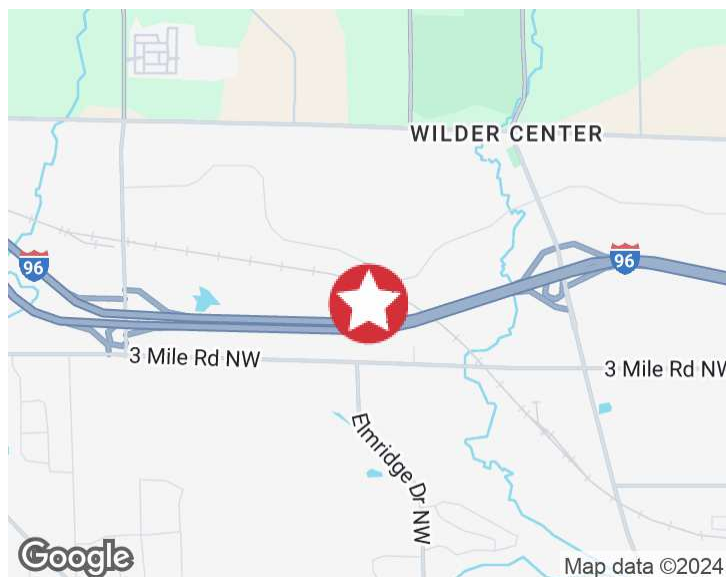




3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Property Highlights

- High profile northwest Walker location
- Highway exposure
- Ample parking for a large employee team
- High quality corporate office presence
- Heavy power
- 19 Loading docks and 5 overhead doors
- Very aggressive sub-lease rental rate.



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property Overview

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Property Overview

The property located at 3056 Walker Ridge Dr NW is a rare find in today's tight industrial market. The property is offered for sub-lease and as such offers a very aggressive rental rate below \$4.00 NNN. The property features a nice compliment of high quality corporate offices which contain the usual open areas, private areas, as well as training rooms and lunchrooms. There is additional office spaces spread throughout the manufacturing floor for support services and auxiliary activities.

The property is located right on I-96 offering unparalleled exposure and traffic visibility. The parking that comes with the building is ample for a large employee count and this is one of the only properties of this size and quality available in the market.



Property Information

Location:

I-96 to Walker Ave Exit,
North on Walker Ave to
Northridge Dr, West on
Northridge Dr to Walker
Ridge Dr, South on Walker
Ridge Dr to property on
the East side of the road.

Total Building Size:	332,315 SF
Year Built:	2002
Acreage:	17.71 Acres
Construction:	Pre-Engineered Steel
Roof:	Standing Seam Metal
Eave Height:	28'
Parking:	Ample
Security System:	Yes
Zoning:	MP

Utilities

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

Lease Overview

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Lease Information

Lease Type:	NNN
Terms:	Sub-lease through 9/30/2028
Municipality:	City of Walker
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas / Heat, Snow Removal, Lawn Landscaping, Janitorial, Refuse Removal, Phone, and Internet Service
Landlord Provides:	Roof and Structural
Renewal Option:	No
Municipality:	City of Walker
PPN:	41-13-04-328-003
SEV: (2024):	\$6,447,500.00
Taxable Value: (2024):	\$5,092,276.00
Summer Taxes (2023):	\$209,144.98
Winter Taxes (2023):	\$15,018.59
Total Taxes (2023):	\$224,163.57
Present Use:	Manufacturing and Assembly purposes
Possession:	At lease signing

Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY (\$1.54 PSF)	TOTAL MONTHLY RENT
Suite A	182,750 SF	164,950 SF	17,800 SF	19 / 5	\$3.95	\$60,155.21	\$23,452.92	\$83,608.13
A-1	26,190 SF	26,190 SF	0 SF	4 / 1	\$3.95	\$8,620.88	\$3,361.05	\$11,981.93
A-2	64,867 SF	63,131 SF	1,736 SF	6 / 1	\$3.95	\$21,352.05	\$8,324.60	\$29,676.65
A-3	49,570 SF	47,167 SF	2,403 SF	6 / 1	\$3.95	\$16,316.79	\$6,361.48	\$22,678.27
A-4	39,098 SF	20,903 SF	18,195 SF	3 / 2	\$3.95	\$12,869.76	\$5,017.58	\$17,887.34
A-1 & A-2	91,057 SF	89,321 SF	1,736 SF	10 / 2	\$3.95	\$29,972.93	\$11,685.65	\$41,658.58
A-1, A-2, & A-3	140,627 SF	136,488 SF	4,139 SF	16 / 3	\$3.95	\$46,289.72	\$18,047.13	\$64,336.85
A-2 & A-3	114,437 SF	110,298 SF	4,139 SF	12 / 2	\$3.95	\$37,668.85	\$14,686.08	\$52,354.93
A-3 & A-4	88,668 SF	68,070 SF	20,598 SF	9 / 3	\$3.95	\$29,186.55	\$11,379.06	\$40,565.61
A-2, A-3, & A-4	153,535 SF	131,201 SF	22,334 SF	15 / 4	\$3.95	\$50,538.60	\$19,703.66	\$70,242.26

Building Overview

3056 Walker Ridge Dr. NW
Walker, Michigan 49544

Mfg/Warehouse Information

Mfg/Whse SF:	164,950 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas / Forced Air
Ceiling Height:	28'
Sprinklered:	Yes
Lighting:	Fluorescent and LED
Electric Service:	3 - 400 amp; 480 Volt; 3 Phase services and 1 - 800 amp; 480 Volt; 3 Phase service
Column Spacing:	25' x 50'
Grade Level Doors:	5
Loading Docks:	19
Rail Siding:	No
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

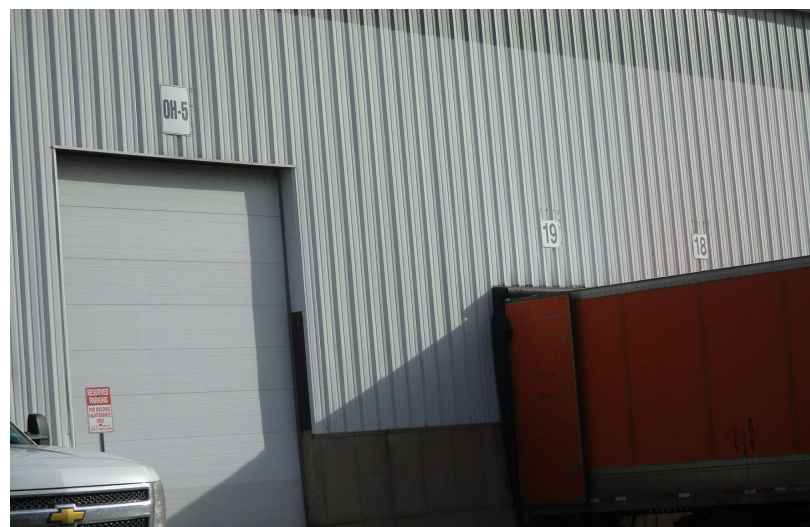
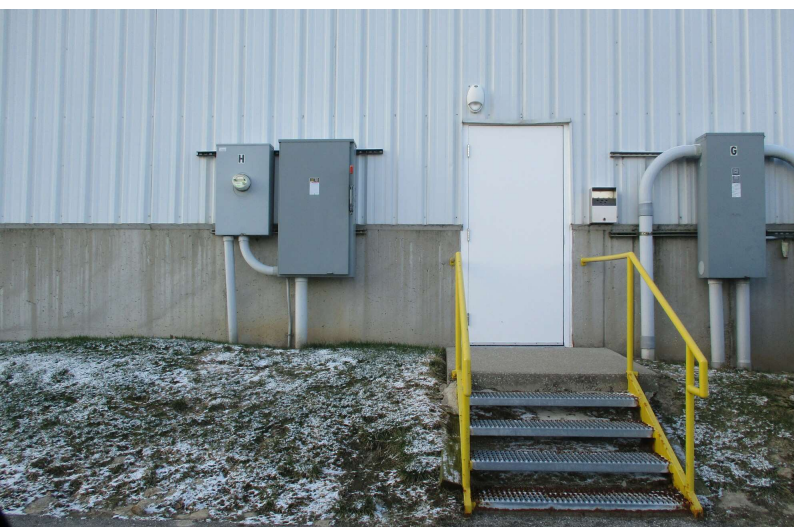
Office Information

Office SF:	17,800 SF
Floors:	One - Carpeted
HVAC:	Gas / Forced Air
Air Conditioning:	Yes
Sprinklered:	Yes
Ceiling Height:	9'
Lighting:	Fluorescent
Communication Equipment:	Available
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes



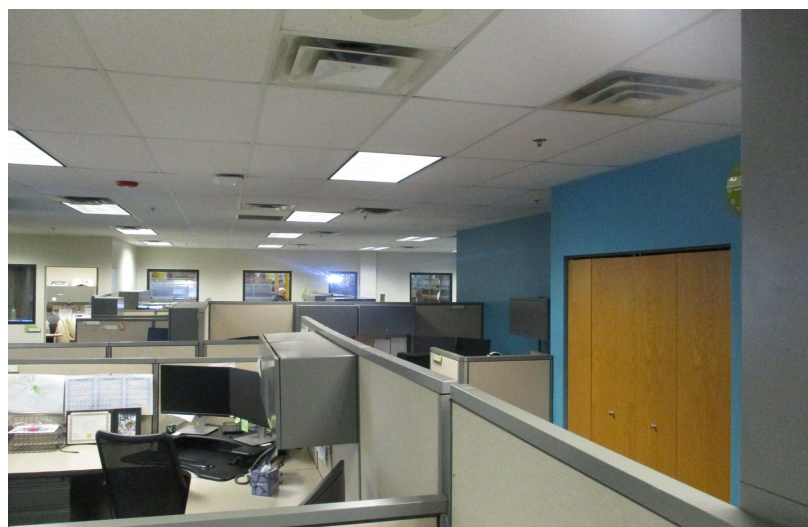
Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



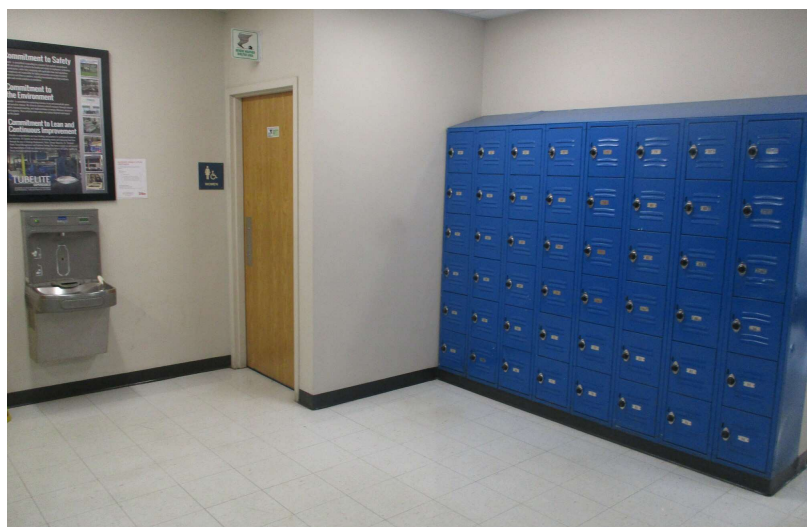
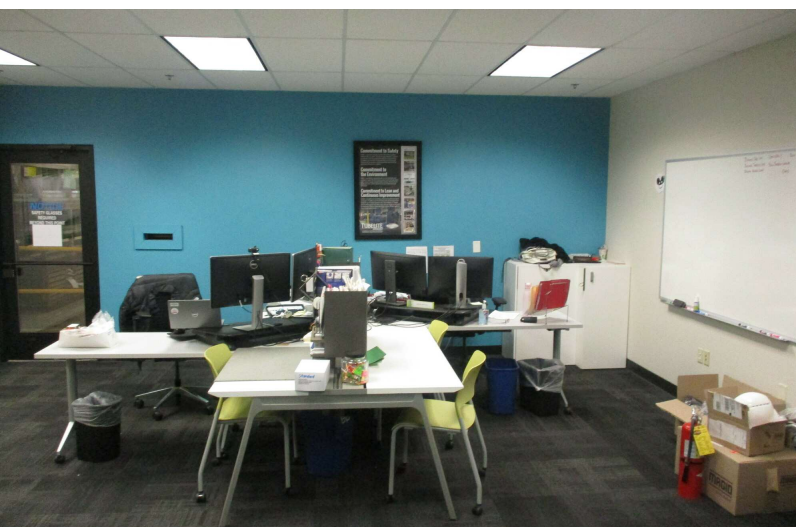
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Walker, Michigan 49544



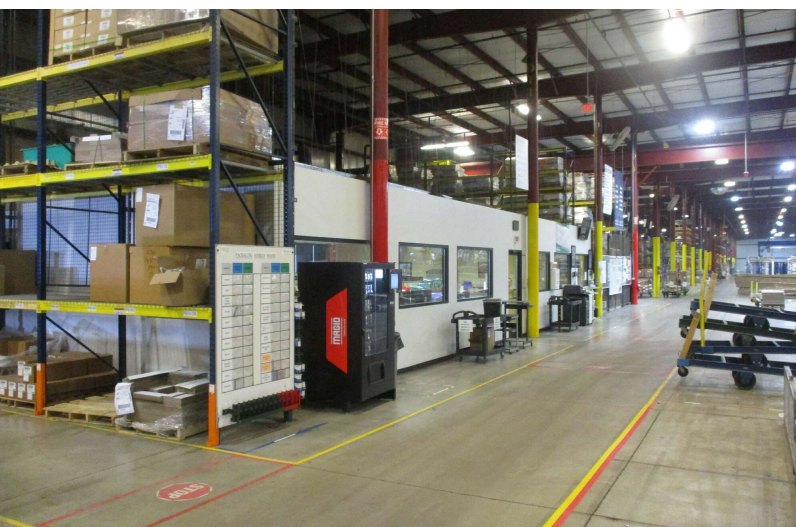
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3056 Walker Ridge Dr. NW
Walker, Michigan 49544



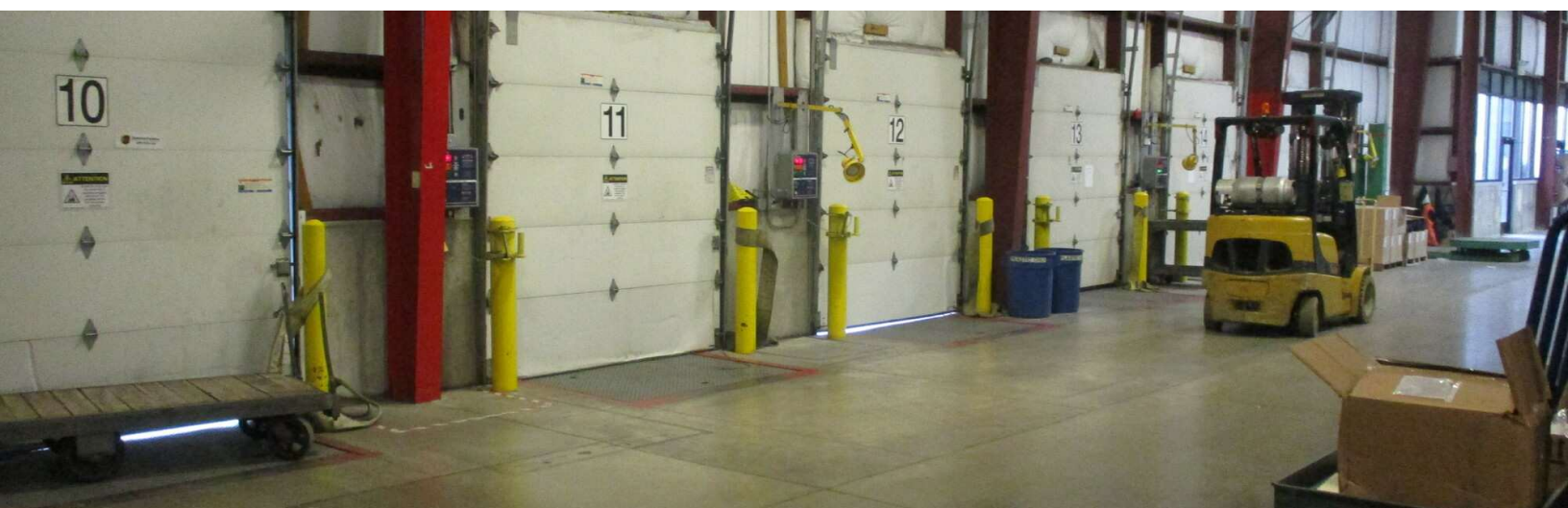
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3056 Walker Ridge Dr. NW
Walker, Michigan 49544



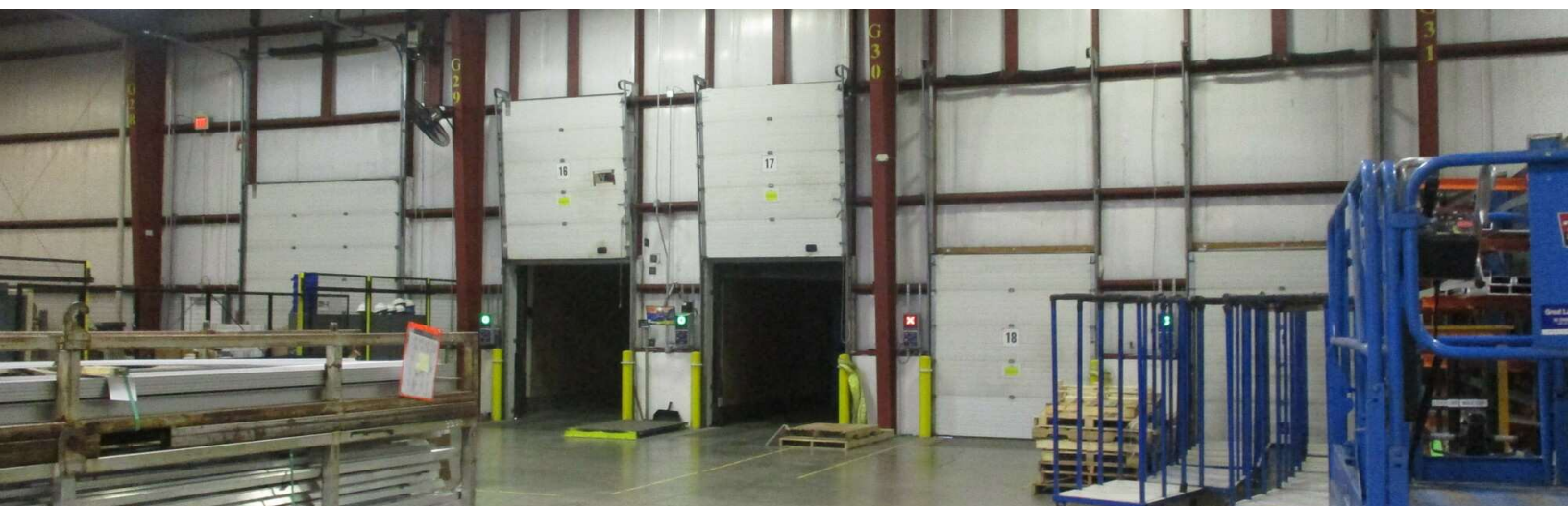
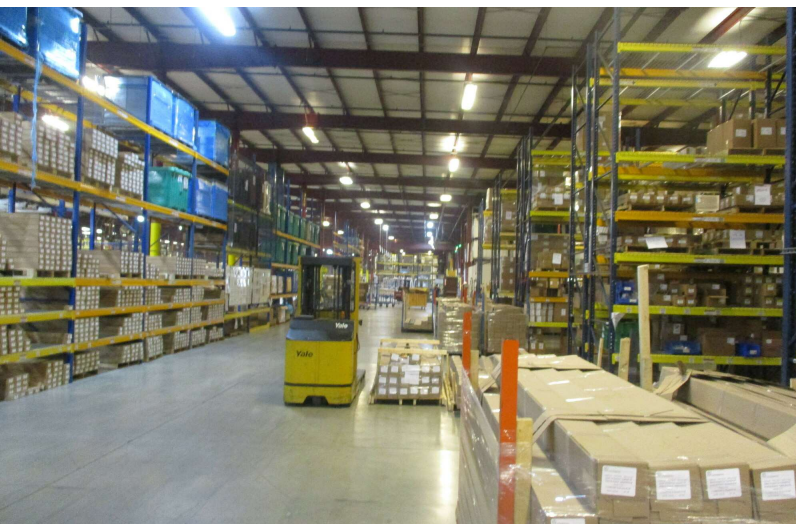
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3056 Walker Ridge Dr. NW
Walker, Michigan 49544



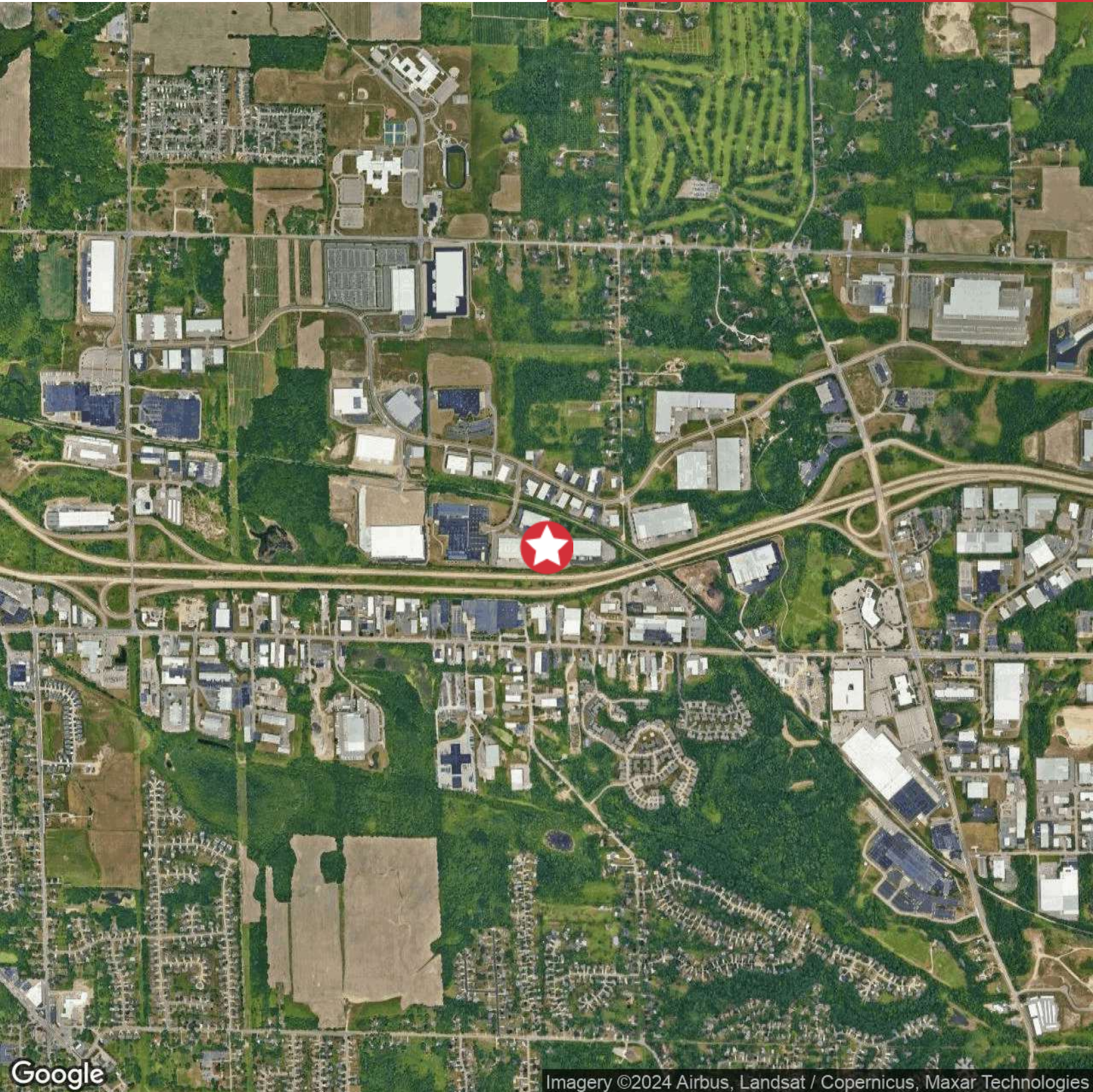
Additional Photos

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



Aerial Map

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Parcel

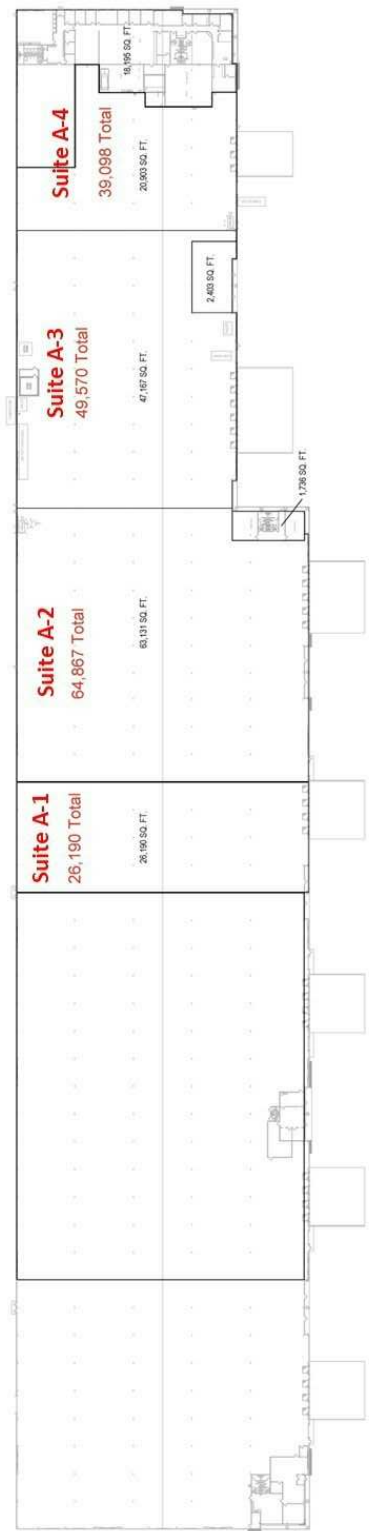
3056 Walker Ridge Dr. NW
Walker, Michigan 49544

3056 Walker Ridge Dr NW - PP# 41-13-04-328-003



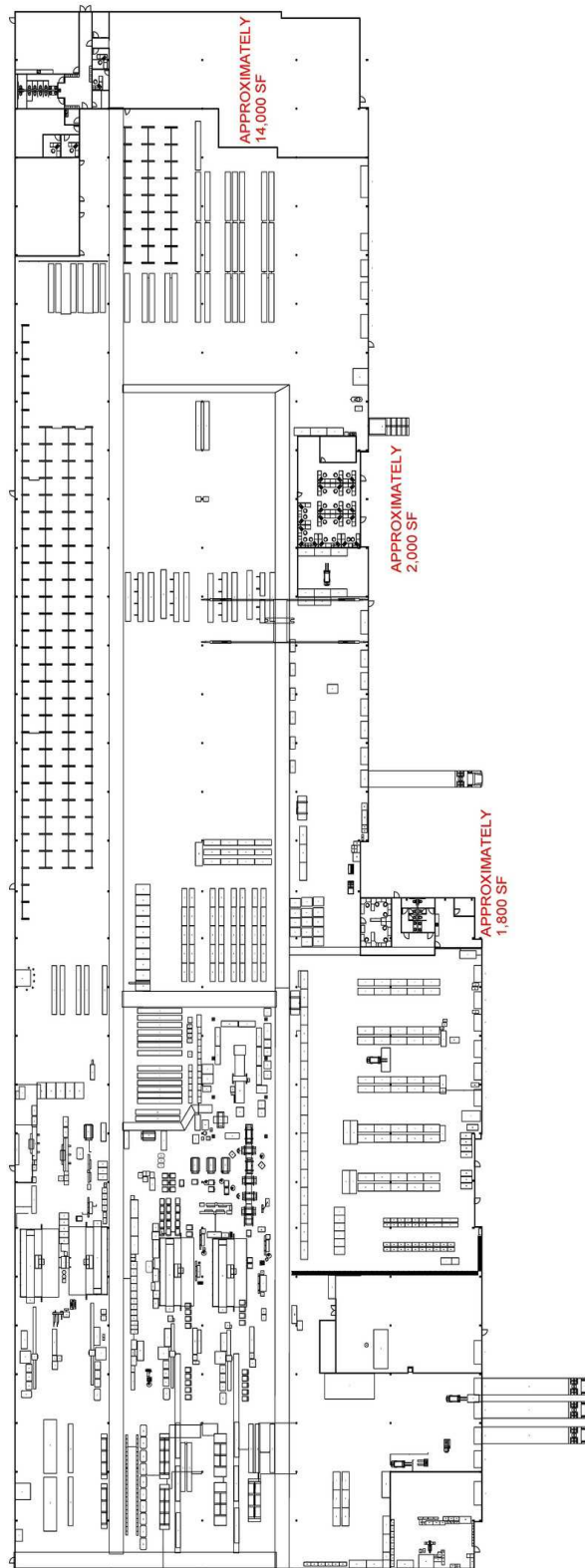
Floor Plan - Entire Building

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



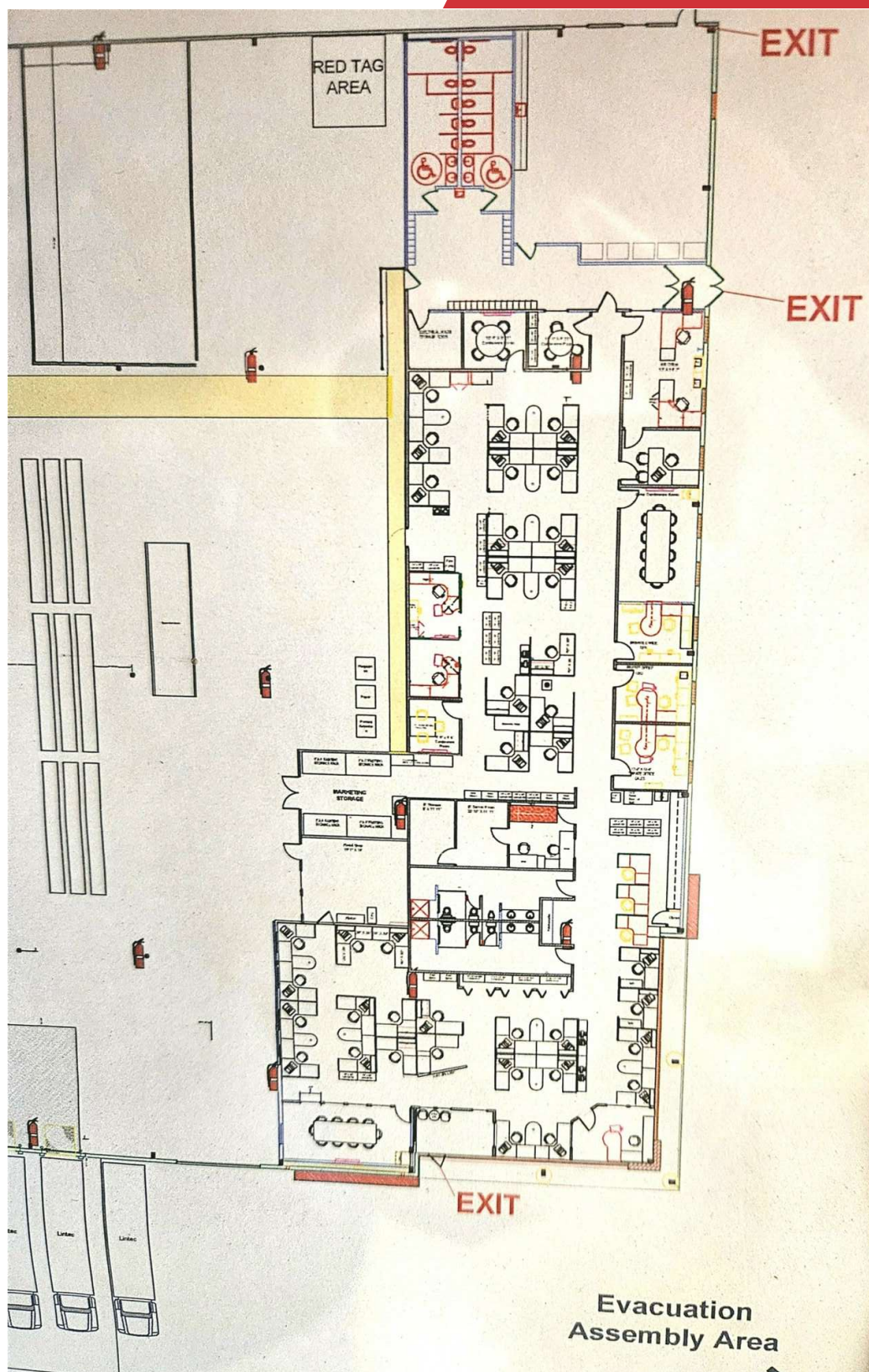
Floor Plan - Available Suite

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



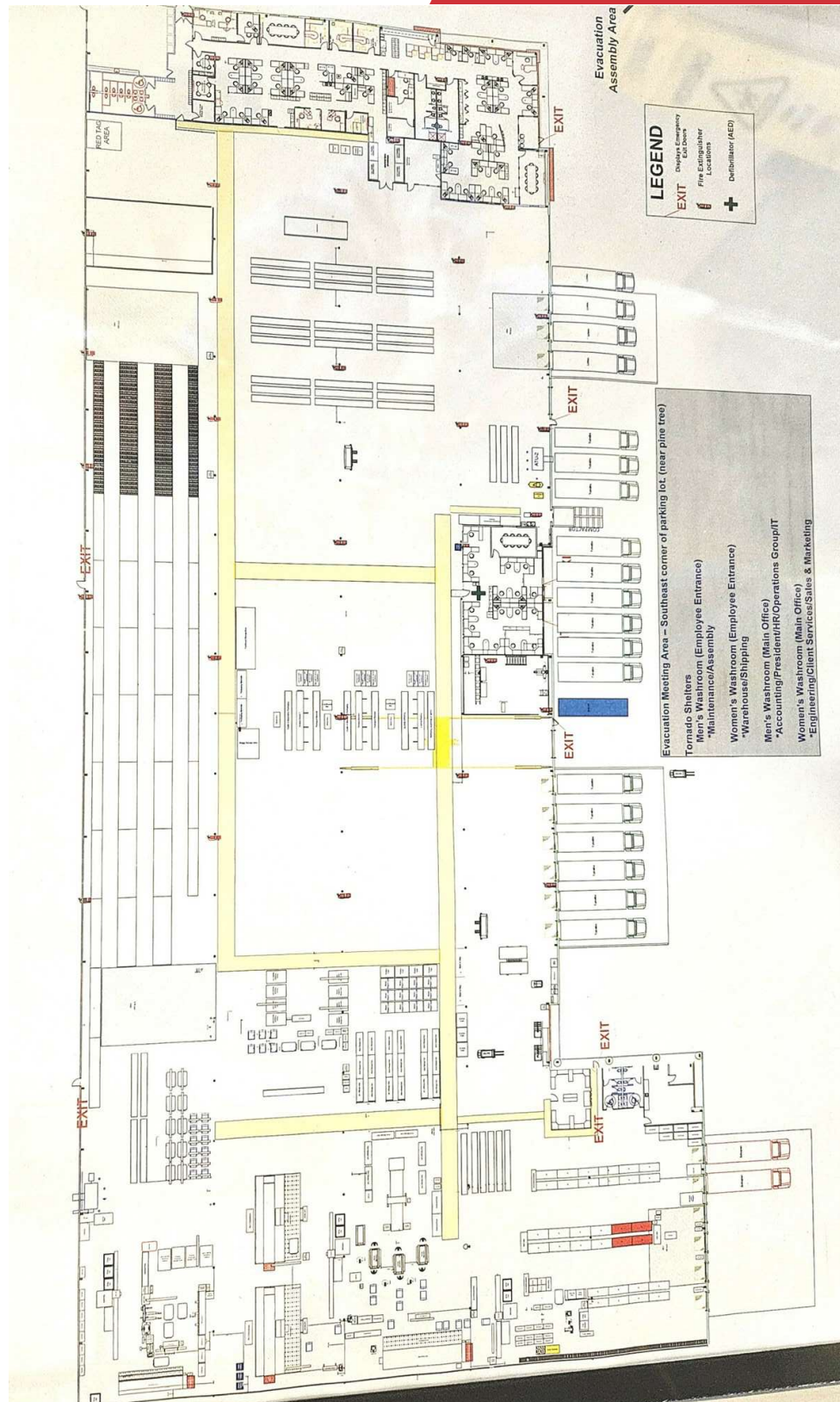
Floor Plan - Main Office

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



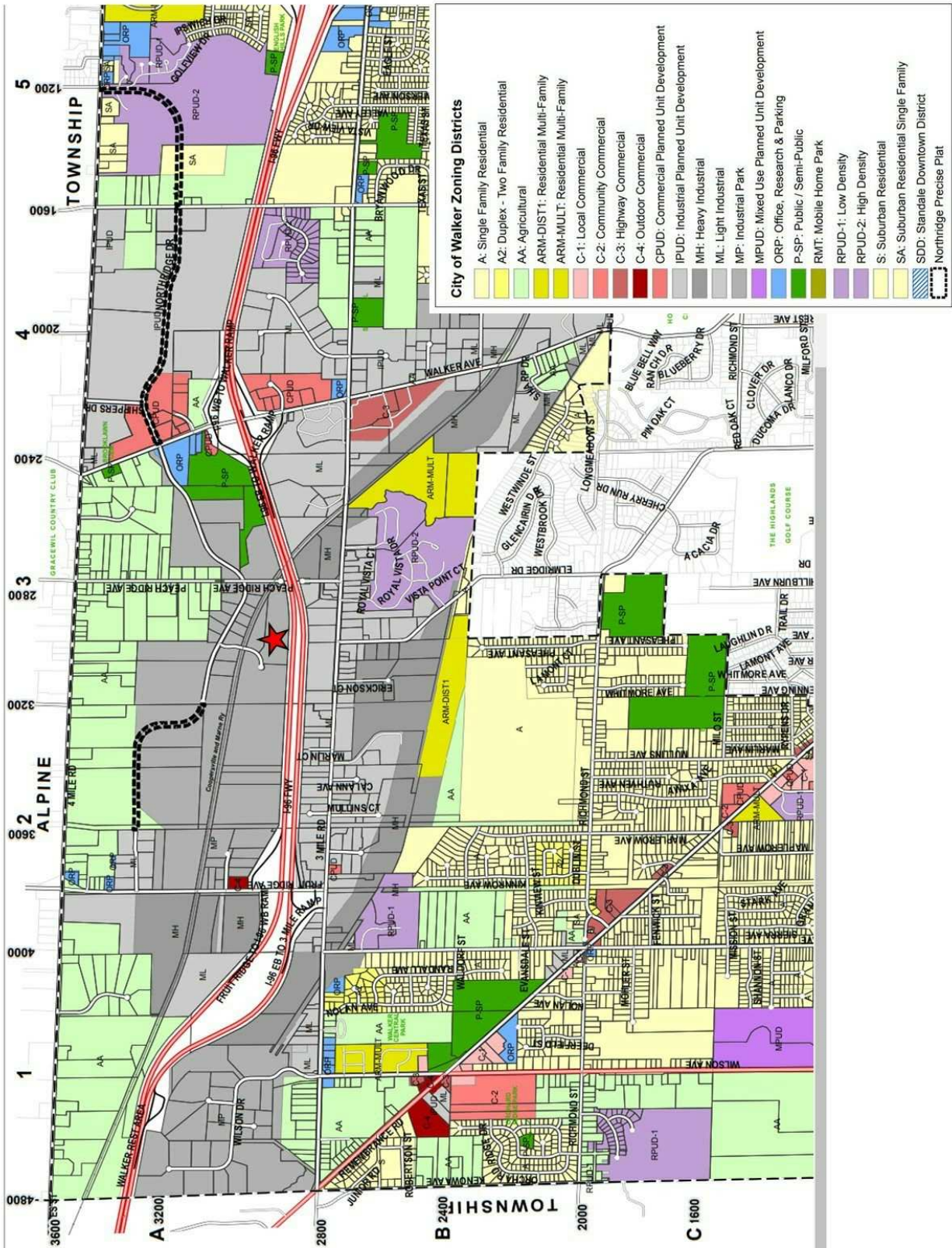
Floor Plan - Entire Suite

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



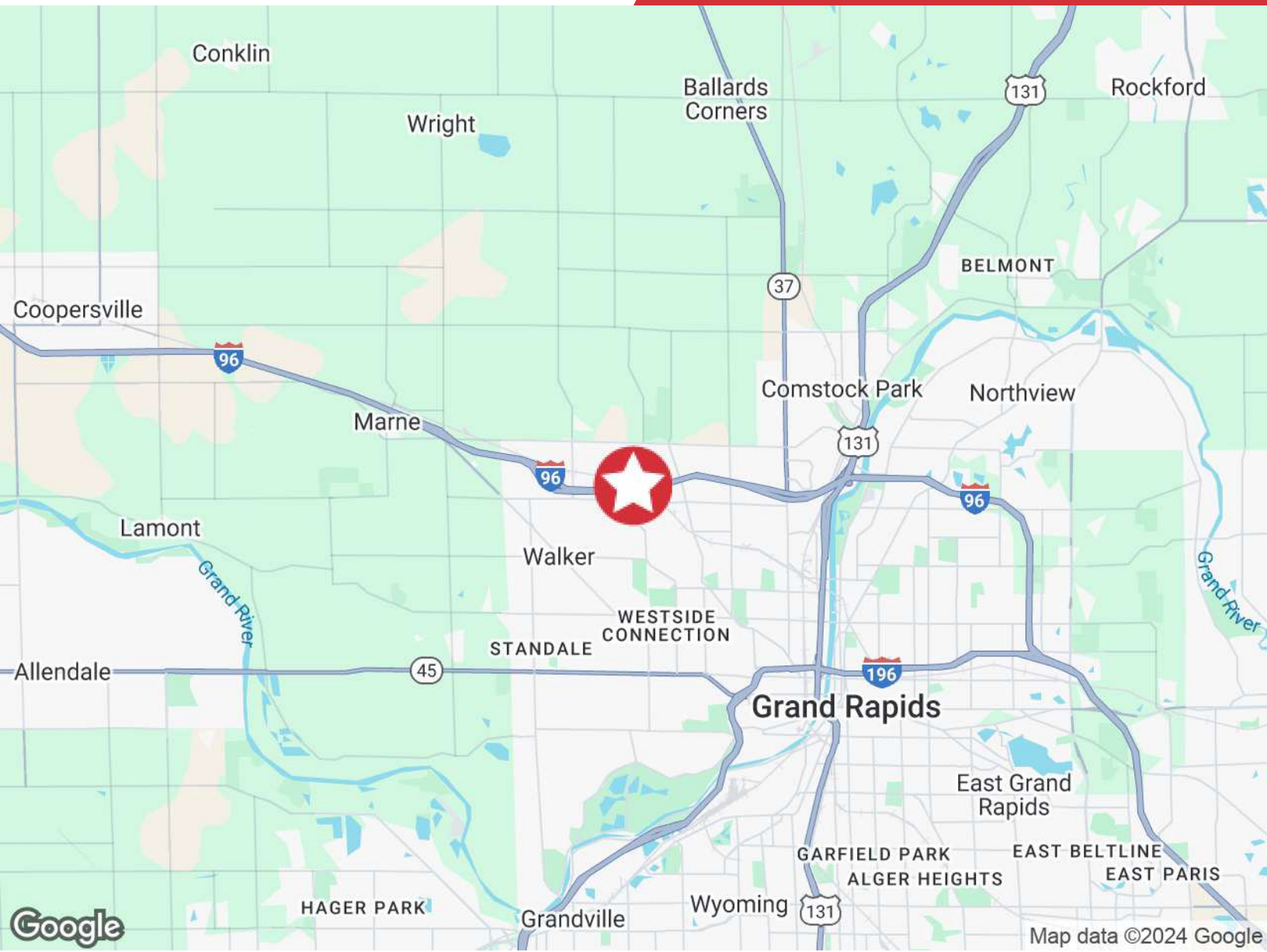
Zoning

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



Location Map

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Walker, Michigan 49544

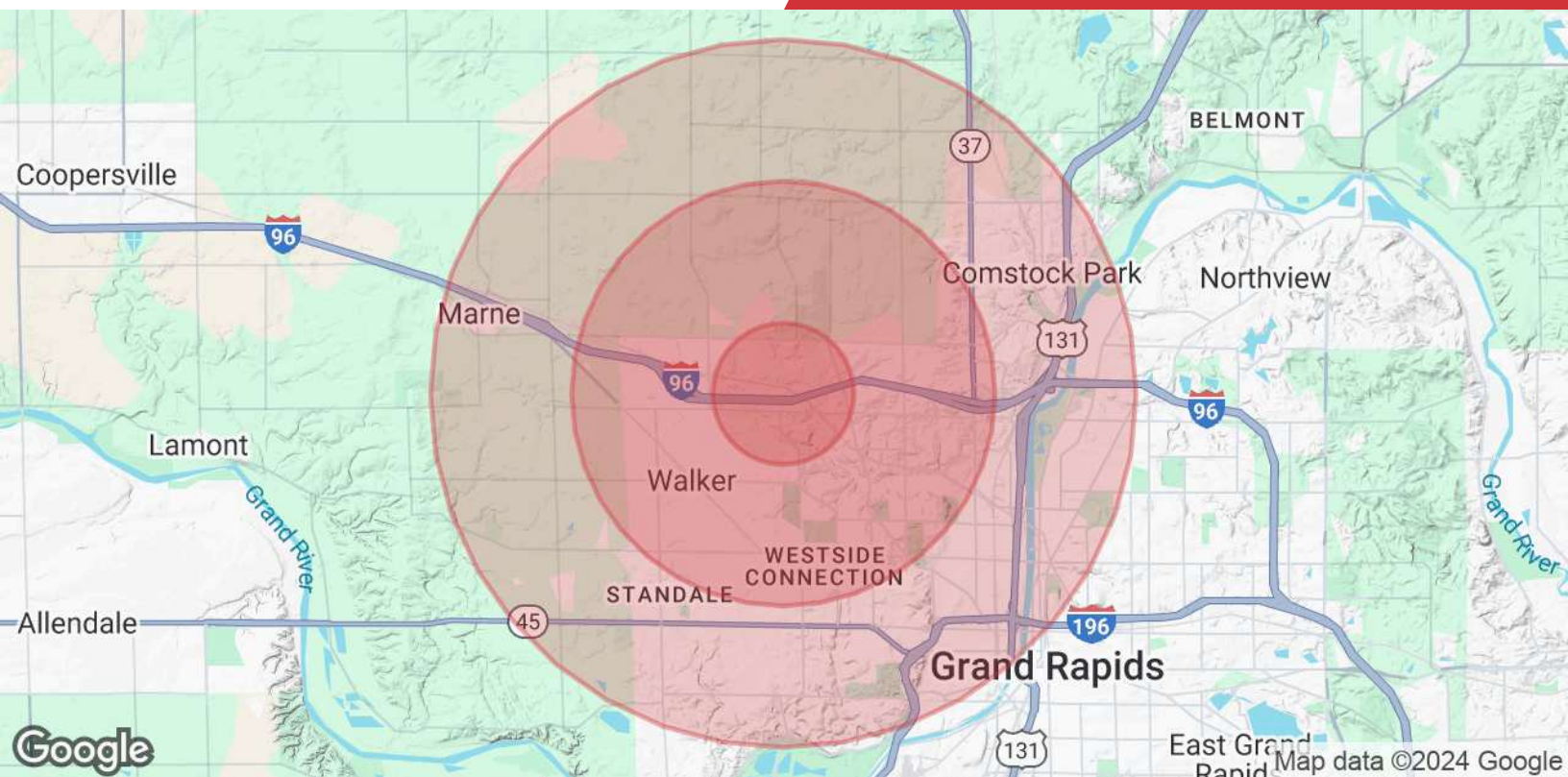


Proximity

I-96	1.46 Miles
US-131	4.25 Miles
I-196	6.98 Miles
M-6	15.85 Miles
Gerald R. Ford International Airport	19.75 Miles

Demographics Map & Report

3056 Walker Ridge Dr. NW
Walker, Michigan 49544



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,822	28,307	100,397
Average Age	37.1	40.7	37.0
Average Age (Male)	35.0	39.6	36.0
Average Age (Female)	37.5	41.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	677	12,377	43,390
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$79,704	\$75,931	\$66,329
Average House Value	\$286,186	\$192,396	\$165,226

2020 American Community Survey (ACS)

West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.