



FOR LEASE

4300 36TH STREET | KENTWOOD, MICHIGAN

Unique, multi-tenant opportunity

37 Acres | 618,805 SF



PROPERTY OVERVIEW

This unique, multi-tenant building offers over 600,000 square feet of warehouse and office space. A former manufacturing headquarters, 4300 36th Street sits on 37 acres in the heart of Kentwood, Michigan and features campus-like amenities including an abundance of parking, conference rooms and a cafe space.

Ideal for distribution users, 4300 36th Street is positioned as one of the most unique assets in the Kentwood area by both size and amenities.

- Interior coil steel loading/unloading dock
- Electrical: 3 feeds (3,000 AMP, 2,500 AMP, 2,000 AMP)
- 27 dock doors
- 11 overhead doors
- 75HP fire pump
- 200+ trailer parking
- 230 parking spaces
- Column spacing 35'x28'



STRATEGIC LOCATION

With close proximity to area highways, 4300 36th Street is ideally located for distribution users - and also for tenants and employees. This property offers convenience both on- and off-site.

2.2 MILES

Gerald R. Ford International Airport

3.5 MILES

I-96

4 MILES

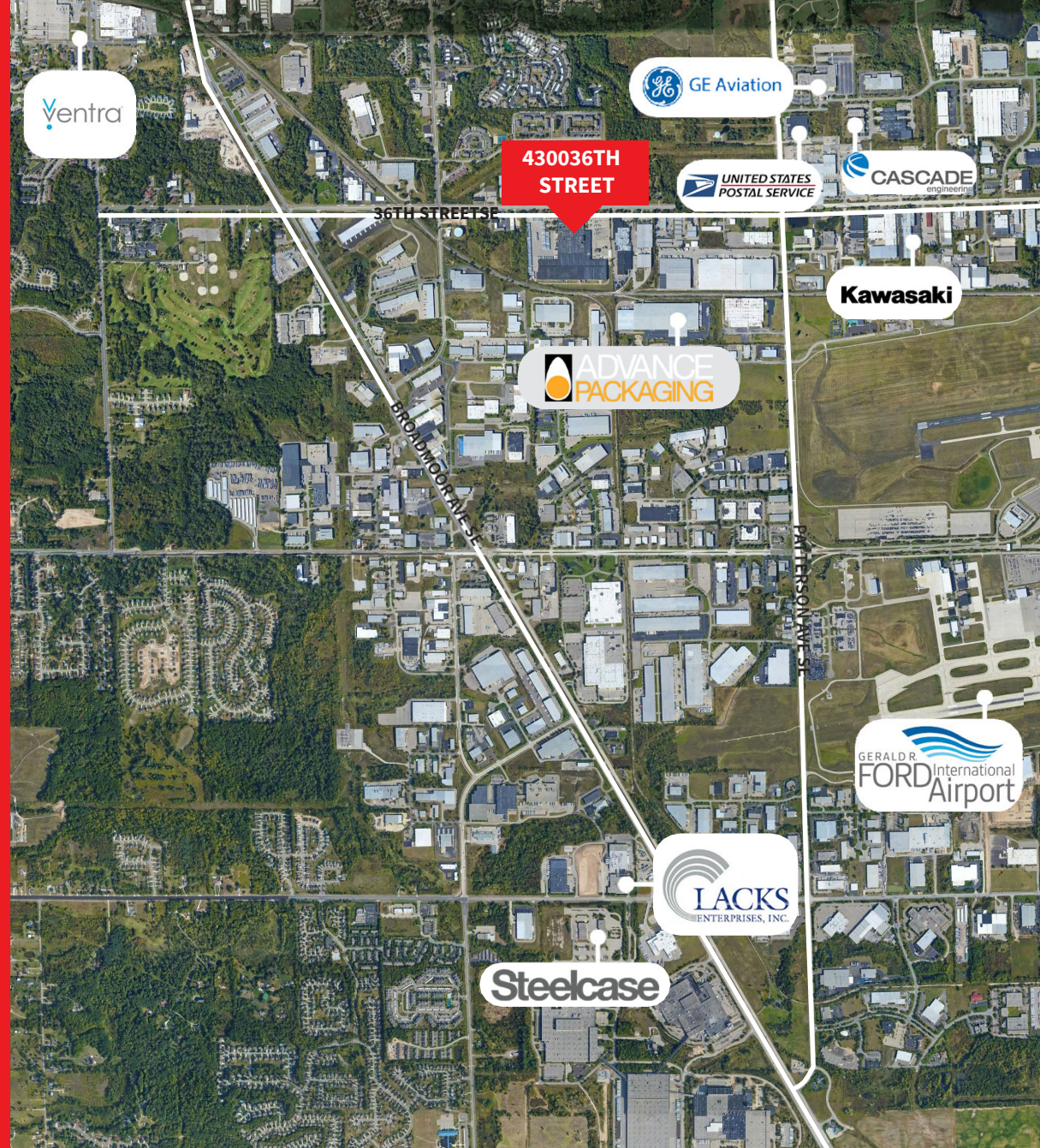
M-6

7 MILES

I-131

9.6 MILES

Amazon Facility



SITE PLAN

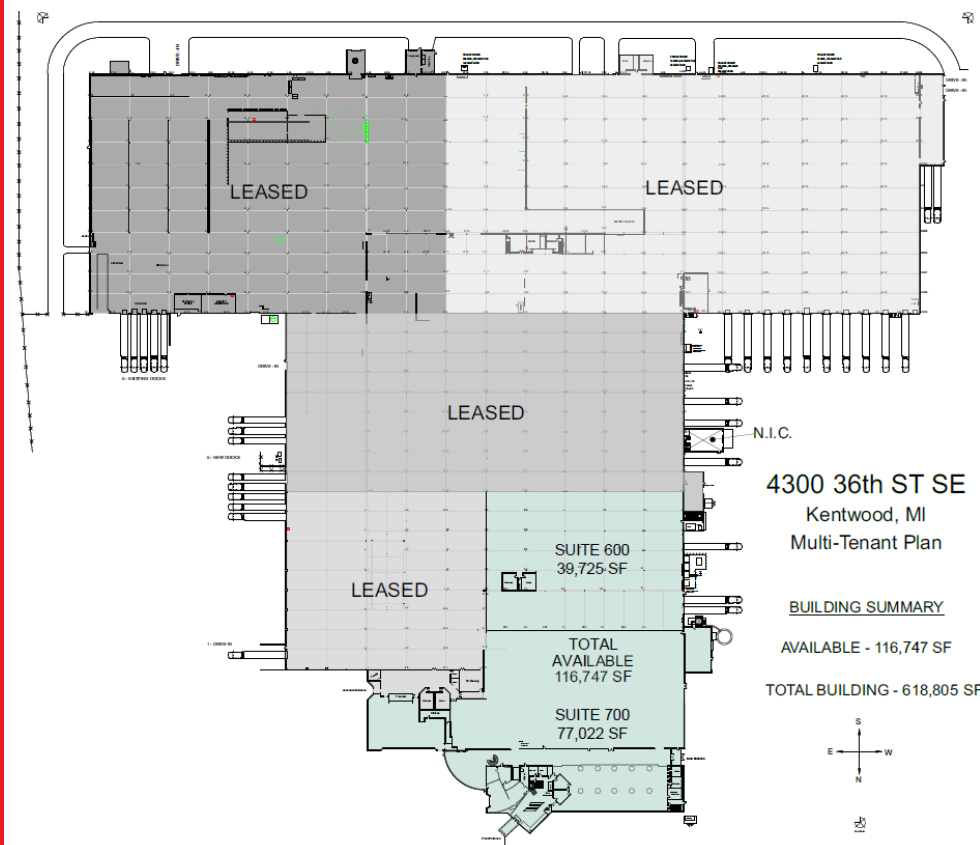
The existing floor plan will be divided into six (6) spaces to accommodate multiple tenants. These spaces will include a mix of open floor plates, industrial and manufacturing spaces, office space and tenant amenities.

- Ample onsite parking
- 37-acre lot
- Convenient access off 36th Street
- Situated in ideal business location near impressive roster of surrounding tenants



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SUITE	USE	SF	\$/SF	CEILING HT	DOCKS	OH DOORS
600	Industrial	39,725	\$5.50	22'	3	0
700	Industrial	77,022	\$6.00	22'	2	1
600 & 700	Industrial	116,747	\$5.80	22'	5	1



WHY GRAND RAPIDS?

Since its introduction as the Furniture City in 1876, West Michigan has been a leading center for quality, technical expertise and innovation. The economy has since diversified beyond its furniture beginnings and is now a center for manufacturing excellence, life science discovery and technological innovation.

Grand Rapids is home to one of the nation's largest and most diverse manufacturing sectors and leads the nation in plastics, bio-pharmaceuticals, medical devices, production technology, automotive and more.

Advanced Manufacturing	2,500+ Manufacturers	\$6.7B In exports annually
Food Processing and Agribusiness	13.3% Industry growth rate (National average 9.4%)	1.94 Location quotient
Life Sciences and Medical Devices	18.5% Industry growth rate (National average 9%)	130 Medical device companies
Information Technology and Communications	13.5% Industry growth	30% Below national average for unemployment costs







For more information:

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