

FOR SUBLEASE

2690 Elmridge Drive NW

Grand Rapids, MI 49534



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INDUSTRIAL BUILDING

34,467 SF of warehouse space available for sublease through 3/31/2023. Features immediate access to I-96, 1,200 amps of 480-volt 3-phase power, 40'x40' column spacing, newly remodeled office space, 22'5" clear heights, two (2) 5-ton overhead cranes, three (3) drive-in doors and one (1) dock door. Available for occupancy 1/01/2023.

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PROPERTY INFORMATION

Available Area	34,467 SF
Office Area	2,640 SF
Warehouse Area	31,827 SF
Date Available	1/01/2023
Lease Rate/SF	\$3.95
Lease Rate/Month	\$11,530
NNN Expenses/SF (Est.)	\$1.00
Total Rent/Month	\$14,449
Lease Type	NNN
Docks Doors	1 3
Ceiling Height Clear Height	24' 22'5"
Column Spacing	40'x40'
Power (Amps Volts)	1,200 Amps 480v/3-Phase
Crane(s)	Two 5-ton overhead cranes

