



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

8970 Byron Commerce Drive SW

For Sale • DIRT

Byron Center, MI 49315

CENTER OF GROWTH AND EXPANDABILITY

LAND FOR SALE

4.64 acres at the interchange exit of US-131 and 84th Street offers visibility and accessibility to and from the expressway. This industrial zoned property is situated on the same street, just south of the new Tanger Outlet Center—an ideal location for needed warehousing and/or distribution for the outlet stores. This flat developed property has all the infrastructure in place expected in a first-class industrial park.

SITE AMENITIES

- Easy access from US-131 and just minutes from M6.
- Industrial or office opportunity.
- Minutes from downtown Grand Rapids and the Gerald R. Ford International Airport.
- 40 minutes to downtown Kalamazoo.
- Fully improved paved street.
- Water, sewer, gas, and electric all in the street.



SALE PRICE: \$650,000 | GROSS ACREAGE: 4.64



SITE DETAILS

- DIRECTLY SOUTH OF US-131 & 84TH STREET EXCHANGE
- MAJOR NATIONAL BRANDS SURROUND PROPERTY
- IDEAL FOR DIVERSE RETAILERS AND DEVELOPERS
- ONE OF METRO AREA'S BUSIEST RETAIL DESTINATIONS
- 5 MILES FROM DOWNTOWN GRAND RAPIDS

MEET YOUR NEIGHBORS

TANGER OUTLET **TALSMA FURNITURE** **PAGE TRAILER**
SUPERIOR STONE PRODUCTS
LUMBERMEN'S INC.
M&K TRUCK CENTERS
GRAND NORTHERN PRODUCTS

BAYMONT INN & SUITES
WONDERLAND TIRE
DAYTON FREIGHT LINES
84TH STREET PUB & GRILLE

PRO-VISION VIDEO SYSTEMS



VENTURES

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