

For Sale



VACANT INDUSTRIAL LAND FOR SALE

Edgewater Industrial Park

11500 56th Avenue, Allendale, Michigan 49401

presented by:

Greg DeJong

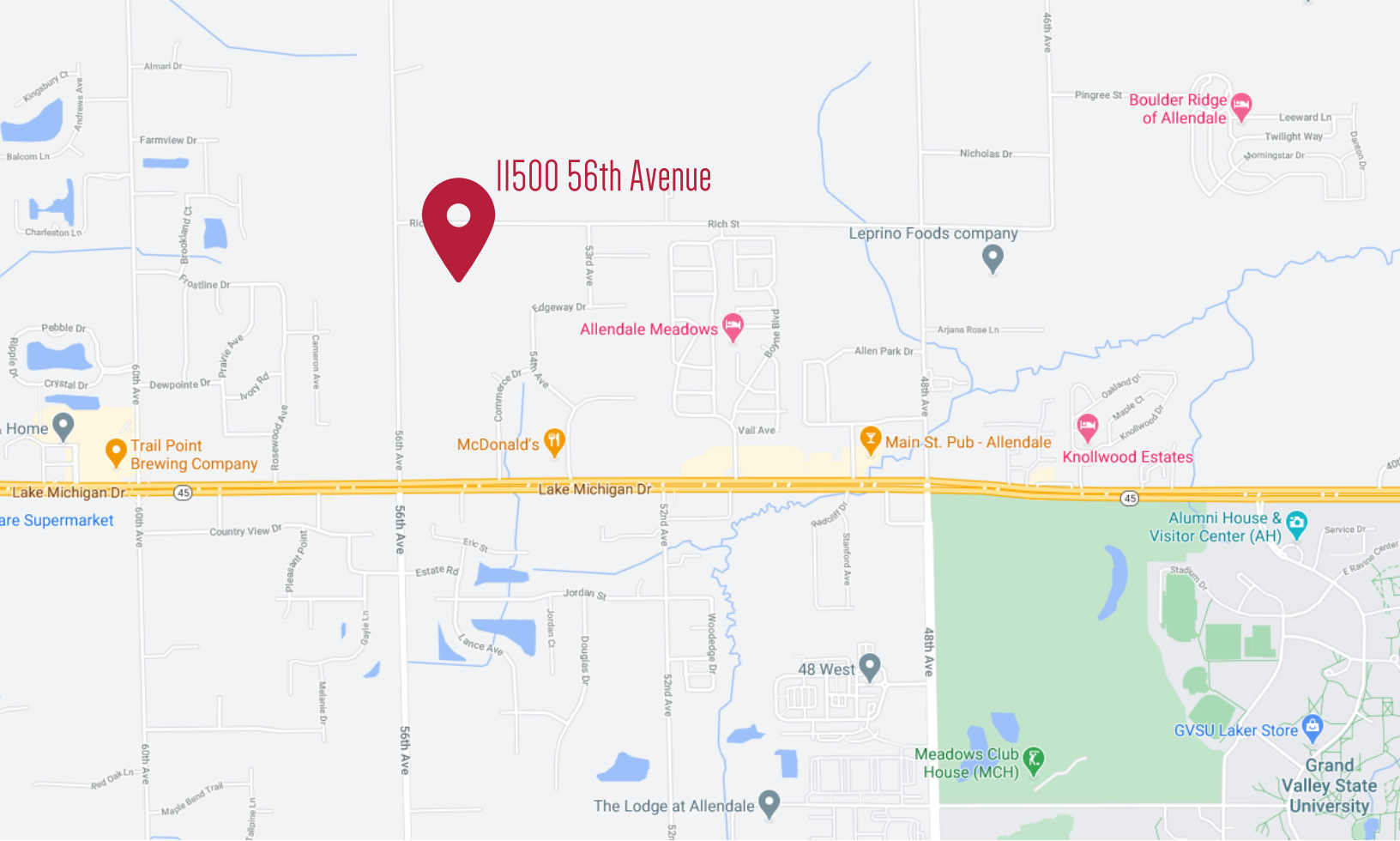
Broker

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Overview of Site

35.97 acres of industrial zoned land with frontage on three streets. All utilities are available including water, sewer, electric, natural gas, broadband and telephone. A Phase 1 environmental and wetland study have recently been completed. Located in an area of industrial growth, this is one of the larger industrial sites currently on the market.

Highlights

- | | |
|-----------------------|--|
| > ZONING | Industrial |
| > MUNICIPALITY | Allendale Charter Township |
| > TERRAIN | Flat |
| > UTILITIES AVAILABLE | City Water, City Sewer, Natural Gas, Electric, Broadband and Telephone |
| > PRICE | \$40,000/acre |
| > TERMS | Cash to Seller |



Location Details

The property is located in Allendale Charter Township and in close proximity to Grand Valley State University. Allendale Charter Township is consistently ranked as the fastest growing township in Ottawa County.



Allendale, Michigan

Ottawa County, Michigan
15 Miles West of Grand Rapids
14 Miles East of Lake Michigan
20 Miles from Holland
28 Miles from Muskegon
170 Miles from Detroit
170 Miles from Chicago

Demographic

Population - 20,708
Square Miles - 23.71 square miles
Median Resident Age: 21.6 years
Persons per Household - 2.98
Median Household Income - \$49,401 (2013)

*source: city-data.com and census.gov

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