INDUSTRIAL VACANT LAND

For Sale

Walker View
Walker, MI 49544

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Walker View is a contiguous 230 acre piece of land conveniently located just north of the Hwy-96 and the Walker Avenue interchange in Walker, MI. This location provides convenient highway access to Hwy 96, US-131 and I -196. Located less than 10 minutes from downtown Grand Rapids, this location also provides industrial and commercial users with a central location, and a strong demographic of consumers and employees. Owner will consider lot sales, build-to-suits, design builds, partnerships, etc.

**Industrial Highlights**

The Industrial land of Walker View consists of approximately 153 acres of buildable dirt. Approximately 73 acres are zoned as Heavy Industrial (MH) and approximately 80 Acres are zoned as Light Industrial (LH.) The Industrial parcel sizes range anywhere from 3-60 acres, however the opportunity exists to split and/or adjoin parcels, to specifically fit a Buyer’s needs. Various sites have highway exposure and visibility from Highway 96 and all sites have excellent accessibility via Bristol Ave NW, 4 Mile Rd NW, and Walker Ave NW.
Location Maps

Proximity To:
- I-96: 0.3 miles
- I-196: 5.0 miles
- US-131: 2.5 miles
- 3 Mile: 0.6 miles
- Walker: Direct access
- Bristol: Direct access

Traffic Counts:
- I-96: 106,724 cars per day
- Walker Ave: 21,503 cars per day

Demographics:

<table>
<thead>
<tr>
<th>Distance</th>
<th>Population</th>
<th>Median HH Income</th>
<th>Median Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>2,396</td>
<td>70,960</td>
<td>38.4</td>
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<tr>
<td>3 Miles</td>
<td>45,953</td>
<td>57,626</td>
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<td>5 Miles</td>
<td>123,834</td>
<td>53,299</td>
<td>34.1</td>
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</table>

Why West Michigan

Forbes | 2016
Best City to Invest in Housing

#20 Destination in the WORLD

Groupon | 2015
#1 Place to Visit in the U.S.

Site Selection Group | 2009-15
Greatest Unemployment Decrease

Milken Institute | 2015
Top 25 ‘Best Performing’ Cities

Global Trade | 2014
Top 10 Emerging Cities

Forbes | 2014
Top 5 Safest Cities in the U.S.

Gallup Healthways | 2014
Second Happiest Place to Live
Sale Information

<table>
<thead>
<tr>
<th>SITE</th>
<th>ACREAGE</th>
<th>ZONING</th>
<th>HWY VISIBILITY</th>
<th>ESTIMATED MAX BUILDING FOOT PRINT (SF)</th>
<th>PER ACRE</th>
<th>SALE PRICE</th>
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<tr>
<td>I-1</td>
<td>11.4</td>
<td>ML</td>
<td>NO</td>
<td>288,050</td>
<td>$85,000</td>
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<td>I-2</td>
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<td>NO</td>
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<td>$532,950</td>
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<td>I-3</td>
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<td>I-4</td>
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<td>$95,000</td>
<td>$428,450</td>
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<td>$95,000</td>
<td>$1,431,650</td>
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<td>I-6</td>
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<td>I-8</td>
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<td>$1,890,000</td>
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<tr>
<td>I-8,9,10</td>
<td>66.2</td>
<td>MH</td>
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<td>310,980</td>
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<td>SOLD</td>
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</table>

- ML - Light Industrial
- MH - Heavy Industrial
- Lots can split or be adjoined to fit buyer’s specific needs
LOT LOT AREA USE MAX. BUILDING FOOTPRINT

C1 105,633 sft = 2.43 acres
Use consistent with zone district “C-3”, Highway Commercial 26,405 sft

C2 76,030 sft = 1.75 acres
Use consistent with zone district “C-3”, Highway Commercial 19,000 sft

C3 182,065 sft = 4.18 acres
Use consistent with zone district “C-3”, Highway Commercial 45,515 sft

C4 109,268 sft = 2.51 acres
Use consistent with zone district “C-3”, Highway Commercial 27,315 sft

C5 132,525 sft = 3.04 acres
Use consistent with zone district “C-3”, Highway Commercial 33,130 sft

C6 114,308 sft = 2.62 acres
Use consistent with zone district “C-3”, Highway Commercial 28,575 sft

C7 106,293 sft = 2.44 acres
Use consistent with zone district “C-3”, Highway Commercial 26,570 sft

C8 110,492 sft = 2.54 acres
Use consistent with zone district “C-3”, Highway Commercial 27,623 sft

C9 326,271 sft = 7.49 acres
Use consistent with zone district “C-3”, Highway Commercial 81,565 sft

C10 126,001 sft = 2.89 acres
Existing medical office

C11 70,521 sft = 1.62 acres
Use consistent with zone district “C-3”, Highway Commercial 17,630 sft

C12 77,405 sft = 1.78 acres
Medical / Dental Office, 2-story (previously approved) 19,350 sft

C13 63,157 sft = 1.45 acres
Medical / Dental Office, 2-story (previously approved) 15,790 sft

I1 496,754 sft = 11.40 acres
Use consistent with zone district “ML”, Light Industry 298,050 sft

I2 244,355 sft = 5.61 acres
Use consistent with zone district “ML”, Light Industry 146,600 sft

I3 2,605,347 sft = 59.81 acres Distribution Center 346,092 (actual size) sft

I4 196,426 sft = 4.51 acres
Use consistent with zone district “ML”, Light Industry 117,856 sft

I5 656,416 sft = 15.07 acres
Use consistent with zone district “ML”, Light Industry 393,850 sft

I6 278,159 sft = 6.39 acres
Use consistent with zone district “ML”, Light Industry 166,900 sft

I7 328,522 sft = 7.54 acres
Use consistent with zone district “ML”, Light Industry 197,100 sft

I8 1,025,094 sft = 23.53 acres
Use consistent with zone district “ML” or “MH”, Heavy Industry 615,056 sft

I9 937,270 sft = 21.52 acres
Use consistent with zone district “ML” or “MH”, Heavy Industry 562,361 sft

I10 912,787 sft = 20.95 acres
Use consistent with zone district “ML” or “MH”, Heavy Industry 547,672 sft

I19 160,046 sft = 3.67 acres
Use consistent with zone district “ML”, Light Industry 96,025 sft

I20 394,933 sft = 9.07 acres
Use consistent with zone district “ML”, Light Industry 236,960 sft

I21 700,418 sft = 16.08 acres
Use consistent with zone district “ML”, Light Industry 420,251 sft

I22 578,885 sft = 13.29 acres
Use consistent with zone district “ML”, Light Industry 347,330 sft
Walker View, Walker, MI

Conceptual Road Plan

EXISTING ROAD

PROPOSED ROAD 2017 COMPLETION
Property Specifications

Property Highlights:

- Excellent highway access
- Desirable soil structures
- Fully improved land
- Max building size can be 60% of the parcel
- Highway frontage/visibility
- Regional water retention system provided

Utilities:

Gas: DTE Energy  
Wastewater: City of Grand Rapids  
Electric: Consumers Energy  
Telephone: AT&T & Fiber *Fiber is located on Walker, 4 Mile and Bristol  
Water: City of Grand Rapids *16” to portion of site, 12” to portion of site - 4,000 gallon per day
Build-to-Suit

Walker View possesses an excellent build to suit opportunity for credit worthy tenants. Rockford Development’s involvement in Walker View is imperative. Due to their unparalleled expertise in construction, prospects can efficiently and effectively team up with Rockford Development to customize their new space pertinent to their specific needs and demands. The conceptual plans depict a handful of potential build to suit options. The conceptual plans provided are subject to change based on a user’s specific needs. The owner will consider lot sales, build to suits, design build, partnerships, etc. Please contact us to discuss further!
One of the Top Places to Go in the World in 2016

No. 3 Cities Leading a U.S. Manufacturing Revival
Forbes | 2015

Top 10 Healthiest Housing Markets
Nationwide Insurance | 2015

No. 1 Residential Market to Watch
Trulia | 2015

Grand Rapids Ranked #1 Place to Visit in the U.S.
Groupon | 2015

2nd Happiest City in America (Holland)
The Gallup Group | 2015

2nd Best U.S. City to Own a Home In
Porch | 2015

#1 City in the Nation for Greatest Decrease in
Unemployment from 2009-2015
Site Selection Group | 2015

Top 25 ‘Best Performing’ Cities in America
The Milken Institute | 2015

Opportunity City: Places It May Be Easier To Make
Your Mark
Forbes | 2014

No. 5 in the U.S. for Winter Job Outlook
Manpower | 2015

Grand Rapids Ranked Top 10 Emerging Cities in the
U.S.
Global Trade | 2014

One of America’s Smartest Cities
Forbes | 2014

#3 For Economic Performance
The Manhattan Institute | 2014

One of America’s 10 Most Exciting Mid-Sized Cities
MOVOTO Blog | 2014

#2 Best City for Raising a Family
Forbes | 2014

One Of 10 Best Places To Visit In The U.S.
Amtrak | 2014

Best Beer Town
USA Today | 2014

7th Happiest City to Work In Right Now
Forbes.com | 2013

No. 1 Top U.S. Destination
Lonely Planet | 2013

One of Top 15 U.S. Cities With Emerging Downtowns
Forbes | 2013

2nd Most Secure Metro in U.S.
Farmers Insurance | 2013
West Michigan Overview

West Michigan is home to over 1.5 million people and encompasses the 7 counties of Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newaygo. Throughout history, the area has been known primarily for its diverse manufacturing base and highly skilled labor, with its major industries centering on furniture manufacturing and tool and die. As the area progresses into the 21st century, health care has emerged as the major economic driver.

Within the past few years, over $1.25 billion has been invested in real estate in the downtown Grand Rapids area alone, all of which is attributed to the increasing demand for state of the art health care and medical research facilities in the area. Some of the major corporations in all sectors of the West Michigan economic base, and providing the largest employment figures, include Spectrum Health, Meijer, Mercy Health, Amway, Gentex, and Perrigo. The largest institute of higher learning is Grand Valley State University, with more than 25,000 students and 3,000 employees.

Building on its strong traditions of entrepreneurism, innovation, community involvement, civic pride, family orientation and a famous work ethic; West Michigan is thriving, vibrant and progressive.

Contact Us

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