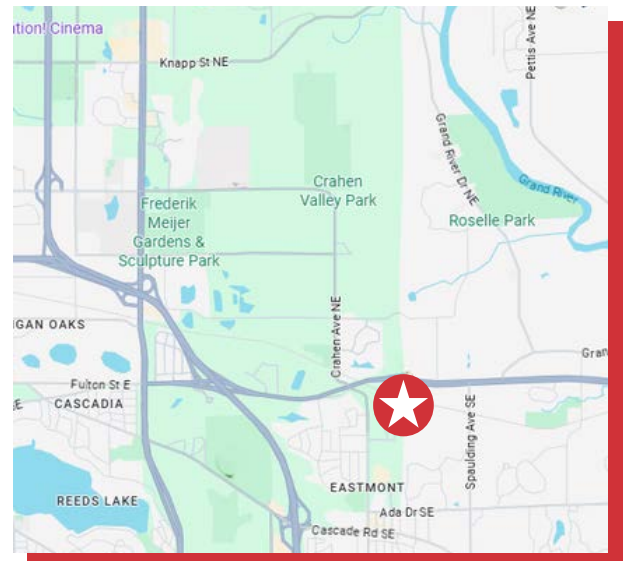




4850 E FULTON ST ADA, MI 49301

- 13,235 SF of high quality, modern, efficient, functional industrial space for sublease
- Desirable Ada/East Fulton location
- Great warehouse space
- Quick and easy access to I-96, providing connectivity to the broader Grand Rapids market & regional transportation network



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR

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PROPERTY SUMMARY

FOR SUBLEASE
INDUSTRIAL SPACE

An exceptional opportunity to sublease 13,235 SF within a modern, well-maintained industrial facility at 4850 E Fulton Street in Ada. Built in 2014, the property offers a highly functional combination of assembly or warehouse space, making it well suited for a variety of industrial users seeking a quality facility without the expense and commitment associated with new construction.

The building features 21–23' clear heights, dock-high and drive-in loading. The property is situated on approximately 5.41 acres, providing a generous site with ample parking and operational flexibility.

Located along E Fulton Street in Ada Township, the property offers convenient access to I-96 and the greater Grand Rapids market, while providing an attractive business location for employers seeking to recruit and retain a quality workforce. The combination of modern construction, functional loading, generous site area and a highly desirable East Fulton/Ada location makes 4850 E Fulton an excellent opportunity for an industrial user seeking a turnkey, strategically located facility.



 **4850 E FULTON ST**
ADA, MI 49301

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West Michigan

SPACE OVERVIEW

FOR SUBLEASE
INDUSTRIAL SPACE

PROPERTY - SPACE INFORMATION

Available Warehouse Space:	13,235 SF
Year Built:	2014
Acreage:	5.41 acres
Construction:	Steel
Roof:	Flat
Floors / Mezzanine:	1 / 0
Ceiling Height:	24'
Column Spacing:	Varies
Sprinklered:	Yes
Lighting:	LED
Floor Drains:	No
Loading Docks:	2 shared
Overhead Doors:	2 shared
Compressed Air:	No
Cranes:	Yes, one 5-ton
Parking:	Ample surface parking
Fenced Yard:	No
Parcel Number:	41-15-30-300-014
Zoning:	L-1
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

PROPERTY TAX INFORMATION

Taxable Value:	\$734,825.00
2026 Summer Taxes:	\$21,662.39
2025 Winter Taxes:	\$15,582.97
Total Taxes:	\$37,245.36

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.

 **4850 E FULTON ST**
ADA, MI 49301

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LEASE OVERVIEW

FOR SUBLEASE
INDUSTRIAL SPACE

LEASE INFORMATION

Lease Type:	NNN
Rate:	\$7.75 PSF NNN
Terms:	12 - 36 months
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Gas/Heat, Air Conditioning, Snow Removal, Landscape, Phone/Internet, Janitorial, Refuse Collection, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Structural and Roof Replacement
Renewal Option:	Yes
Date Available:	Upon Lease execution

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE SF	SHARED DOCKS / DOORS	BASE RENT RATE PSF/Y	NNN RATE PSF/Y CAM ESTIMATE	MONTHLY BASE RENT	MONTHLY CAM ESTIMATE	TOTAL MONTHLY RENT
A	13,235	13,235	0	2 / 2	\$7.75	\$2.50	\$8,547.60	\$2,757.30	\$11,304.90

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE Energy
Storm Sewer:	Septic
Sanitary Sewer:	Septic
Water:	City of Ada

PROPERTY PHOTOS

FOR SUBLEASE
INDUSTRIAL SPACE



The space is currently under renovation. The walls will be painted and the floor will be cleaned.



 **4850 E FULTON ST**
ADA, MI 49301

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PROPERTY PHOTOS

FOR SUBLEASE
INDUSTRIAL SPACE



 **4850 E FULTON ST**
ADA, MI 49301

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FLOOR PLAN

FOR SUBLEASE
INDUSTRIAL SPACE

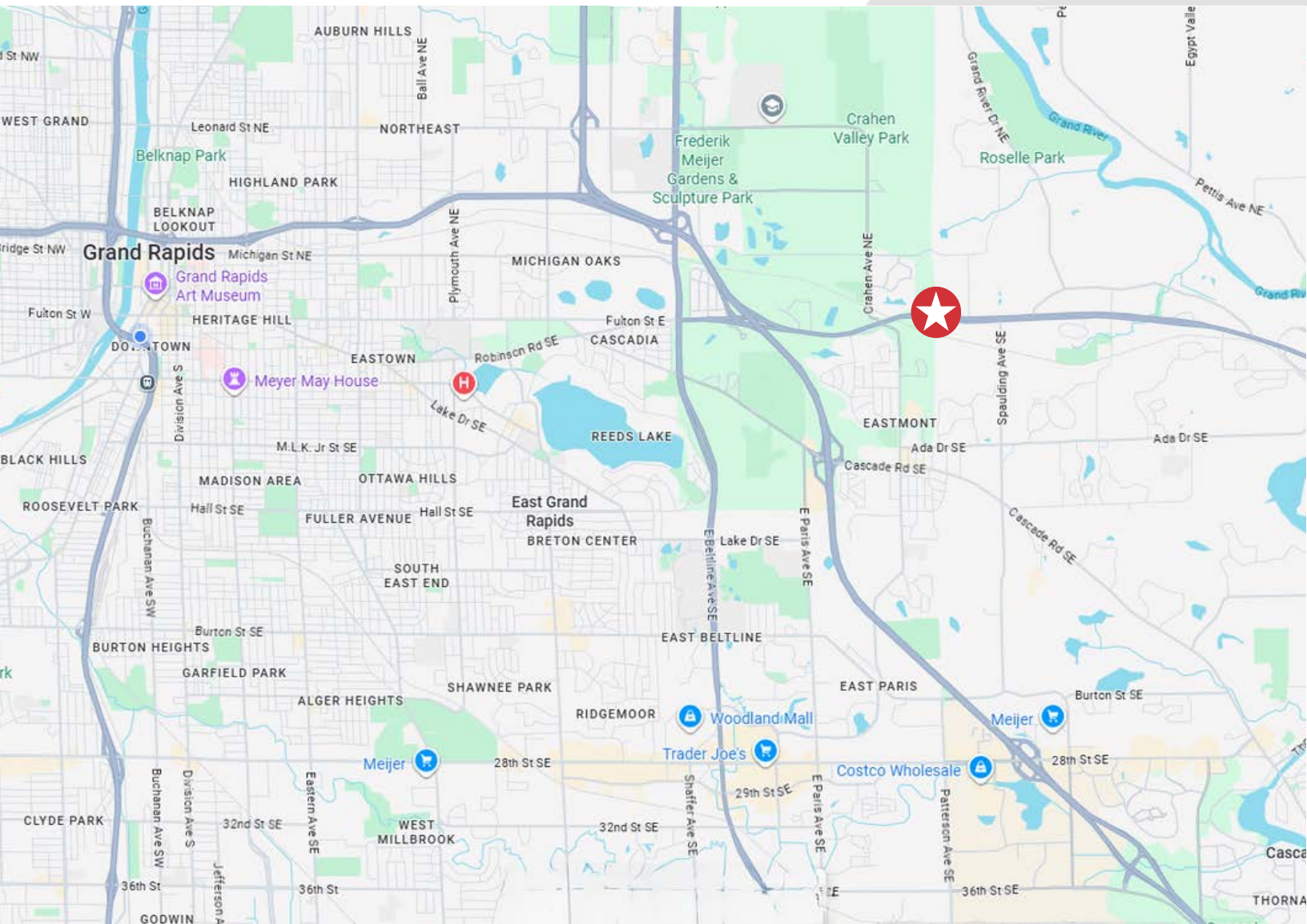


4850 E FULTON ST
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LOCATION MAP

FOR SUBLEASE
INDUSTRIAL SPACE



PROXIMITY

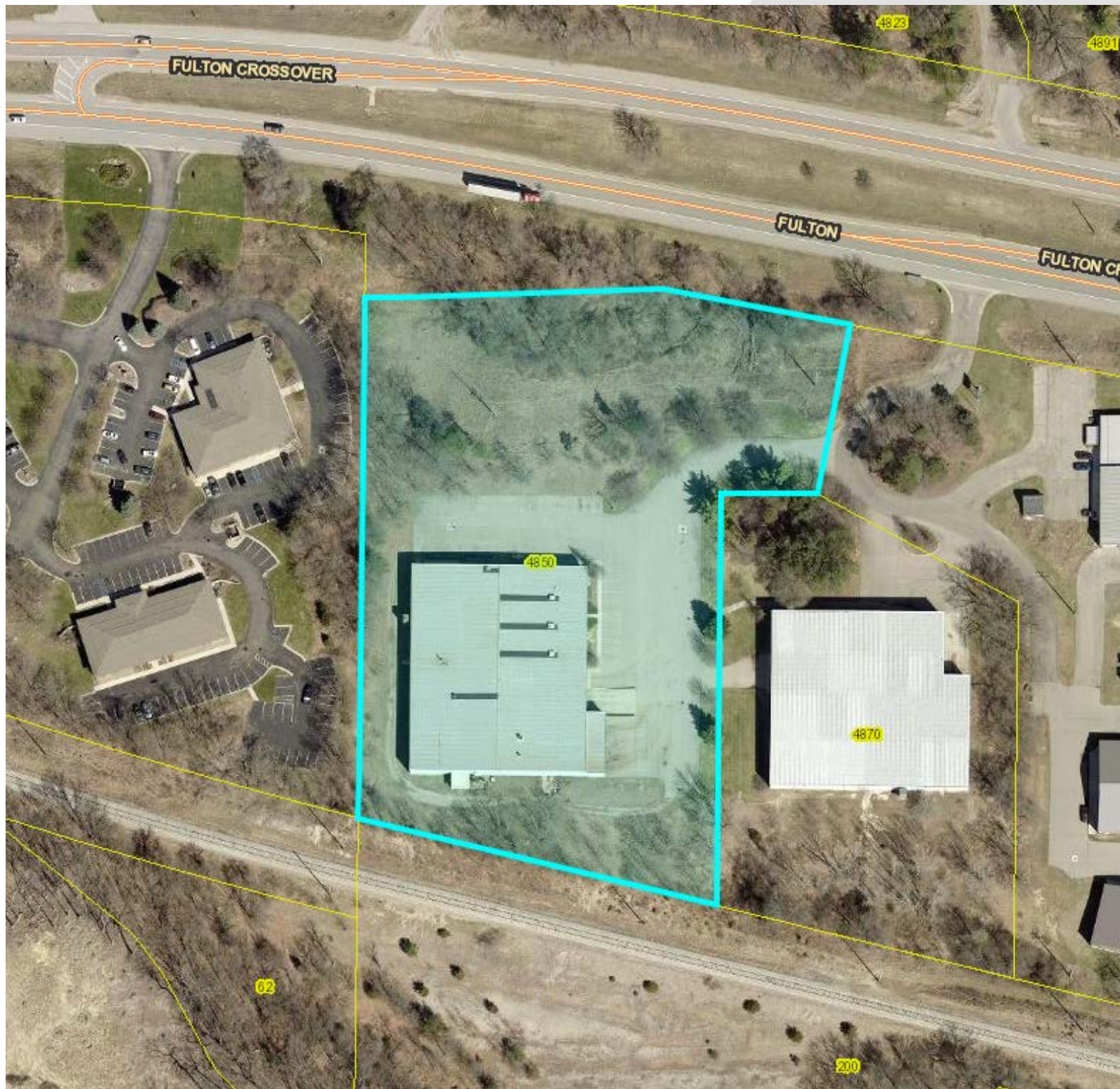
I-96	2.2 miles
I-196	3.6 miles
US-131	7.9 miles
M-6	8.8 miles
Gerard R Ford Airport	6.9 miles

 **4850 E FULTON ST**
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PARCEL MAP

FOR SUBLEASE
INDUSTRIAL SPACE



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AERIAL MAP

FOR SUBLEASE
INDUSTRIAL SPACE



 **4850 E FULTON ST**
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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

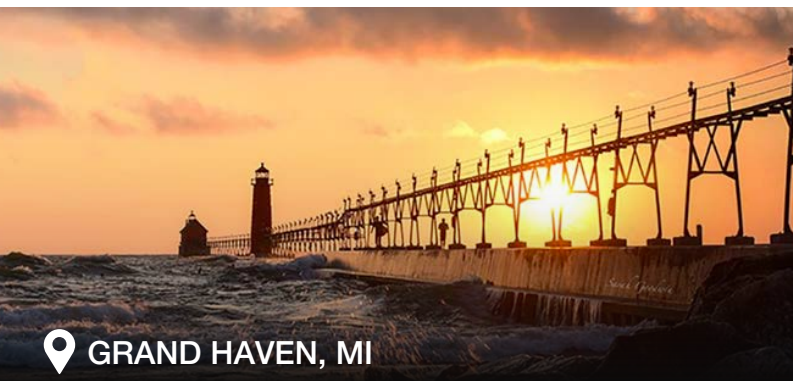
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

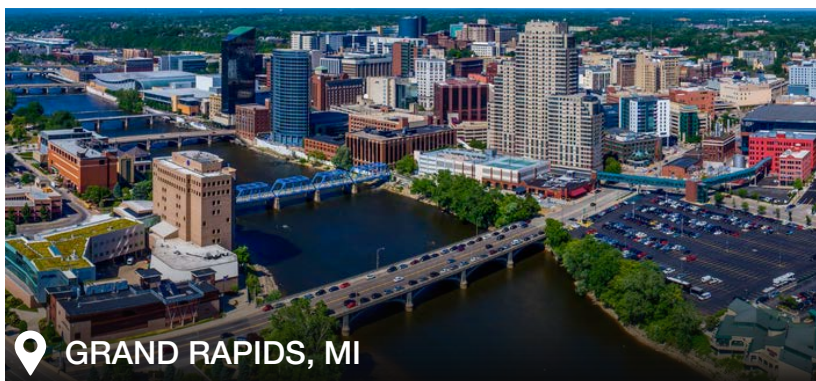


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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