

2100 17 Mile Rd NW
Kent City, MI 49330



24,400
Square Feet



\$2,195,000
Sale Price

\$4.95
Lease Rate/SF

FOR SALE OR LEASE

The property located at 2100 17 Mile Road in Kent City, MI is a 24,400 SF industrial building located on 4.00 acres of land. The property sits between the M-37 highway and US-131, providing good access to the entire Grand Rapids market, and a talented labor pool. Features include 800 amps of 480v-3-phase power, one (1) 10-ton crane that runs the length of the building, one (1) dock, three (3) overhead doors, on-site parking, ample room for outside storage, an oven booth, powder coat booth, sand blast booth, paint booth and 1,200 SF of office space. Available 8/1/2026.

CONTACT

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BUILDING SNAPSHOT



24,400 SF
Total Building



4.00
Acres



1997
Year Built

BUILDING SPECIFICATIONS

Total Building	24,400 SF
Acreage	4.00 Acres
Parcel Number	41-01-34-100-020
Year Built	1997
Year Renovated	2019
Elevator(s)	No
Railroad Siding	No
Construction	Wood Framed
Roof	Gable Shingle Roof New in 2019
Column Spacing	Clearspan
Ceiling Height	18' - 24'
Fire Suppression	No
Security System	No
Heating	Forced Air & Radiant

Air Conditioning	In Office
Lighting	LED
Driveway Surface	Asphalt
Parking Spaces	On-Site
Expandable	Yes
Outside Storage	Yes
Zoning	Industrial
Taxing Authority	Tyrone Township
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal



18'-24'

Ceiling Height



800

Amps



I

Zoning

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	23,200 SF
Ceiling Height	18' - 24'
Floor Drains	No
Air Lines	Yes
Power (Amps Volts)	800 Amps 480v/3-Phase
Heating	Forced Air & Radiant
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	1,200 SF
Ceiling Height	8'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	No
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT



24,400 SF
Building



\$2,195,000 \$89.96/SF
Sale Price Sale Price

SALE INFORMATION

Building Size	24,400 SF
Sale Price	\$2,195,000
Sale Price/SF	\$89.96/SF
Possession	At Close
State Equalized Value (2026)	\$807,000
Assessed Value (2026)	\$807,000
Taxable Value (2026)	\$807,000
Real Estate Taxes	\$40,856.93
Winter 2025	\$16,024.26
Summer 2025	\$24,832.67

LEASE SNAPSHOT



24,400 SF
For Lease



\$4.95/SF
Lease Rate



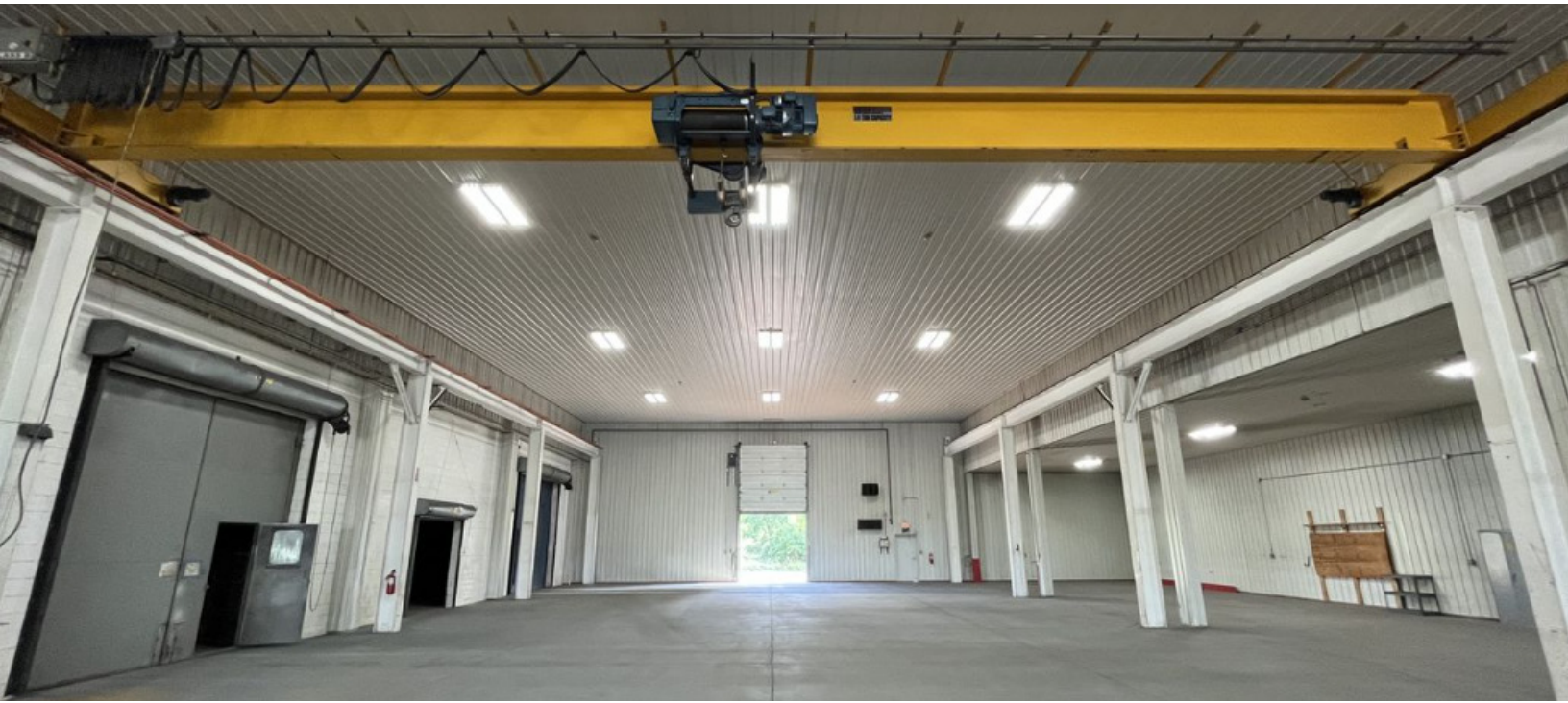
NNN
Lease Type

LEASE INFORMATION

Available Suite	Entire Building
Available Area	24,400 SF
Dock(s) Door(s)	1 3
Ceiling Height	18' - 24'
Lease Rate/SF	\$4.95
Lease Rate/Month	\$10,065.00
Est. NNN Expenses/SF	\$2.75
Total Rent/Month	\$15,656.67
Date Available	8/1/2026
Lease Type	NNN
Lease Term	36 months
Lessor Pays	Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.

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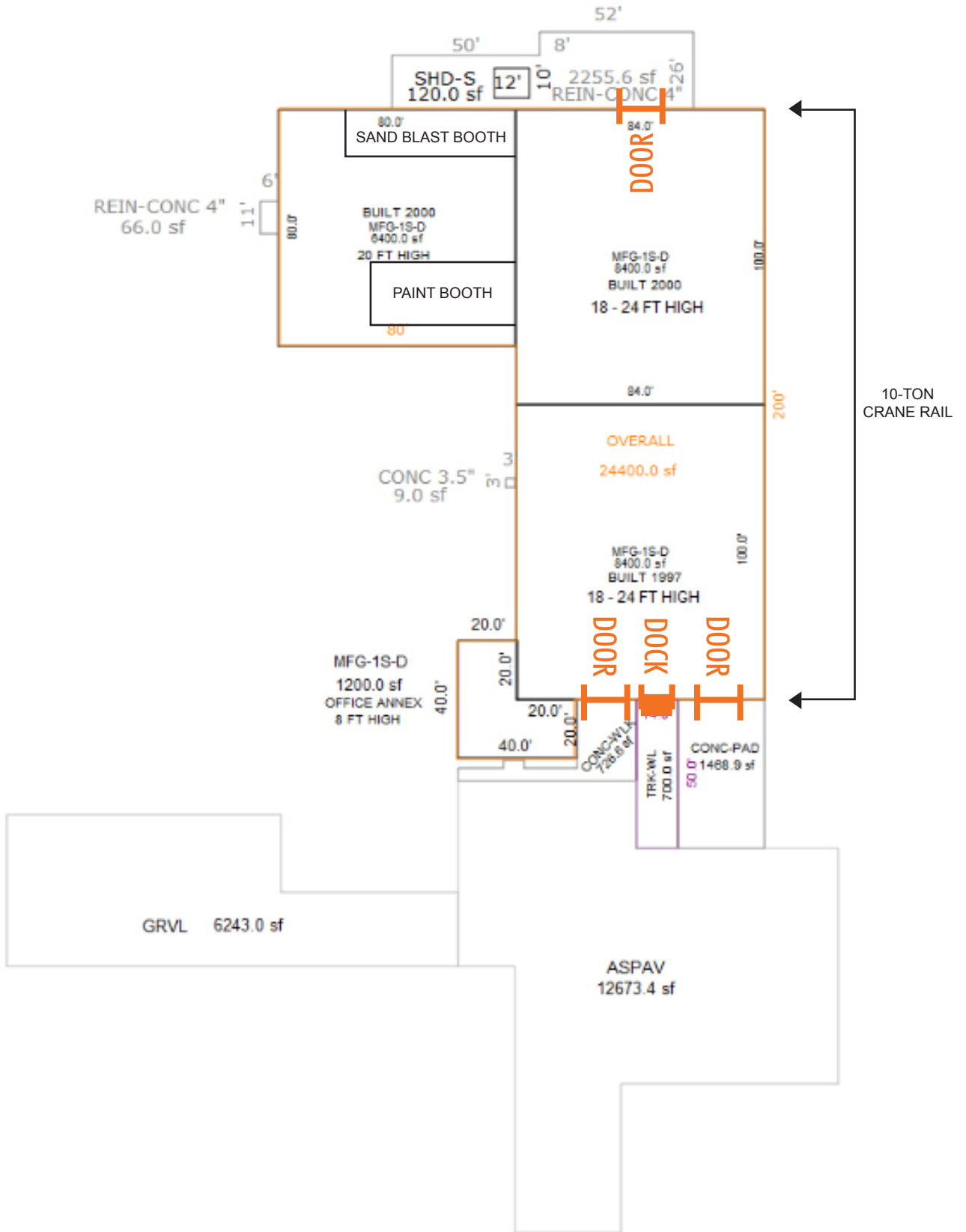




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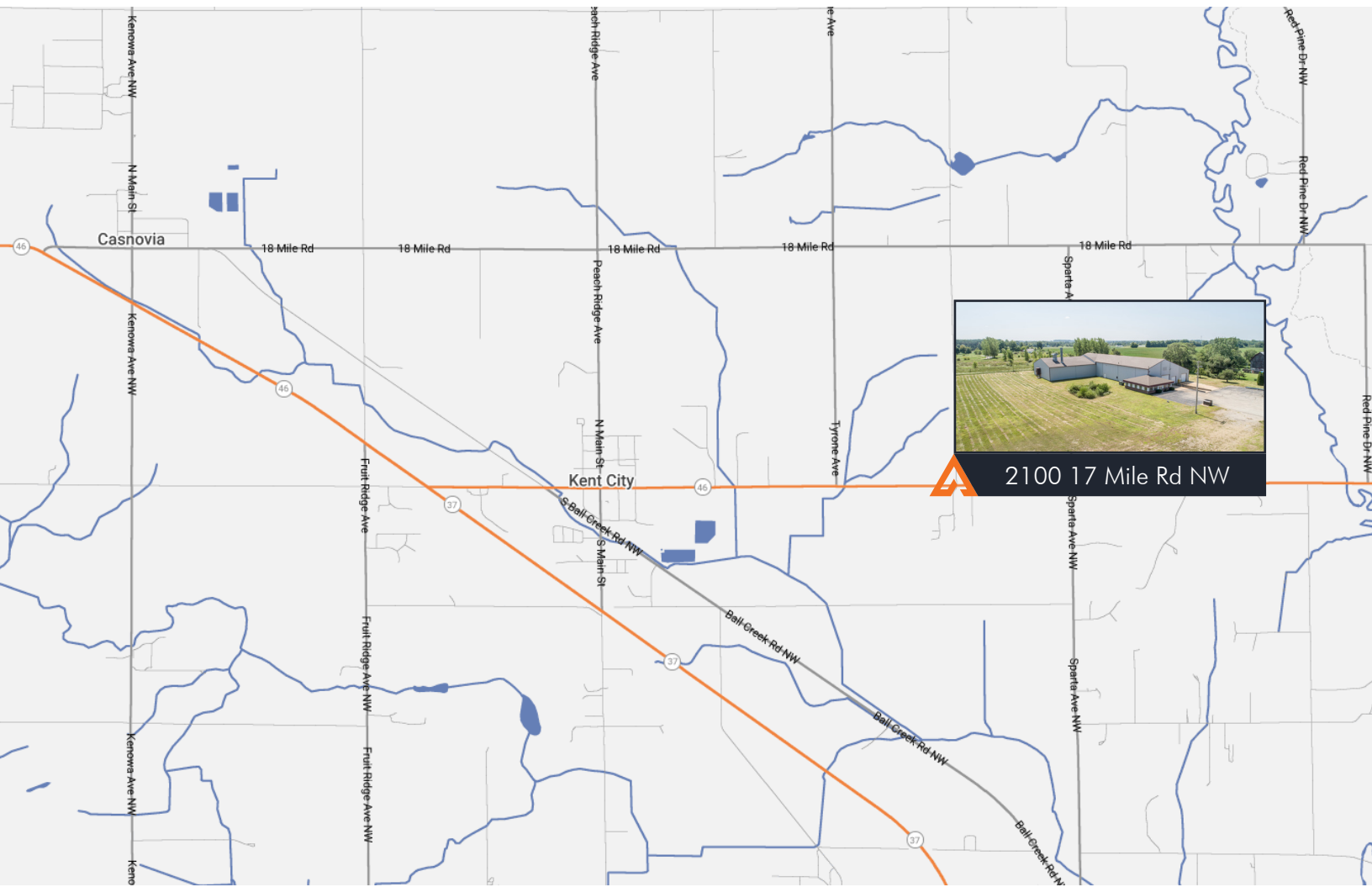
FLOOR PLAN



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2100 17 Mile Rd NW



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	21 miles
Gerald R. Ford International Airport	31 miles
Lansing	87 miles
Detroit	183 miles
Chicago	204 miles
Indianapolis	287 miles



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