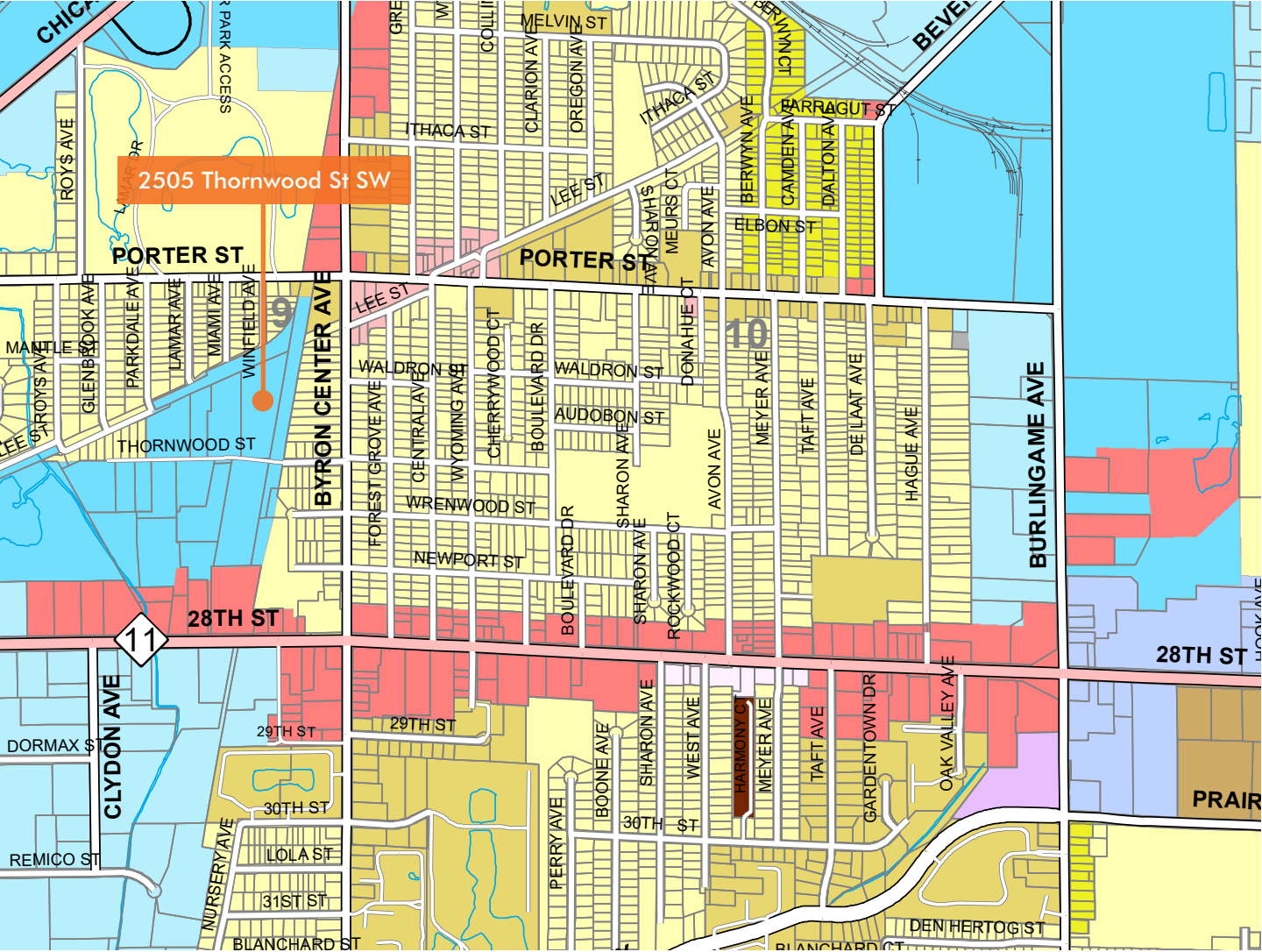
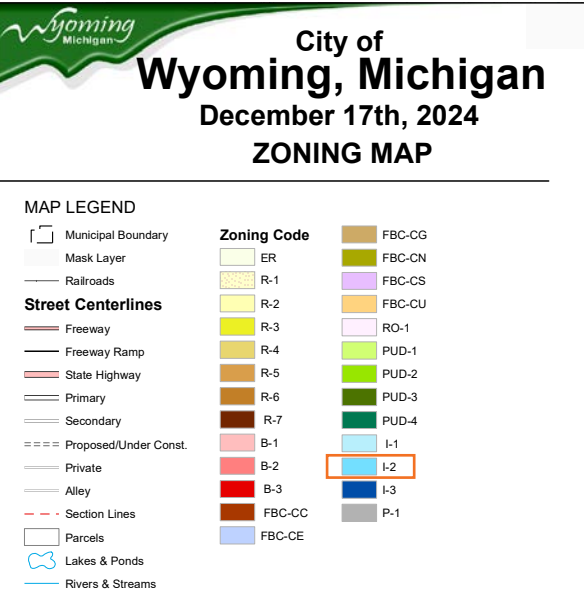
2505 Thornwood St SW
Wyoming, MI 49519



FLOOR PLAN



ZONING MAP



I-2 GENERAL INDUSTRIAL DISTRICT

Sec. 90-430B. - Principal permitted uses.

In the I-2 industrial district, the following uses are permitted:

- (1) All principal permitted uses in the I-1 light industrial district.
- (2) All permitted uses after special approval in the I-1 light industrial district except radio, television, microwave or wireless communication towers, service stations, including accessory restaurant uses within the building and athletic training facilities.
- (3) The assembly or manufacture of automobiles, automobile bodies, automotive engines, cigars and cigarettes, electrical fixtures, batteries and other electrical apparatus and hardware.
- (4) Metal stamping, pressing and buffing plants.
- (5) Plastering and polishing shops, painting and sheet metal shops, tire vulcanizing and recapping shops, undercoating and rust-proofing shops, welding shops, and millwork lumber and planing mills.
- (6) Any other uses similar to any of the above uses.
- (7) Accessory buildings and uses customarily incidental to the above uses.
- (8) Off-street parking.
- (9) Billboards, when abutting a freeway or major thoroughfare.

(Code 1983, § 60.63)

Sec. 90-431B. - Permitted uses after special approval.

The following uses may be permitted in the I-2 industrial district subject to the approval of the planning commission:

- (1) Open storage yards of building and construction contractors and lumberyards.
- (2) Breweries, distilleries, canning factories, chemical plants, and handling, storage, processing or disposal of solid or liquid waste materials.
- (3) Salvage yards and recycling facilities.
- (4) Kennels.
- (5) Outdoor theaters.
- (6) Mining, excavating or other removal of sand, earth, minerals or other material naturally found in the earth.
- (7) Body shops.
- (8) Sanitary landfill sites.
- (9) Radio, television, microwave or wireless communication towers.
- (10) Residential facilities to house persons on parole or probation.
- (11) Service stations, including accessory restaurant uses within the building. Drive-through window access may be permitted.
- (12) Athletic training facility.

(Code 1983, § 60.64; Ord. No. 21-98, § 7, 10-5-98; Ord. No. 2-12, § 3, 1-16-12; Ord. No. 8-12, § 2, 7-2-12; Ord. No. 12-13, § 3, 9-3-13; Ord. No. 14-16, 11-7-16)

I-1 LIGHT INDUSTRIAL DISTRICT

Sec. 90-424B. - Principle permitted uses.

The following uses shall be permitted in the B-3 business district, subject to the approval of the planning commission:

- (1) The wholesaling, or warehousing of any item except for the sale or leasing of motor vehicles.
- (2) Industrial establishments as follows:
 - (a) The assembly, fabrication, manufacture, packaging or treatment of such products as food products (excluding butchering and animal slaughtering), candy, beverage alcohol production (without accessory dining), drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radios and phonographs; pottery and figurines or other ceramic products using only previously pulverized clay.
 - (b) The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, felt, fiber, glass, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, wax, wire, wood (excluding saw and planing mills) and yarns.
 - (c) Tool and die shops; metal-working machine shops involving the use of grinding or cutting tools, manufacturing of tools, dies, jigs and fixtures; publishing, printing or forming of box, carton and cardboard products.
 - (d) Laboratories, research or testing.
 - (e) Central dry cleaning plants and laundries.
- (3) Public utility buildings, telephone exchange buildings and electric transformers.
- (4) Accessory buildings and uses customarily incidental to the above uses.
- (5) Off-street parking.
- (6) Office type uses.
- (7) Billboards, when abutting a freeway or major thoroughfare.
- (8) Municipal buildings and uses.
- (9) Building and construction contractors with no outside storage.
- (10) Distribution centers.

(Code 1983, § 60.60; Ord. No. 2-96, § 2, 2-20-96; Ord. No. 06-06, § 1, 2-6-06; Ord. No. 03-07, § 3, 2-5-07; Ord. No. 12-25, § 8, 10-20-25)

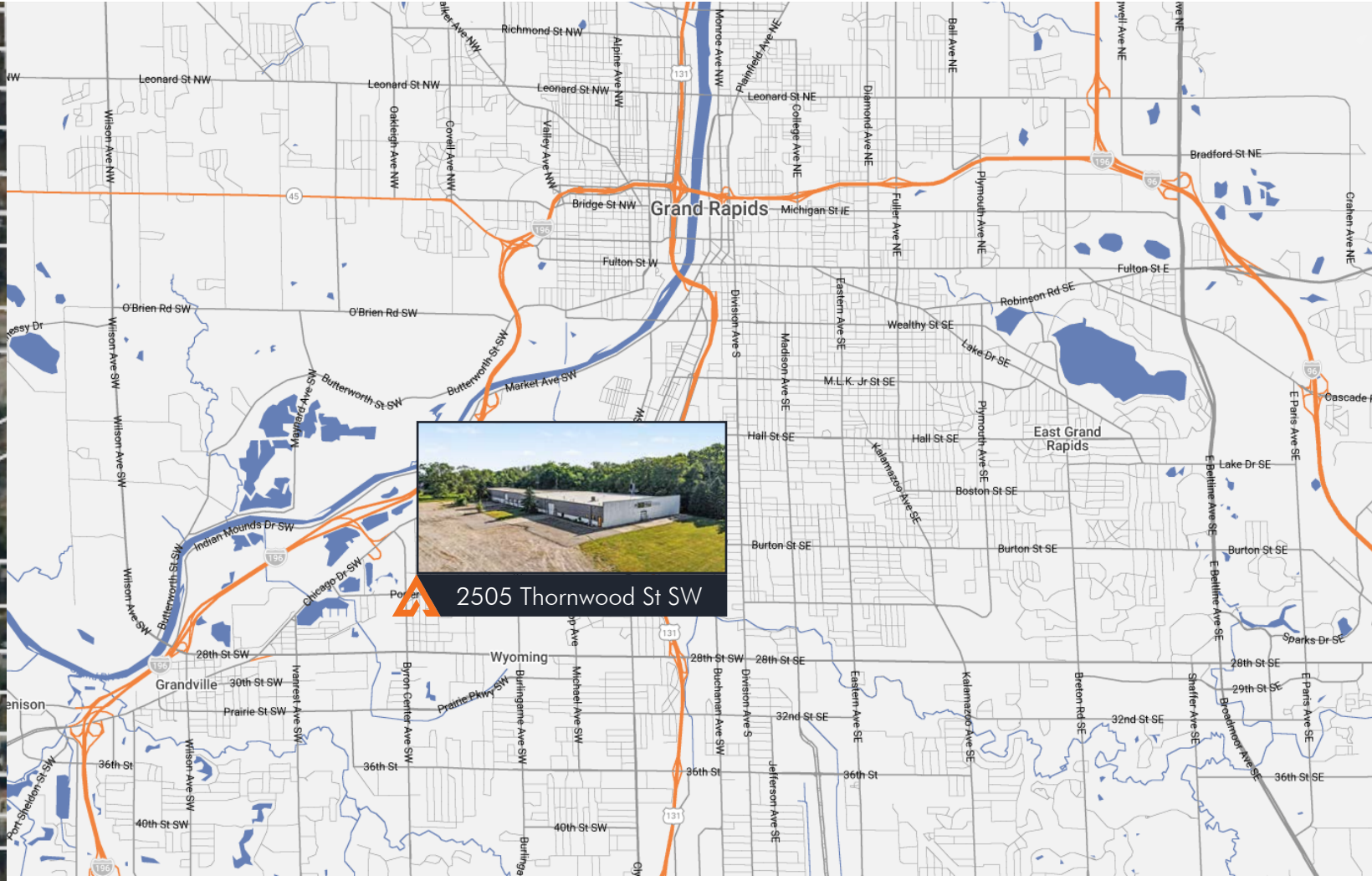
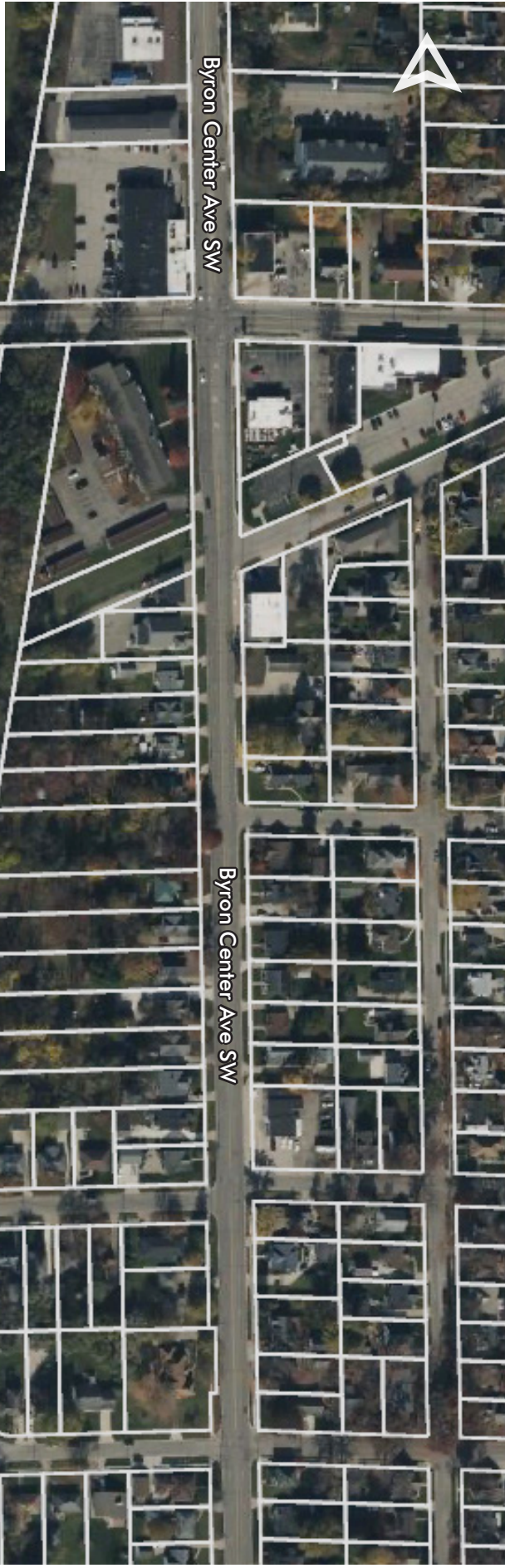
Sec. 90-425B. - Permitted uses after special approval.

The following uses may be permitted in the I-1 light industrial district subject to the approval of the planning commission:

- (1) Truck terminals.
- (2) Trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair.
- (3) Recreational vehicle storage yards.
- (4) Mineral extraction, borrow pit or topsoil removal.
- (5) Radio, television, microwave or wireless communication towers.
- (6) Service stations, including accessory restaurant uses within the building. Drive-through window access may be permitted.
- (7) Athletic training facility.
- (8) Beverage alcohol production with accessory dining, including breweries, distilleries, and wineries.

(Code 1983, § 60.61; Ord. No. 21-98, § 6, 10-5-98; Ord. No. 8-12, § 1, 7-2-12; Ord. No. 12-13, § 2, 9-3-13)

2505 Thornwood St SW
Wyoming, MI 49519



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	5 miles
Gerald R. Ford International Airport	11 miles
Lansing	72 miles
Detroit	165 miles
Chicago	175 miles
Indianapolis	260 miles

2505 Thornwood St SW
Wyoming, MI 49519



LANE WELLS
direct 616 327 2623
mobile 269 240 0438
Lane.Wells@AdvantageCRE.com



TIM VAN NOORD SIOR
direct 616 327 2616
mobile 616 990 6418
Tim.VanNoord@AdvantageCRE.com



3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800