

An aerial photograph of an industrial complex in Grand Rapids, Michigan. A large area of the facility, including several large warehouse-like buildings, a tall brick smokestack, and a water tower, is outlined in red. The surrounding area includes other industrial buildings, parking lots, and some greenery.

# INDUSTRIAL SPACE For Sale

701 Ann Street NW  
Grand Rapids, MI 49504



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## 701 Ann Street NW, Grand Rapids, MI



Largest industrial facility available for sale or lease in Kent County. This facility resides on over 11 acres of land which is conveniently located only 1/2 mile west of US-131 at the Ann Street exit. The facility includes over 265,000 square feet of usable manufacturing space, complete with heavy power, generous column spacing, and clear heights of 13' to 22' throughout. **Per the municipality's zoning map, this property is located within the City of Grand Rapids Medical Marijuana Suitable Land zone.**

This is an opportunity that is properly zoned and positioned for a one-of-a-kind, large marijuana operator, such use is subject to municipal approvals.

**Taxing Authority:** City of Grand Rapids

### Sale Information

Sale Price: \$6,950,000

Sale Price/SF: \$26.23

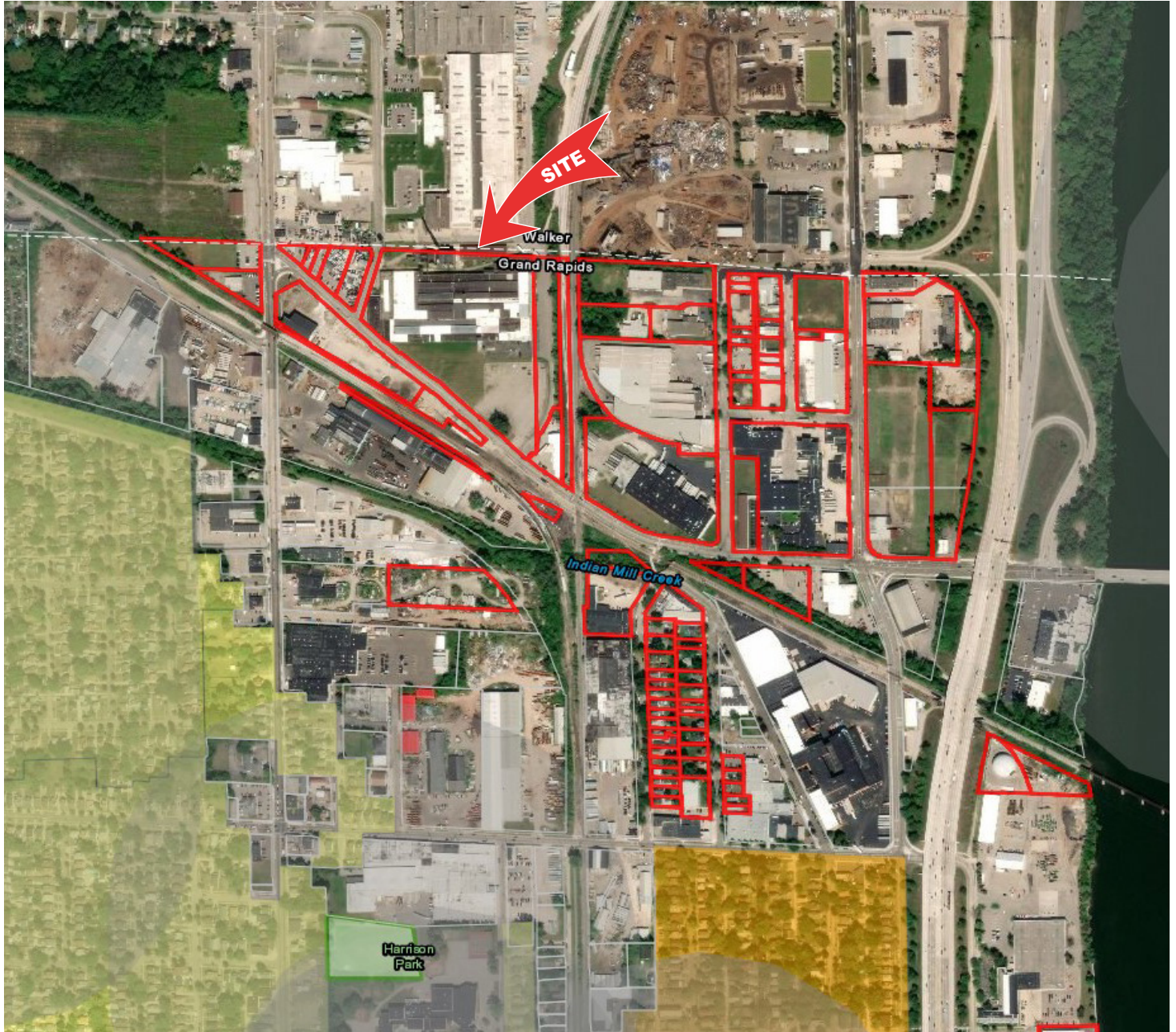
### Lease Information

50,000 - 265,000 SF available for lease

Contact broker for information and lease rates

CAM approximately: \$.90





## Marijuana Zoning Map

Source: <https://grandrapids.maps.arcgis.com/apps/webappviewer/index.html?id=dfeb2f9a519643d0b1805562278d0bb4>



## 701 Ann Street NW, Grand Rapids, MI



### General Building Information

Total Building SF:	Approx. 265,000 SF	Air Conditioning:	Office Only
Mfg/Whs SF:	Approx. 252,600 SF	Lighting:	T-12 fluorescent
Office SF:	12,400	Driveway Surface:	Poor condition
Parcel Number:	41-13-13-102-004	Parking Spaces (Auto/Truck):	3+ acres paved
	41-13-12-351-025	Expandable:	Yes
Acreage/Lot Size:	11.78	Outside Storage:	Yes
Frontage:	973' along Ann Street	Signage:	Along Ann Street
Year Built:	1906 with later additions	Zoning:	SD-IT, Special District - Industrial & Transportation
Levels:	One (1)	Taxing Authority:	City of Grand Rapids
Railroad Siding:	Yes	Gas:	DTE Energy
Construction:	Brick and steel	Telephone:	AT&T/Comcast
Roof:	Flat	Fiber/Internet:	Comcast
Clear Height:	13' - 22'	Electric:	Consumers Energy
Fire Suppression:	Yes	Water/Sewer:	City of Grand Rapids
Security System:	Yes, EPS		
Heating:	Forced air rooftop units		



## Mfg/Whs Information

Mfg/Whs SF:	252,600
Ceiling Height:	13' - 22'
Colum Spacing:	20' x 50'
Floors:	Poured concrete
Floor Drains:	No
Air Lines:	Yes
Power (Amps/Volts):	3,000 kVA
Grade Level Doors (Qty/Size):	Two (2)
Truckwells/Docks (Qty/Size):	Four (4)
Shop Office:	Yes
Breakroom/Kitchen:	Yes
Restrooms:	Yes

## Office Information

Office SF:	12,400
Ceiling Height:	10'
Private Offices:	14
Conference Rooms:	Four (4)
Heating:	Yes
Sprinklered:	Yes
Lighting:	Fluorescent
Telecom Room:	Yes
Breakroom/Kitchen:	One (1)
Restrooms:	Multiple



## 701 Ann Street NW, Grand Rapids, MI



### Aerial Map

#### Neighboring Properties Include:

Bainbridge Manufacturing, Victor S Barnes, and PADNOS Alpine Maintenance

#### Demographics

	Population	Households	Average Income	Median Age
1 Mile:	9,203	3,499	\$50,017	32.8
3 Miles:	98,321	40,769	\$51,855	33.3
5 Miles:	212,954	82,097	\$57,657	33.2

#### 13-County Region Demographics



1,566,040  
Population



36.2  
Median Age



572,310  
Households

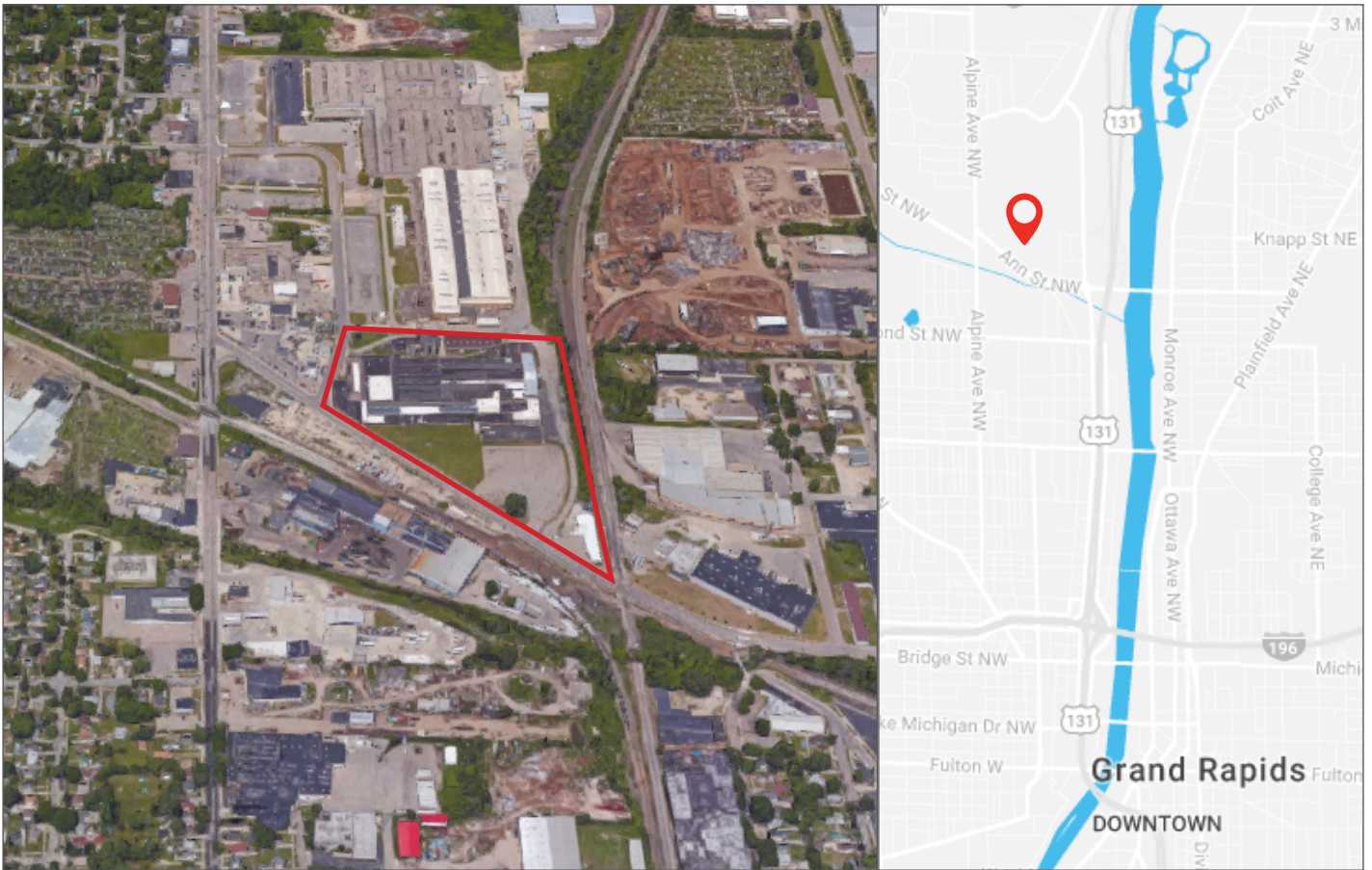


766,622  
Civilian Labor Force



88,665  
College Enrollment

Data sources: Economic Modeling Specialists International (EMSI) / [www.economicmodeling.com](http://www.economicmodeling.com), American Community Survey (ACS), and [www.milmi.org](http://www.milmi.org)



## Location Maps

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### Directions to Property:

US-131 N to Ann St exit, west to Ann St, northeast to property

### Proximity To:

US-131: .5 miles	I-96: 8.2 miles	I-196: 3.2 miles
Airport: 15.6 miles	Bus Line: 0.2 miles	

### Distance To:

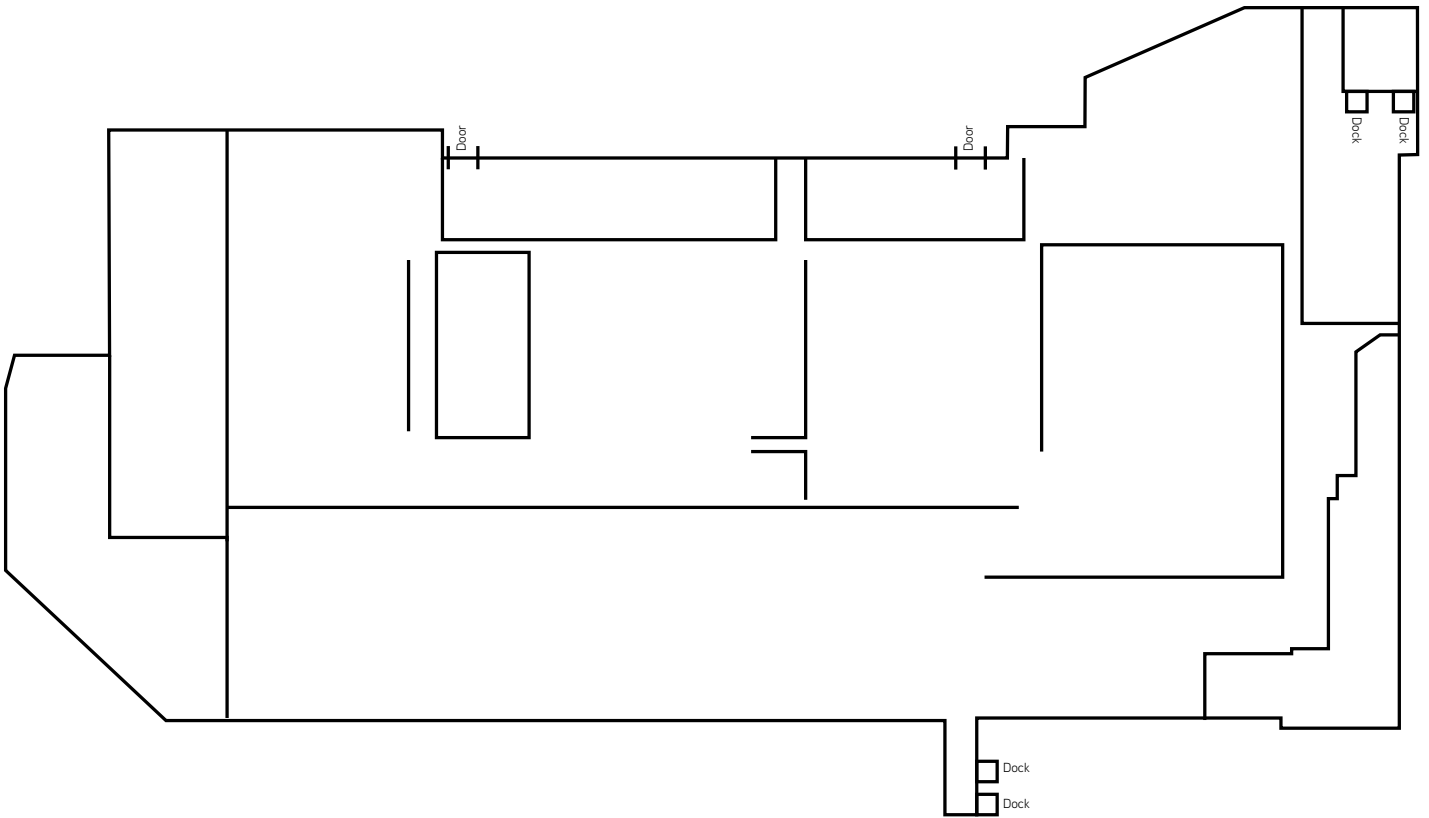
Lansing: 72.5 miles	Chicago: 178 miles	Detroit: 162 miles
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## 701 Ann Street NW, Grand Rapids, MI







Floor Plan





#7 Best state to make a living  
- *Forbes*

#1 Most improved state for business  
- *CNBC*

#2 Best US city to start a business  
- *Wallethub*

#3 MSA in the nation for economic development  
- *Area Development Magazine*

#13 Best place to live in the USA  
- *U.S. News & World Report*

#18 city most likely to prosper in the next decade  
- *Forbes*

#4 smartest city in America  
- *Forbes*

## West Michigan Overview

West Michigan is home to over 1.5 million people and encompasses the seven 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. As the area progresses into the 21st century, health care has emerged as the major economic driver. The region is also known for a burgeoning food and beverage industry, as well as cultural events such as ArtPrize, which every year attracts artists and art fans from all over the world.

Within the past few years, over \$1.25 billion has been invested in real estate in the downtown Grand Rapids area alone. Some of the major corporations in West Michigan include Spectrum Health, Meijer, Mercy Health, Amway, Gentex, and Perrigo. In fact, more than 130 international companies call West Michigan home. The largest institute of higher learning is Grand Valley State University, with more than 25,000 students and 3,000 employees.

The lower-than-average cost of living, close proximity to the scenic shores of Lake Michigan, and abundance of amenities create a vibrant and productive environment. Building on its strong traditions of entrepreneurship, innovation, community involvement, family orientation and a famous work ethic - West Michigan is thriving.

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