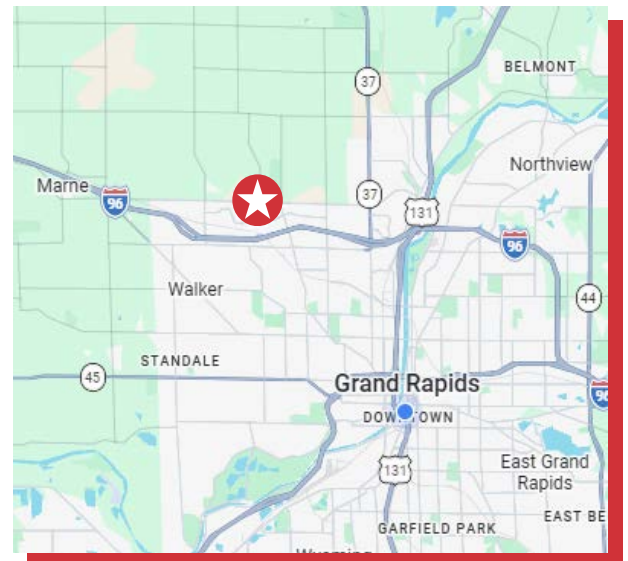




2828 NORTHRIDGE DR NW GRAND RAPIDS, MI 49544

- Exceptional opportunity to lease high-quality warehouse / manufacturing space on the NW side of Grand Rapids
- 8,856 SF available as of 11/1/2026
- Fully fire protected
- High ceilings
- Excellent access to the I-96 interchanges of Walker and Fruit Ridge Ave
- 1 loading dock with leveler and 2 overhead doors



FOR MORE INFORMATION, CONTACT:

STU KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR LEASE
INDUSTRIAL FACILITY

2828 Northridge Drive NW is strategically located within the established Walker industrial market, a prominent West Michigan employment and manufacturing corridor. The surrounding area is home to a diverse mix of manufacturing, warehousing, distribution, logistics and other industrial users, creating a strong environment for both owner-users and industrial investors.

Constructed in 2002, the property currently offers 8,856 square feet including 7,706 square feet of warehouse space and 1,150 square feet of office space. The efficient layout provides a practical balance of operational and administrative areas. The available space features one loading dock and two overhead doors, providing convenient access for shipping, receiving and daily business operations.

The property benefits from convenient access to I-96 and US-131, providing efficient connectivity throughout Grand Rapids, West Michigan and regional markets. Northridge Drive and the surrounding industrial corridor continue to attract business activity and investment, supporting the area's appeal to companies seeking functional industrial space, highway accessibility and proximity to an established workforce.



 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL FACILITY

PROPERTY - BUILDING INFORMATION

Total Building Size:	17,856 SF
Warehouse SF:	15,398 SF
Office SF:	2,458 SF
Year Built:	2002
Construction:	Pre-engineered steel
Parcel Number/Municipality:	41-13-04-327-006 / City of Walker, Kent County
Roof:	Standing seam metal
Acreage:	2.34 acres
Ceiling Height:	22'
Column Spacing:	Varies
HVAC:	Gas/Forced air
Electric Service:	480 volt; 250 amps
Lighting:	Fluorescent
Security System:	Yes
Sprinklered:	Yes, .37 over 2,000 SF
Compressed Air:	Yes
Floor Drains:	Yes
Loading Docks/Levelers:	3
Grade Level Doors:	3
Cranes:	No
Signage:	Monument
Parking:	Ample surface level parking
Outside Storage:	No
Rail Siding:	No
Zoning:	L-1; Light Industrial
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL FACILITY

LEASE INFORMATION

Available Date:	11/1/2026
Available SF:	8,856 SF; 7,706 SF warehouse & 1,150 SF office
Asking Rate:	\$8.50 /SF
Lease Type:	NNN
Terms:	5+ Years
Tenant Provides:	Tenant shall be responsible for the cost of all property taxes, insurance, Building related expenses, and the amortized cost of structural and mechanical replacements over the useful life of the equipment.
Landlord Provides:	Roof & Structural
Renewal Option:	Negotiable

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE	DOCKS / DOORS	BASE RENT RATE PSF/Y	CAM RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM ESTIMATE	TOTAL MONTHLY RENT
Suite A	8,856 SF	7,706	1,150	1 / 2	\$8.50	\$2.10	\$6,273.00	\$1,549.80	\$7,822.80

UTILITY INFORMATION

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer/Storm Sewer:	City of Grand Rapids
Water:	City of Grand Rapids

LEGAL DESCRIPTION

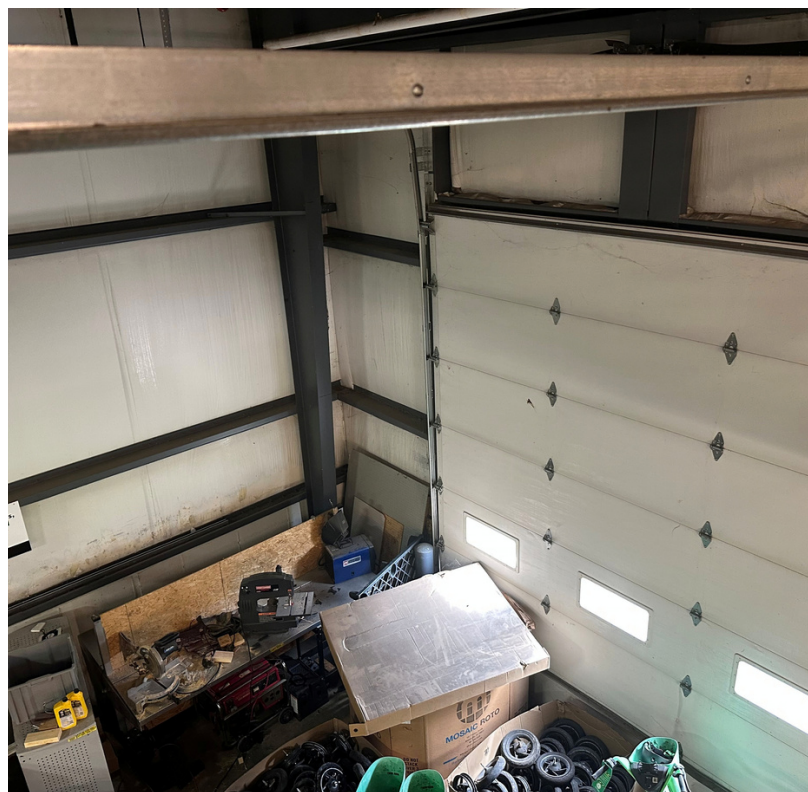
Lot 11 * BLANCH PLAT

 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL FACILITY



 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL FACILITY

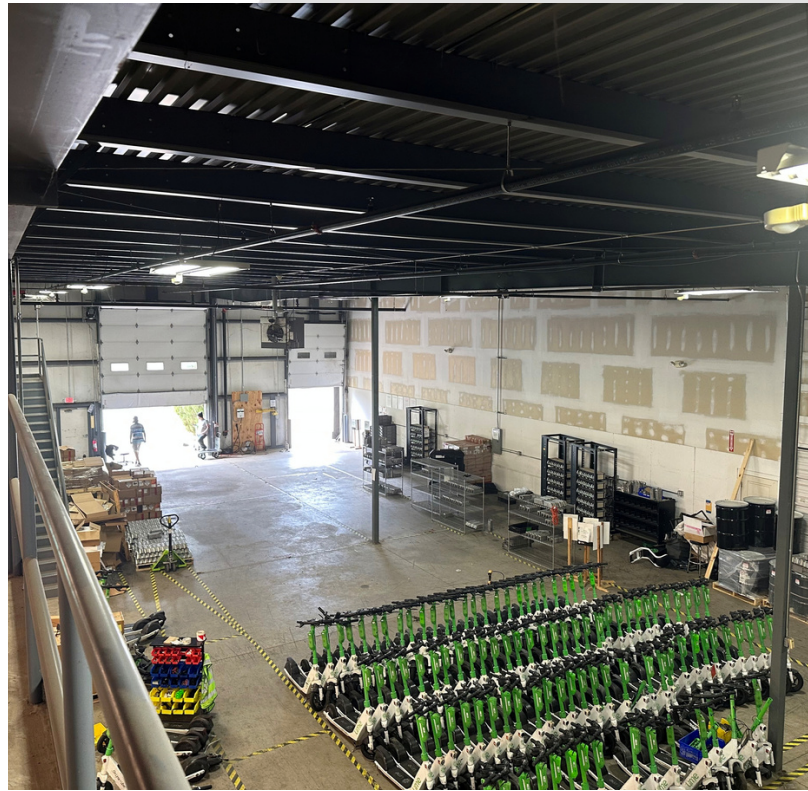
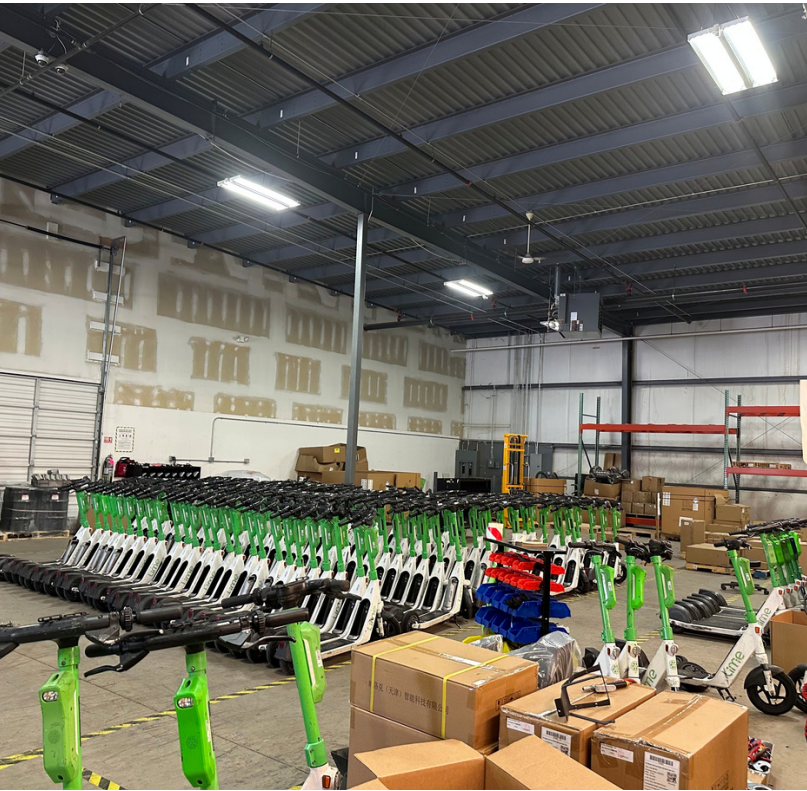


 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL FACILITY

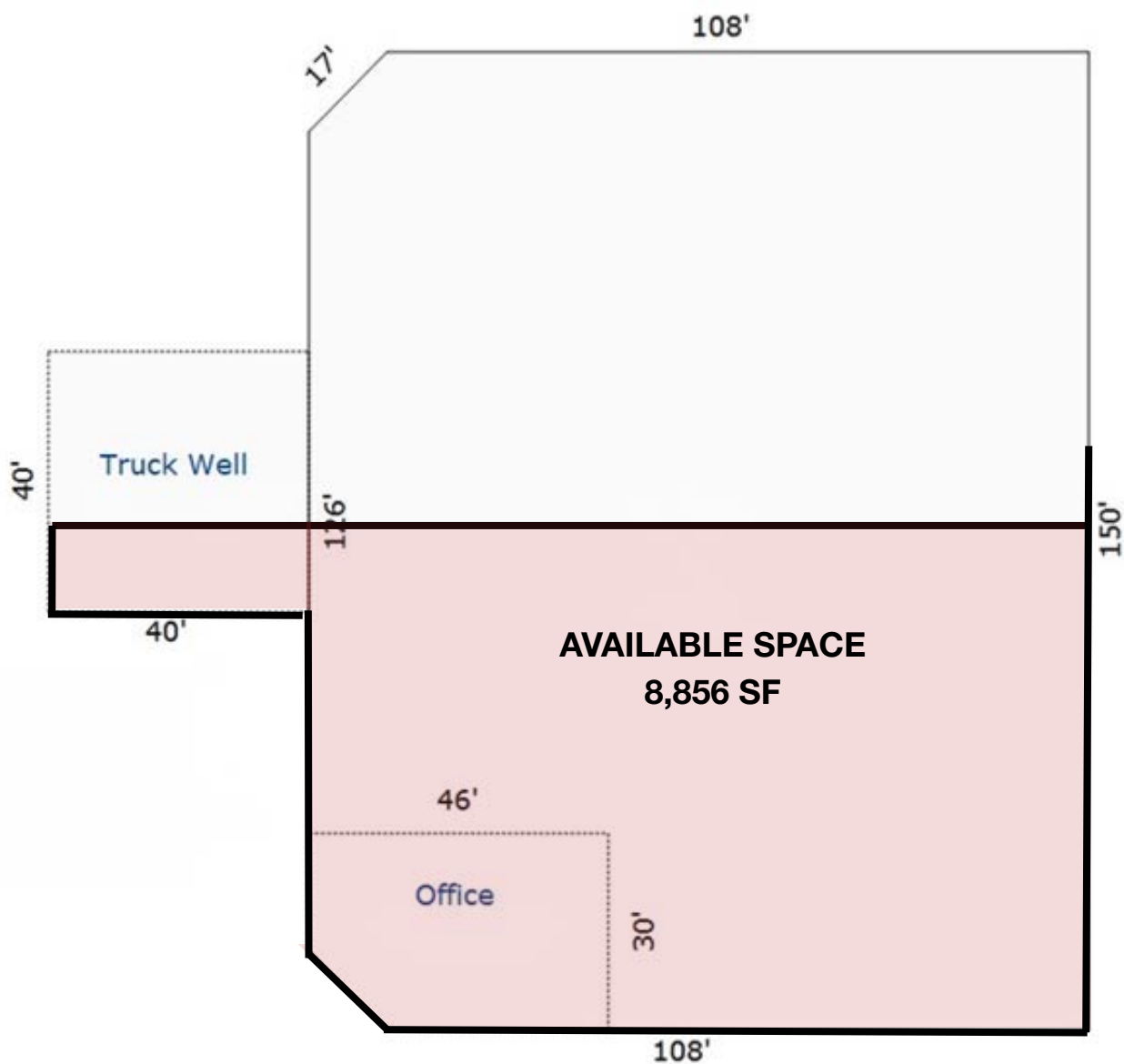


 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

AVAILABLE SPACE

FOR LEASE
INDUSTRIAL FACILITY

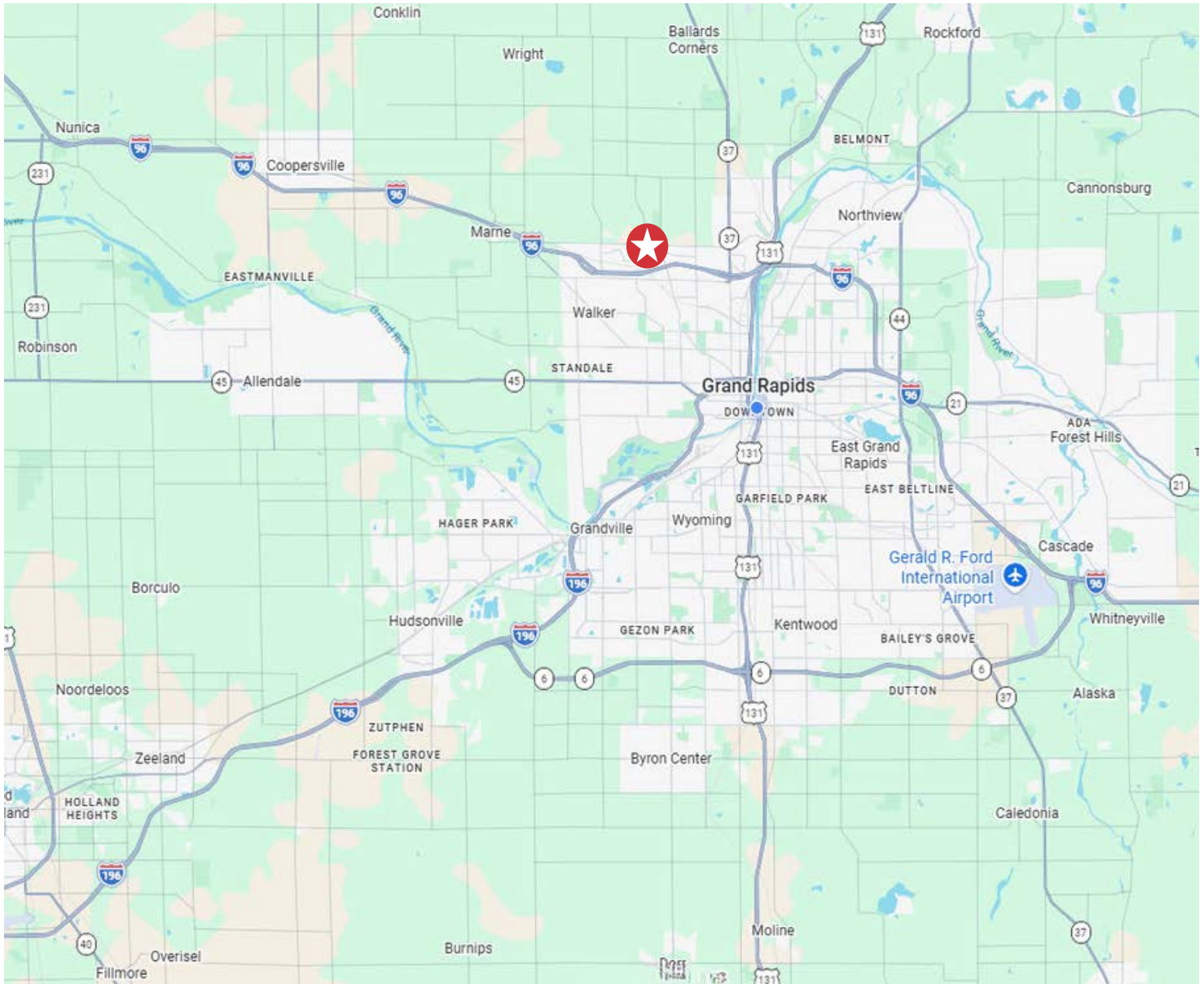


2828 NORTHRIDGE DR NW
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

LOCATION MAP

FOR LEASE
INDUSTRIAL FACILITY



PROXIMITY

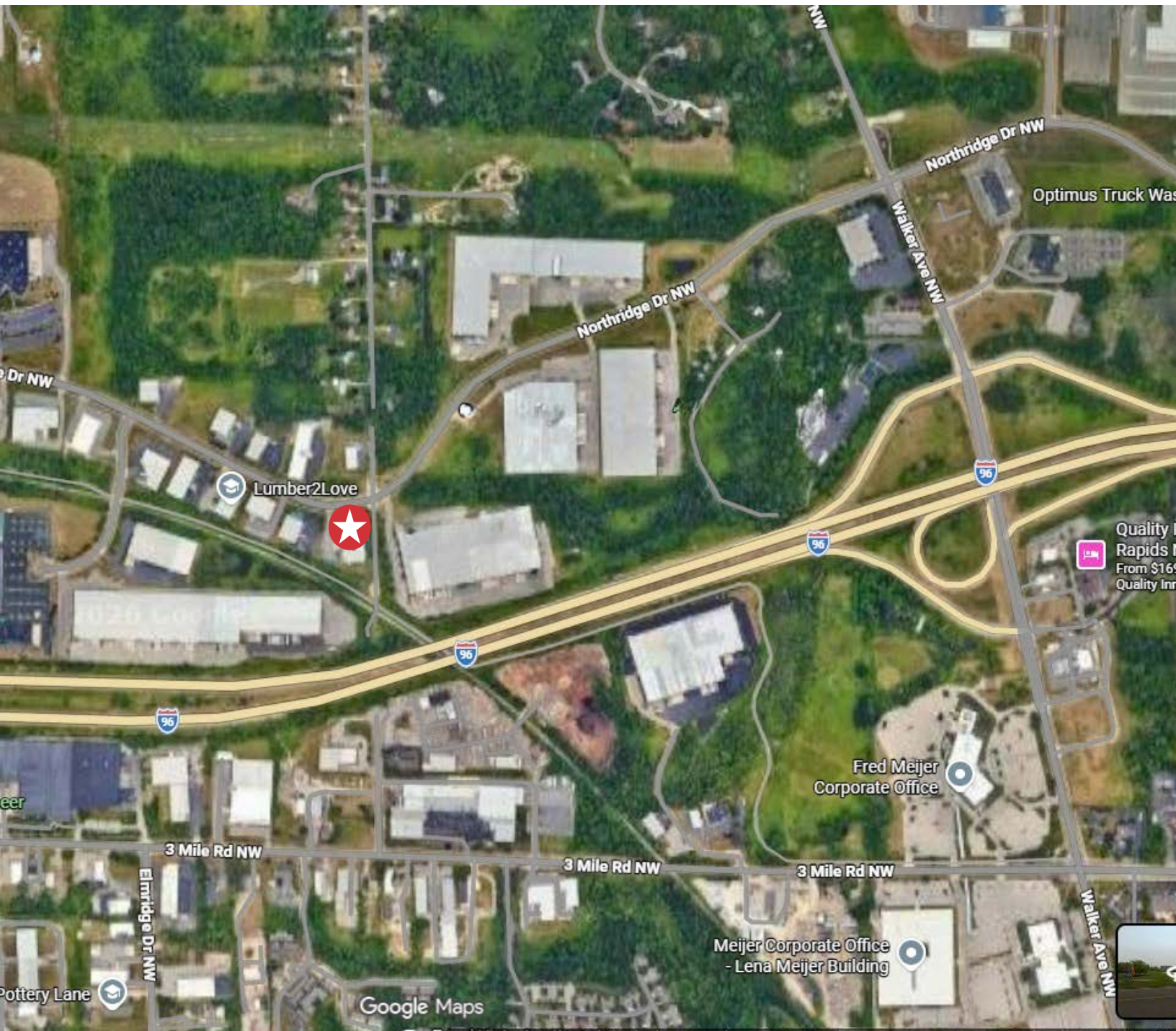
I-96	0.7 miles
US-131	3.1 miles
I-196	6.28 miles
M-6	15.11 miles
Gerald R Ford International Airport	19.02 miles

 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

AERIAL

FOR LEASE
INDUSTRIAL FACILITY



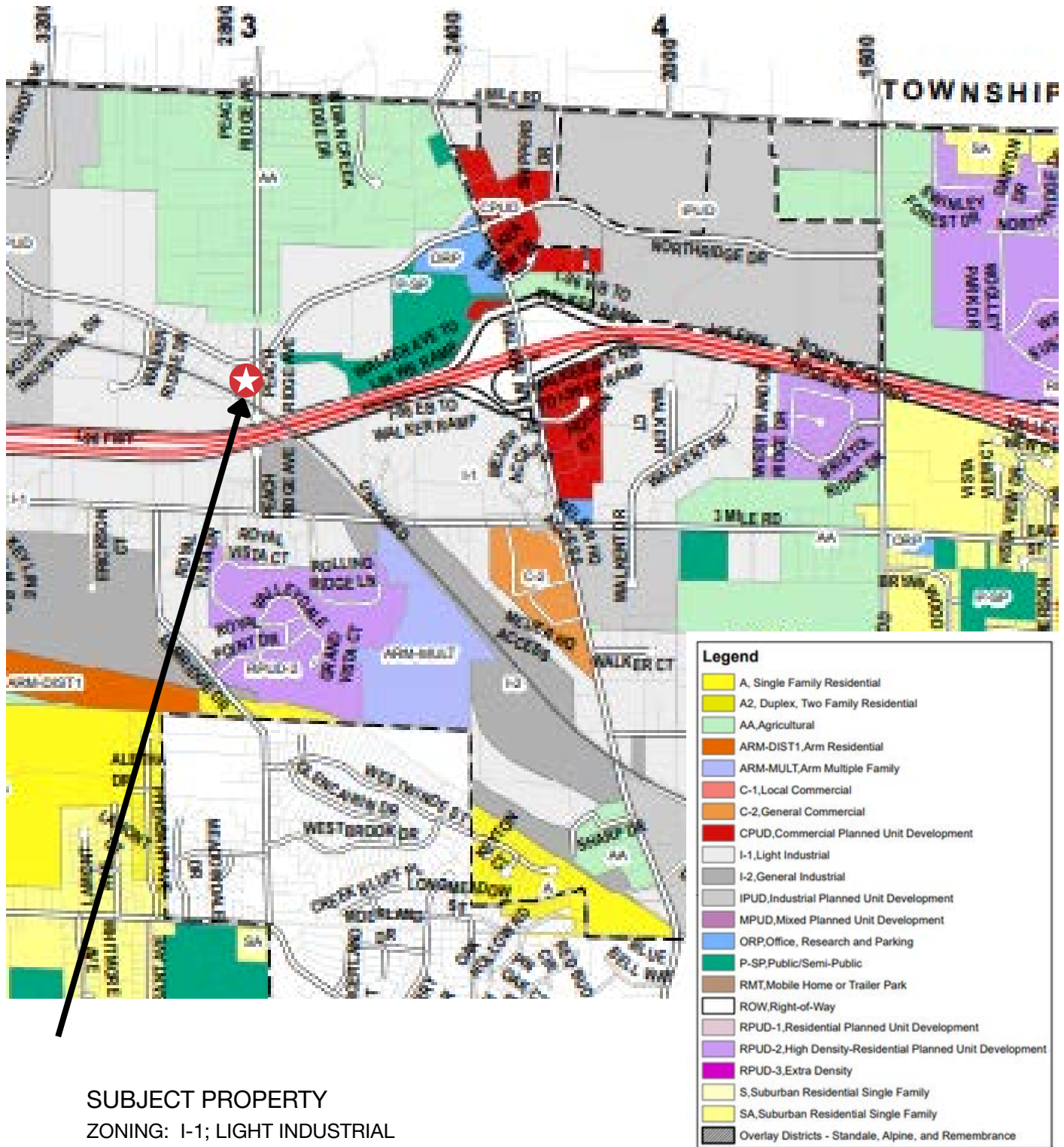
2828 NORTHRIDGE DR NW
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

ZONING MAP

Partial Zoning Map

FOR LEASE
INDUSTRIAL FACILITY



2828 NORTHRIDGE DR NW
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

PARCEL MAP

FOR LEASE
INDUSTRIAL FACILITY

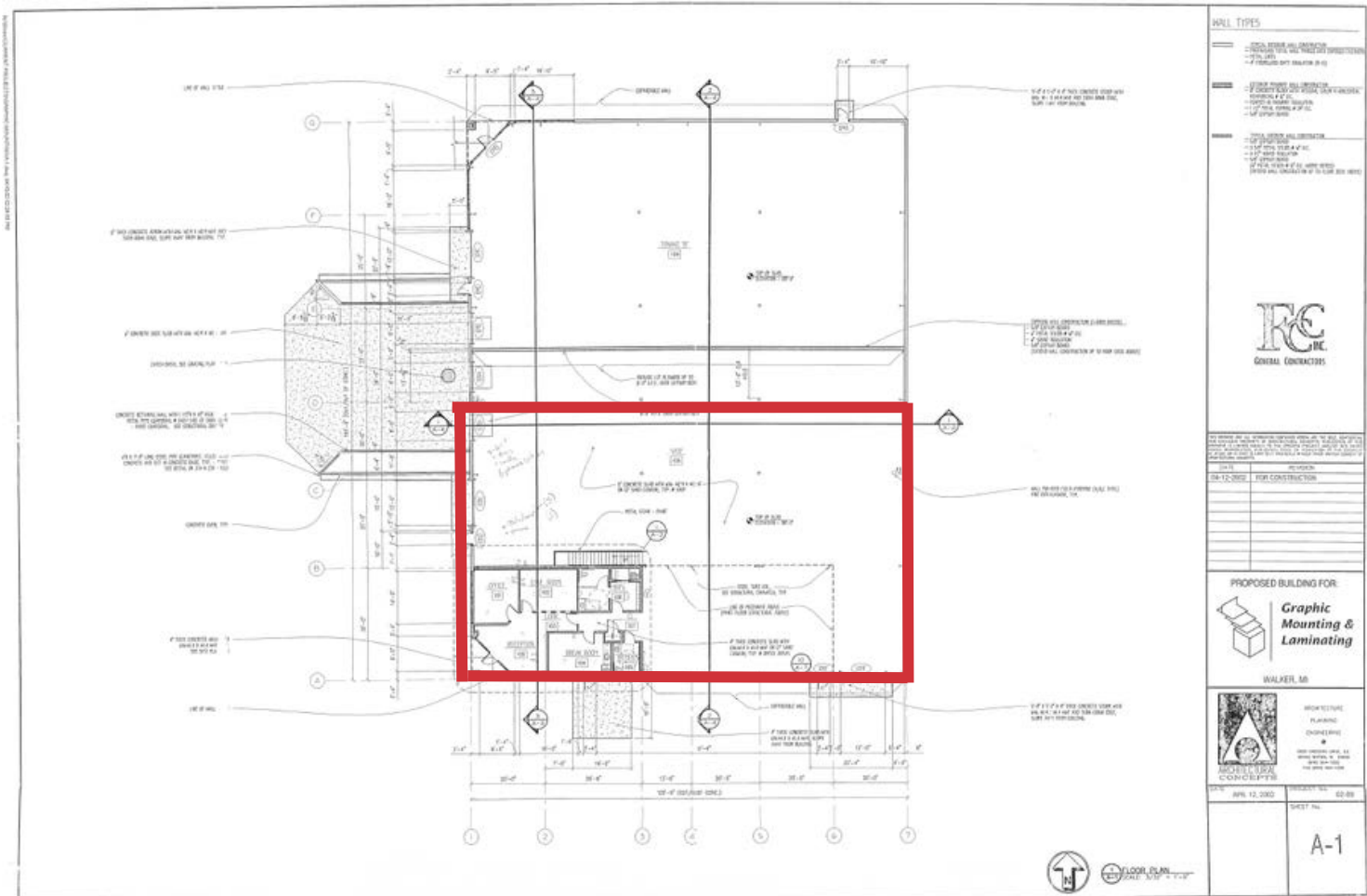


 **2828 NORTHRIDGE DR NW**
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

SURVEY

FOR LEASE
INDUSTRIAL FACILITY



2828 NORTHRIDGE DR NW
GRAND RAPIDS, MI 49544

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

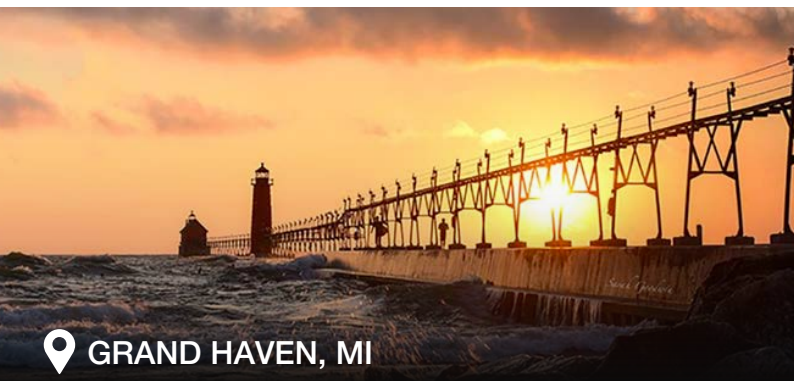
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

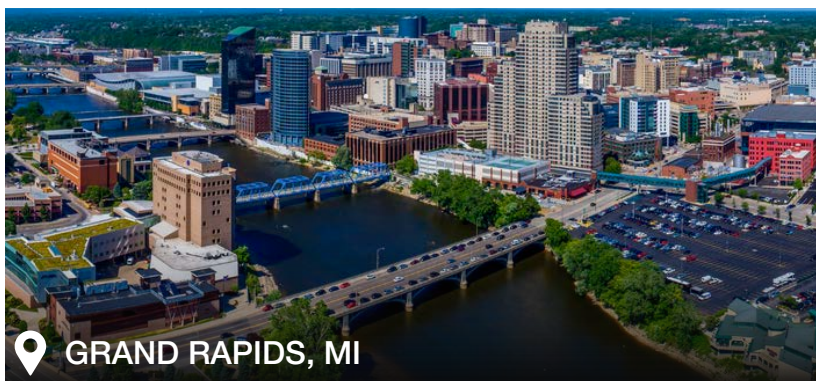


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



naiwwm.com | 616.776.0100

NAI Wisinski of
West Michigan