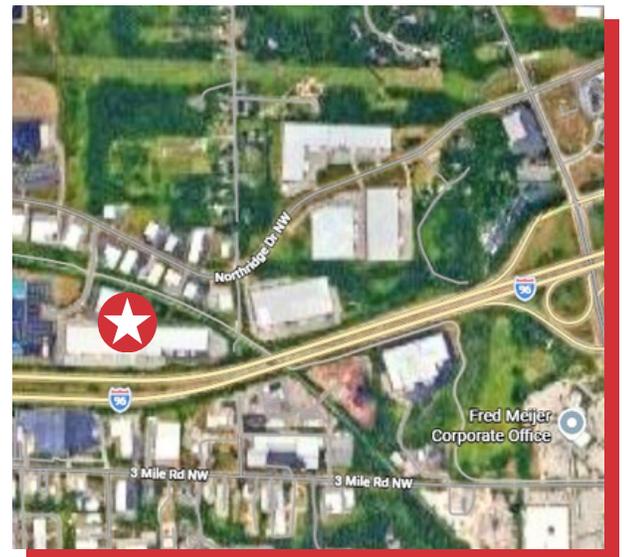




3056 WALKER RIDGE DR NW **WALKER, MI 49544**

- 94,082 SF sublease opportunity
- High profile NW Walker location
- Excellent highway exposure
- Ample parking for a large employee team
- Adequate office & breakroom space included in the suite
- 10 loading docks and 2 overhead doors
- Very aggressive sublease rental rate



FOR MORE INFORMATION, CONTACT:

STUART J. KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SUBLEASE
INDUSTRIAL

Positioned in the heart of the highly desirable industrial corridor of Walker, 3056 Walker Ridge Dr NW presents an outstanding sublease opportunity for warehouse and distribution users seeking efficient space with strong regional connectivity. Located just minutes from Grand Rapids, the property benefits from immediate access to I-96 and US-131, providing seamless distribution throughout West Michigan and the broader Midwest market.

The facility is ideally suited for warehousing, light manufacturing, logistics, or service-related operations. The building offers functional clear heights, multiple loading positions (dock-high and/or overhead doors, and a practical office-to-warehouse ratio designed to maximize operational efficiency. The layout supports streamlined material handling, racking systems, and flexible workflow configurations.

Situated within a well-established industrial park, the property offers professional curb appeal, ample on-site parking, and efficient truck maneuverability. Walker's pro-business environment, skilled labor pool, and proximity to major transportation corridors make this location particularly attractive for growing companies seeking a strategic footprint in the West Michigan market.

This sublease opportunity provides the advantage of below-market occupancy costs and flexible lease terms, allowing tenants to secure quality industrial space without the long-term commitment of direct ownership or a new lease structure.

3056 Walker Ridge Dr NW offers a rare opportunity to secure well-located industrial space in one of West Michigan's most active logistics corridors.



 **3056 WALKER RIDGE DR NW**
WALKER, MI 49544

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SUBLEASE
INDUSTRIAL

PROPERTY - BUILDING INFORMATION

| | |
|-----------------------------|-----------------------------|
| Total Building Size: | 332,315 SF |
| Year Built: | 2002 |
| Acreage: | 17.71 acres |
| Construction: | Pre-Engineered Steel |
| Roof: | Stand Seam Metal |
| Floors / Mezzanine: | 1 |
| Eave Height: | 28' |
| Signage: | Building and monument |
| Parking: | Ample |
| Fenced Yard: | No |
| Municipality: | City of Walker, Kent County |
| PPN: | 41-13-04-328-003 |
| Zoning: | I-1 |

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

UTILITY PROVIDERS

| | |
|------------------------|------------------|
| Electric: | Consumers Energy |
| Natural Gas: | DTE |
| Sanitary Sewer: | Municipality |
| Storm Sewer: | Municipality |
| Water: | Municipality |

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.



 **3056 WALKER RIDGE DR NW**
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SPACE OVERVIEW

FOR SUBLEASE
INDUSTRIAL



WAREHOUSE INFORMATION

| | |
|--------------------|--|
| Warehouse SF: | 92,346 SF |
| Floors: | 1 |
| Air Conditioning: | No |
| HVAC: | Gas/Forced Air |
| Ceiling Height: | 28' |
| Column Spacing: | 25' x 50' |
| Spinklered: | Yes |
| Lighting: | Fluorescent & LED |
| Electric Service: | 3 - 400 amp; 480v; 3-phase & 1-800 amp; 480v; 3-phase |
| Grade Level Doors: | 5 |
| Loading Docks: | 19 |
| Floor Drains: | Yes |
| Compressed Air: | Yes |
| Cranes: | No |
| Shop Office: | Yes |
| Shop Restrooms: | Yes |
| Shop Breakroom: | Yes |

OFFICE INFORMATION

| | |
|---------------------|----------------|
| Office SF: | 1,736 SF |
| Floors: | 1 |
| Air Conditioning: | Yes |
| HVAC: | Gas/Forced Air |
| Ceiling Height: | 9' |
| Spinklered: | Yes |
| Lighting: | Fluorescent |
| Private Offices: | Yes |
| Conference Room: | Yes |
| Restrooms: | Yes |
| Kitchen/Break Room: | Yes |



 **3056 WALKER RIDGE DR NW**
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West Michigan

LEASE OVERVIEW

FOR SUBLEASE
INDUSTRIAL

LEASE INFORMATION

| | |
|-----------------------------------|--|
| Lease Type: | NNN |
| Terms: | Sublease through 9/30/2028 |
| Tenant Provides: | Taxes, Insurance, Water/Sewer, Electric, Gas/Heat, Air Conditioning, Snow Removal, Landscaping, Janitorial, Refuse Removal, Phone/Internet and General R&M |
| Landlord Provides: | Roof & Structural |
| Renewal Option: | No |
| Date Available/Possession: | Immediately / upon Lease execution |

AVAILABLE SPACE FOR LEASE

| SUITE | TOTAL SF | WAREHOUSE SF | OFFICE SF | DOCKS / DOORS | RATE PSF/Y | CAM PSF/Y | TOTAL PSF/Y RENT | TOTAL MONTHLY RENT |
|--------|----------|--------------|-----------|---------------|------------|------------|------------------|--------------------|
| A-1, 2 | 94,082 | 92,346 SF | 1,736 SF | 10 / 2 | \$3.95 PSF | \$1.60 PSF | \$5.55 PSF | \$43,512.93 |

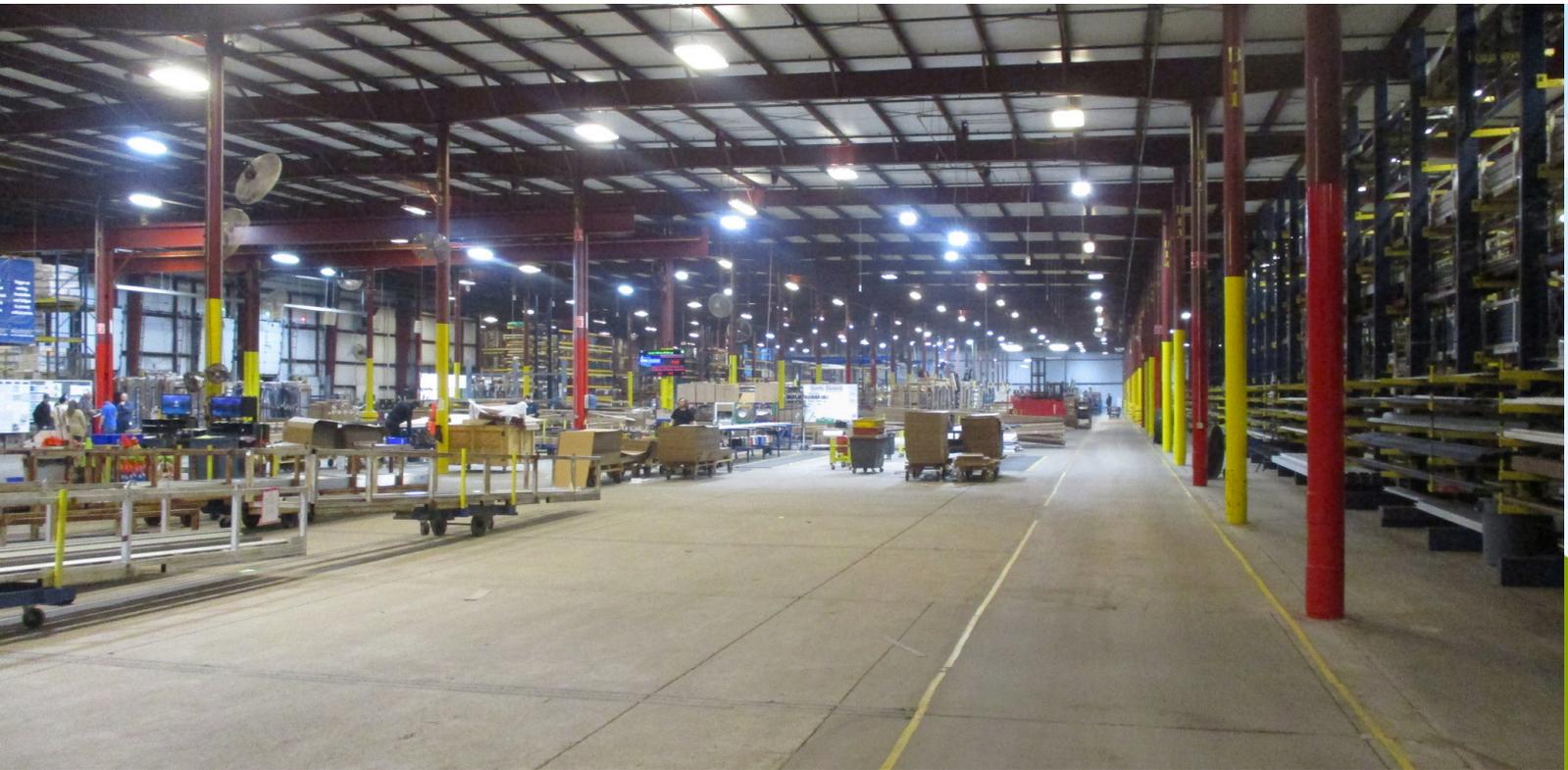
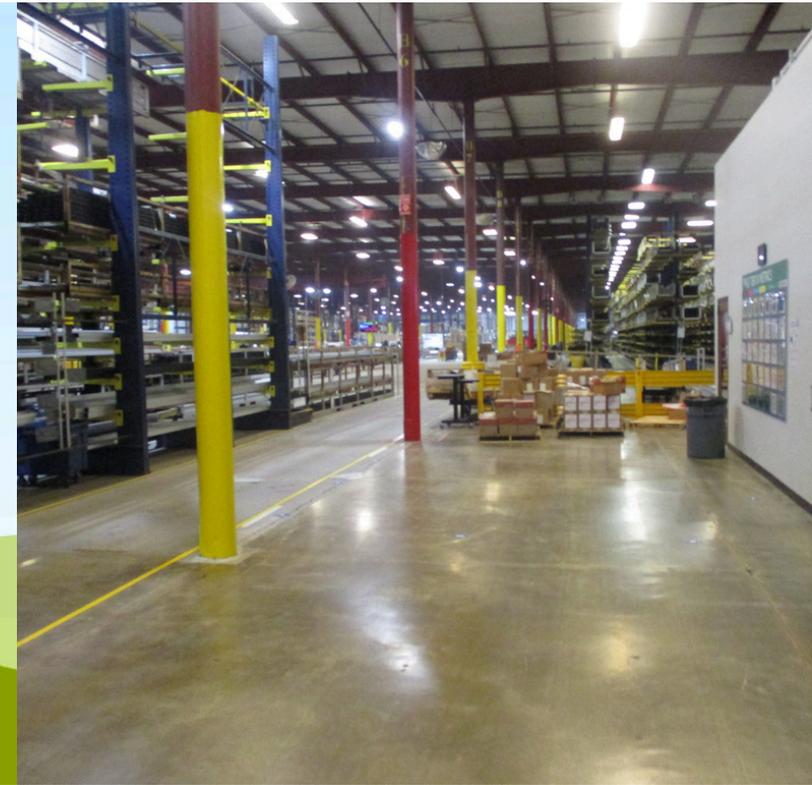


 **3056 WALKER RIDGE DR NW**
WALKER, MI 49544

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SUBLEASE
INDUSTRIAL



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PROPERTY PHOTOS

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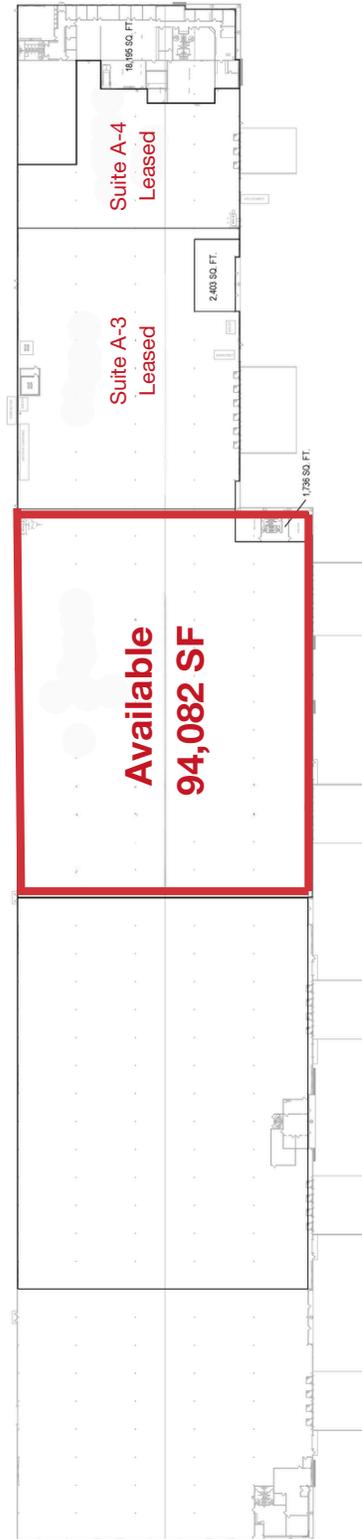


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FLOOR PLAN

FOR SUBLEASE
INDUSTRIAL

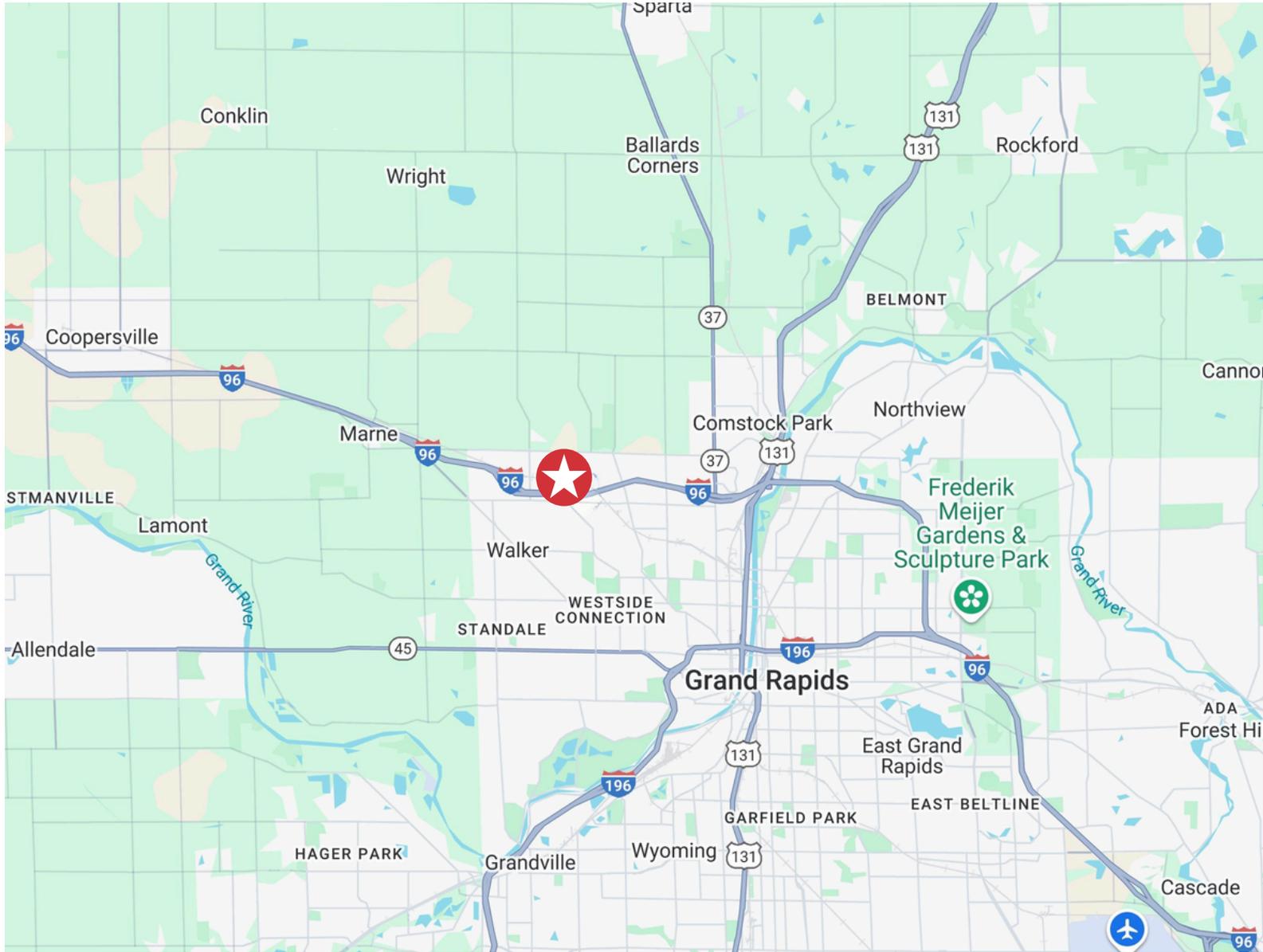


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LOCATION MAP

FOR SUBLEASE
INDUSTRIAL



PROXIMITY

| | |
|---------------------------------------|-------------|
| US 131 | 4.25 miles |
| I 96 | 1.46 miles |
| I - 196 | 6.98 miles |
| Gerald R. Ford Intern'l Airport (GRR) | 19.75 miles |

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AERIAL MAP

FOR SUBLEASE
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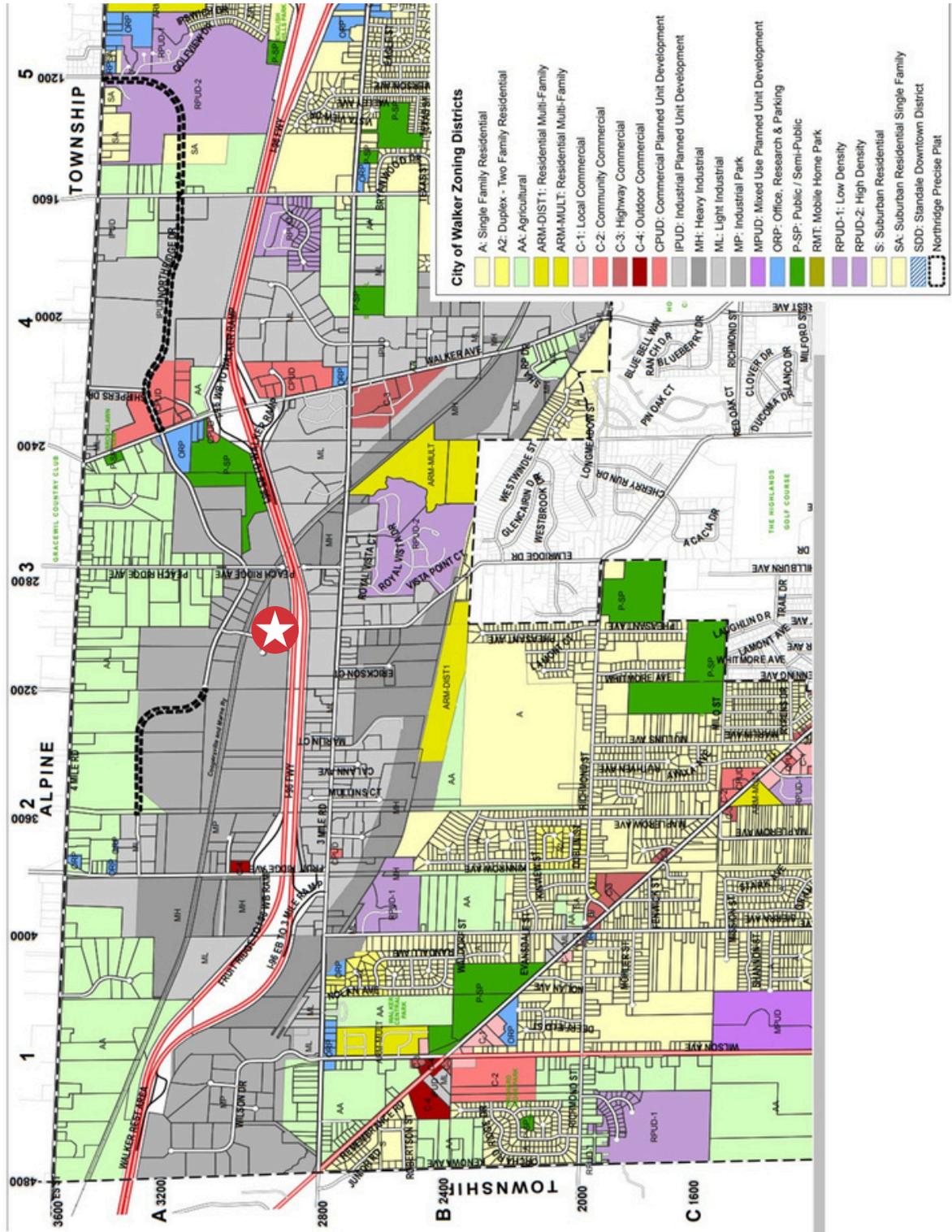


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ZONING MAP

FOR SUBLEASE
INDUSTRIAL



 **3056 WALKER RIDGE DR NW**
WALKER, MI 49544

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

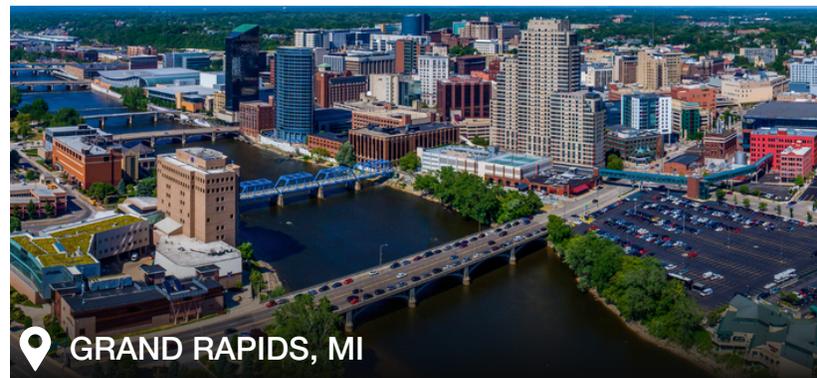


THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven



GRAND HAVEN, MI



GRAND RAPIDS, MI



HOLLAND, MI



MUSKEGON, MI



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