

**FOR SALE**

# 864 W. RIVER CENTER DR NE

COMSTOCK PARK, MI



**54,960 SF Available**

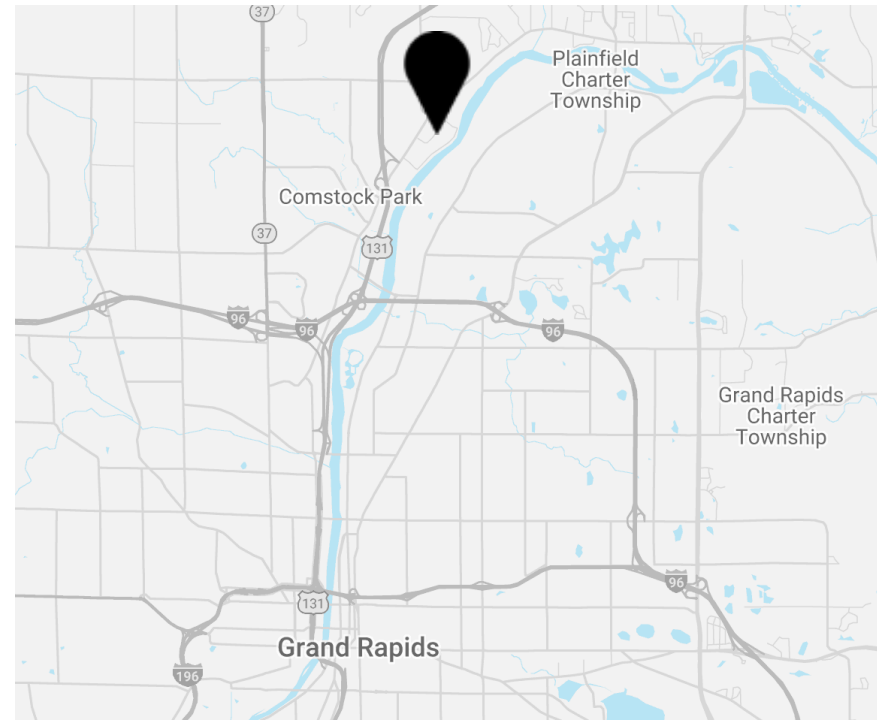


864 W. River Center Drive NE, Comstock Park, MI

# PROPERTY HIGHLIGHTS

864 W. River Center Drive NE, is a warehouse/distribution building accessible from US-131 and I-96. The building has a total of four dock doors and ten grade level doors. Three coolers with a combined area of 82k cubic feet and two freezers with a combined area of 65k cubic feet make this a unique ownership opportunity. The building has ample on-site parking and building and monument signage.

<b>Building Size:</b>	54,960 SF
<b>Warehouse Area:</b>	44,000 SF
<b>Office/ Garage Area:</b>	10,960 SF
<b>Acres</b>	8.5 Acres (~5 usable acres)
<b>Year Built/Renovated:</b>	1994/2000
<b>Stories:</b>	1
<b>Use:</b>	Food grade warehouse and heated storage
<b>Clear Height:</b>	20'
<b>Dock Doors:</b>	Four (4) Total
<b>Grade Level Doors:</b>	Ten (10) Total
<b>Parking:</b>	~99 Car Spaces Yard For Trailer Parking
<b>Zoning:</b>	LI: Light Industrial
<b>Asking Price:</b>	\$4,950,000 (\$90/SF)



# PROPERTY SUMMARY

## GENERAL INFORMATION

<b>Address</b>	864 W. River Center Dr NE, Comstock Park, MI
<b>Total Building Area</b>	54,960 SF
<b>Office/Garage Area</b>	10,960 SF
<b>Warehouse Area</b>	44,000 SF
<b>Primary Use</b>	Food grade warehouse/ heated warehouse
<b>Year Built/Ren</b>	1994/2000
<b>Construction Type</b>	PEMB
<b>Stories</b>	1
<b>Roof</b>	24 GA Galvalume Standing Seam Roof Panel. Metal Purlins. 6" F.G. Insulation
<b>Mezzanine</b>	No

## SITE DETAILS

<b>Total Acreage</b>	8.5 Acres (5 usable)
<b>Zoning</b>	LI: Light Industrial
<b>Parcel ID</b>	41-10-30-428-054
<b>Auto Parking</b>	Yes – 99 spaces
<b>Trailer Parking</b>	Yes – yard parking
<b>Logistics Lot</b>	2018 high load
<b>Parking Lot</b>	2019
<b>Site Fencing</b>	Yes
<b>Major Crossroads</b>	W. River Drive NE & W. River Center Drive NE

## BUILDING AMENITIES

<b>Ceiling Clearance</b>	20'-22' at peak
<b>Bay Size / Column Spacing</b>	25' NE-SW 40' NW-SE
<b>Docks/Wells</b>	Four (4) total
<b>Grade Doors</b>	Ten (10) total
<b>Industrial Area HVAC</b>	Heated
<b>Industrial Area Lighting</b>	LED
<b>Floor Thickness</b>	6" concrete slab w/ 6x6; W2.9 x W2.9 W.W.F. on 12" Sand Cushion
<b>Floor Drains</b>	Yes
<b>Fire Suppression</b>	3 wet systems
<b>Cranes</b>	None
<b>Power</b>	3 Phase
<b>Generator</b>	200 MW diesel
<b>Air Lines</b>	None
<b>Lunch/Break Room</b>	Yes
<b>Rail Served</b>	No
<b>Building Expandable</b>	No
<b>Gas</b>	DTE
<b>Electric</b>	Consumers
<b>Water and Sanitation</b>	Plainfield Township

## PRICING

<b>Asking Price</b>	\$4,950,000 (\$90/SF)
<b>Closing/Occupancy</b>	December 2024

## COOLER/FREEZER INFORMATION

<b>Cooler</b>	100 x 34 x 14 (3,400 sq ft / 47,600 cubic feet)
	50 x 49 x 12.5 (2,450 sq ft / 30,625 cubic feet)
	20 x 14 x 14 (280 sq ft / 3,920 cubic feet)
<b>Total Cooler</b>	<b>6,130 sq ft / 82,145 cubic feet</b>
<b>Freezer</b>	97 x 34 x 14 (3,298 sq ft / 46,172 cubic feet)
	30 x 33 x 19 (990 sq ft / 18,810 cubic feet)
<b>Total Freezer</b>	<b>4,288 sq ft / 64,982 cubic feet</b>

## CONTACT INFO

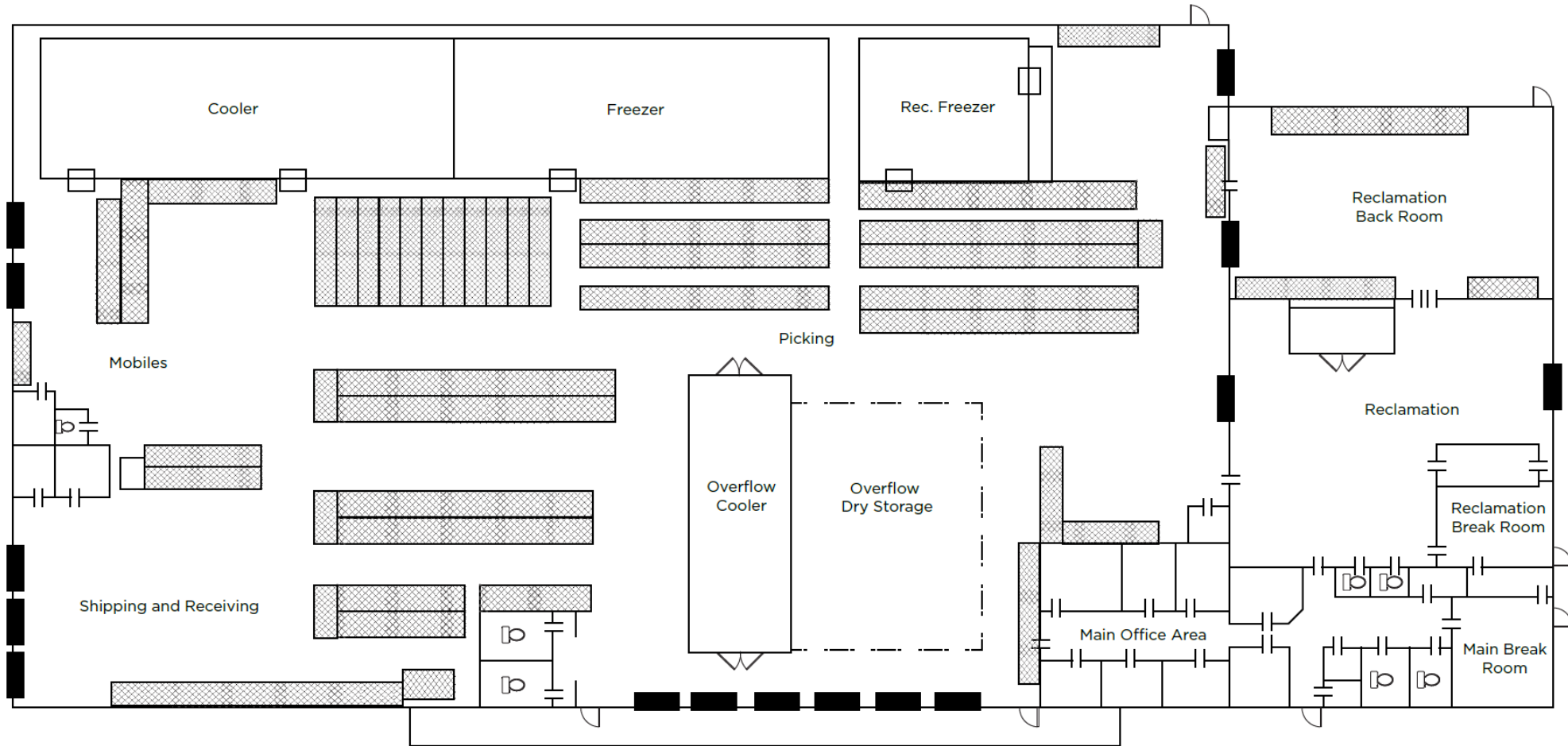
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# SITEPLAN

54,960 SF



864 W. River Center Drive NE, Comstock Park, MI

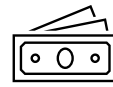


# A DRIVING WORKFORCE

864 W. River Center Drive NE, Comstock Park, MI



108,594  
**POPULATION**  
Within 5 Miles



\$81,548  
**AVG. INCOME**  
Within 5 Miles



\$191,000  
**AVG. HOMEVALUE**  
Within 5 Miles



53,226  
**DAYTIME  
EMPLOYMENT**  
Within 5 Miles

377,367  
**POPULATION**  
Within 10 Miles

\$85,396  
**AVG. INCOME**  
Within 10 Miles

\$199,903  
**AVG. HOMEVALUE**  
Within 10 Miles

217,178  
**DAYTIME  
EMPLOYMENT**  
Within 10 Miles



**1.8 MILES**  
TO US 131

**2.3 MILES**  
TO INTERSTATE 96

**6.5 MILES**  
TO DOWNTOWN  
GRAND RAPIDS

**3 MILES**  
TO MAJOR SHOPPING  
DISTRICT

**3.7 MILES**  
TO M-37

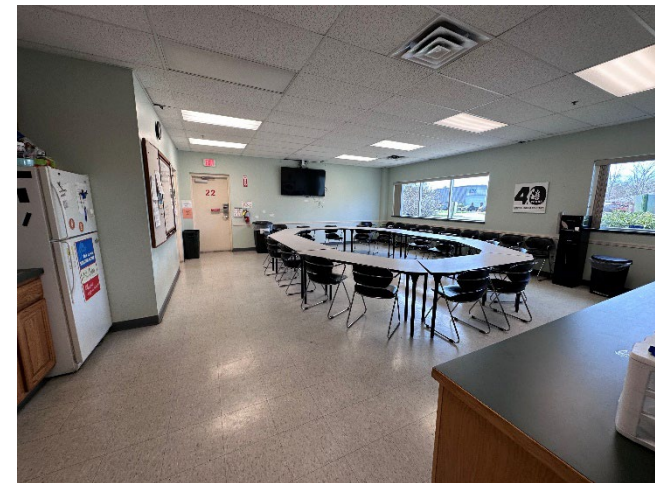
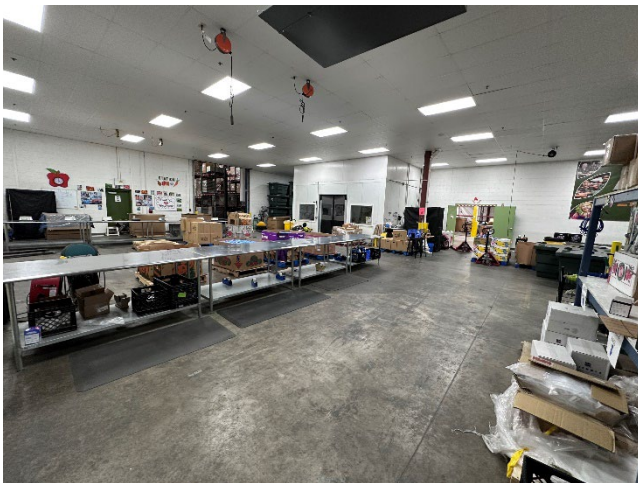
# PROPERTY PHOTOS

864 W. River Center Drive NE, Comstock Park, MI



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COMSTOCK PARK, MI



For more information, please contact:

**JASON WEBB, SIOR, CCIM**

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