

# Report for 3800 Central Pkwy, Hudsonville

Prepared May 09, 2023

**Presented By**

---



**FusionProperties**

**Fusion Properties**



**Walter Bulkowski**

Wally@FusionProperties.com

(616) 581-5334

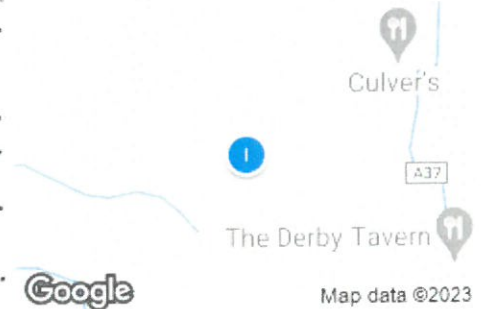
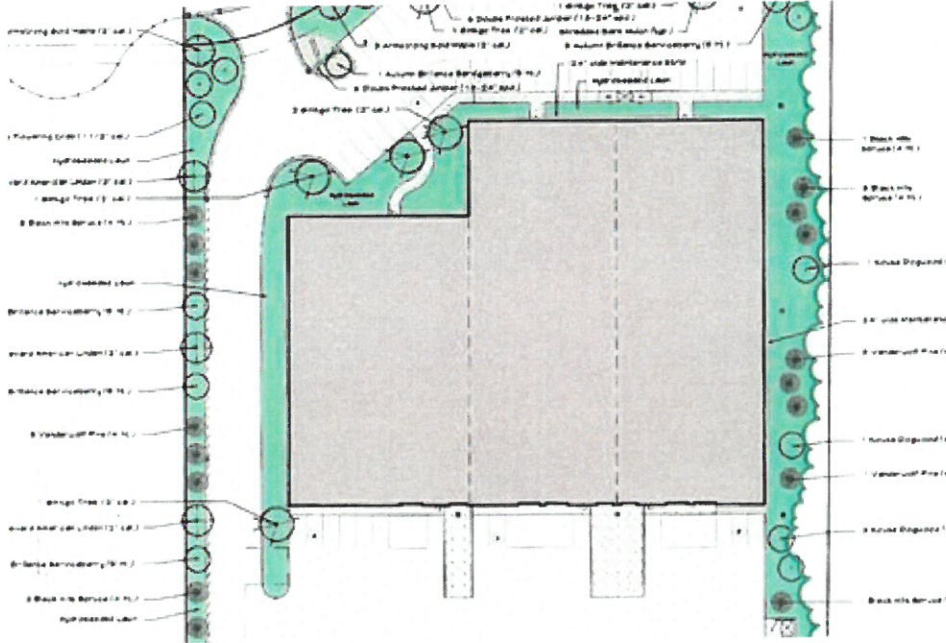
# Industrial For Lease

Industrial: Warehouse/Distribution For Lease

## New Industrial

3800 Central Pkwy, Hudsonville, MI, 49426

Prepared on May 09, 2023  
1 of 3 Listings



### Listing Details | Industrial For Lease

Suite	-	Vacant	-
Secondary Uses	<b>Flex/R&amp;D</b>	Available Date	<b>8/01/2024</b>
Sublease	-	Days On Market	<b>74 days</b>
Total Available Space	<b>15,484 SF</b>	Date Listed	<b>2/24/2023</b>
Min Div/Max Contig	<b>15484/15,484 SF</b>	Last Modified	<b>5/09/2023</b>
Asking Rate	<b>\$7.25 - \$18.50 Annual/SF</b>	Listing ID	<b>37379062</b>
Monthly Rate	<b>\$9,355</b>	Electrical	-
Industrial/Office Rent	<b>\$18.50 Annual/SF</b>	Ceiling Height	<b>23 ft</b>
Industrial/Shell Rent	<b>\$7.25 Annual/SF</b>	Dock High Doors	<b>3</b>
Lease Type	<b>NNN</b>	Grade Level Doors	<b>5</b>
Expenses	-	Parking Spaces	-
Divisible	<b>15484</b>		

### Description

Proposed new Industrial Building with options from 15,484 SF to 49,084 SF. Office lease rate is \$18.50/SF and comes with a \$50/SF build-out allowance. Warehouse lease rate is \$7.25/SF, therefore the final combined lease rate for the Tenant will be a blended rate depending on the ratio of Warehouse to Office square footage. Building construction will start once the building is 50% Leased and it will be delivered 14-months after Lease is fully executed.

### Property Features

#### Location Details

Address	<b>3800 Central Pkwy, Hudsonville, MI, 4...</b>	Parcels	<b>70-18-08-200-036</b>
County	<b>Ottawa</b>	Name	<b>3800 Central Parkway</b>

## Building Details

Sub Type	<b>Warehouse/Distribution</b>	Electrical	-
Building Status	<b>Proposed</b>	Ceiling Height	-
Building Size	-	Dock High Doors	-
Land Size	<b>8.98 Acres / 391,169 SF</b>	Grade Level Doors	-
Year Built/Renovated	-	Sprinklers	-
Occupancy Type	<b>Multi-tenant</b>	Owner Occupied	<b>Yes</b>
Yard	-		

## Owner Contact Information

### Legal Owner

Jamestown Industrial Llc  
 1826 Chicago Drive  
 Georgetown Township, MI 49428

### True Owner

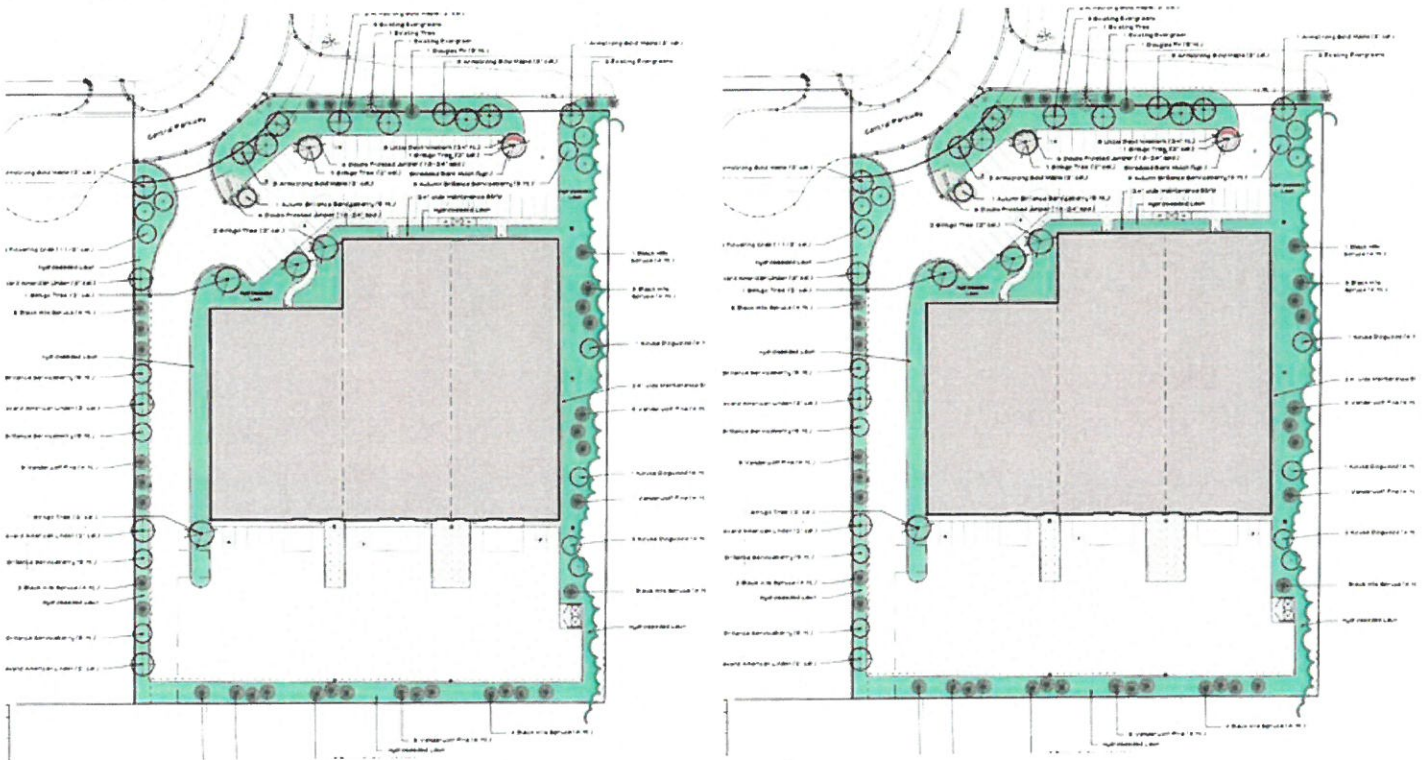
Not Available

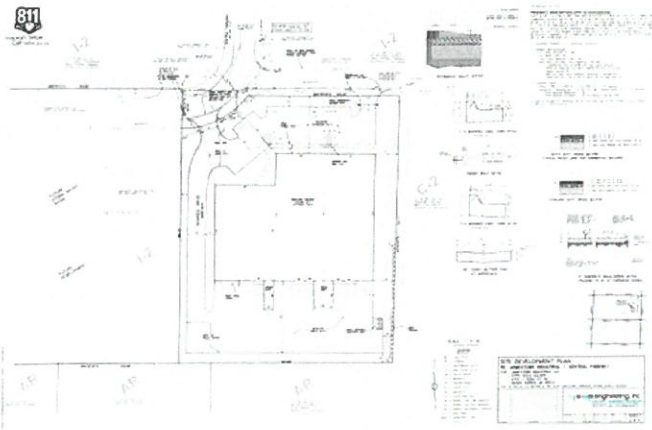
## Property Listings

3 Listings | 15,484 - 33,600 SF | \$18.50 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	-	15,484 SF	\$7.25-\$18.50 Annual/SF ...	8/01/2024	-	5 GD, 3 DH	-	-	-
For Lease	Industrial	-	15,484 - 16,800 SF	\$7.25-\$18.50 Annual/SF ...	8/01/2024	-	5 GD, 3 DH	-	-	-
For Lease	Industrial	-	16,800 - 33,600 SF	\$7.25-\$18.50 Annual/SF ...	8/01/2024	-	5 GD, 3 DH	-	-	-

## Additional Photos





## Contact



**Walter Bulkowski**  
616-581-5334  
Wally@FusionProperties.com

  
Fusion Properties