

# FOR SUBLEASE

## 2690 Elmridge Drive NW

Grand Rapids, MI 49534



www.AdvantageCRE.com



## 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 |

