

3056 & 3086

Dixie Ave SW
Grandville, MI 49418



Up to
5,760
Square Feet



\$7.25-\$7.75
Lease Rate/SF



NNN
Lease Type

FOR LEASE

3056 Dixie Suite D - The 3,240 space includes one (1) 12' x 14' drive-in door with drain, one (1) loading dock suitable for a box truck, 400 SF of office with break area, and one restroom. The warehouse offers 16' ceiling heights and 225 amps of 480V 3-phase power. Available September 1st, 2026.

3086 Dixie Suite B - The 5,760 space includes two (2) 12' x 14' drive-in doors with drains, one (1) loading dock suitable for a box truck, 400 SF of newly remodeled office, and two restrooms. The warehouse offers 16' ceiling heights and 400 amps of 480V 3-phase power. Available immediately.

CONTACT

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LEASE SNAPSHOT

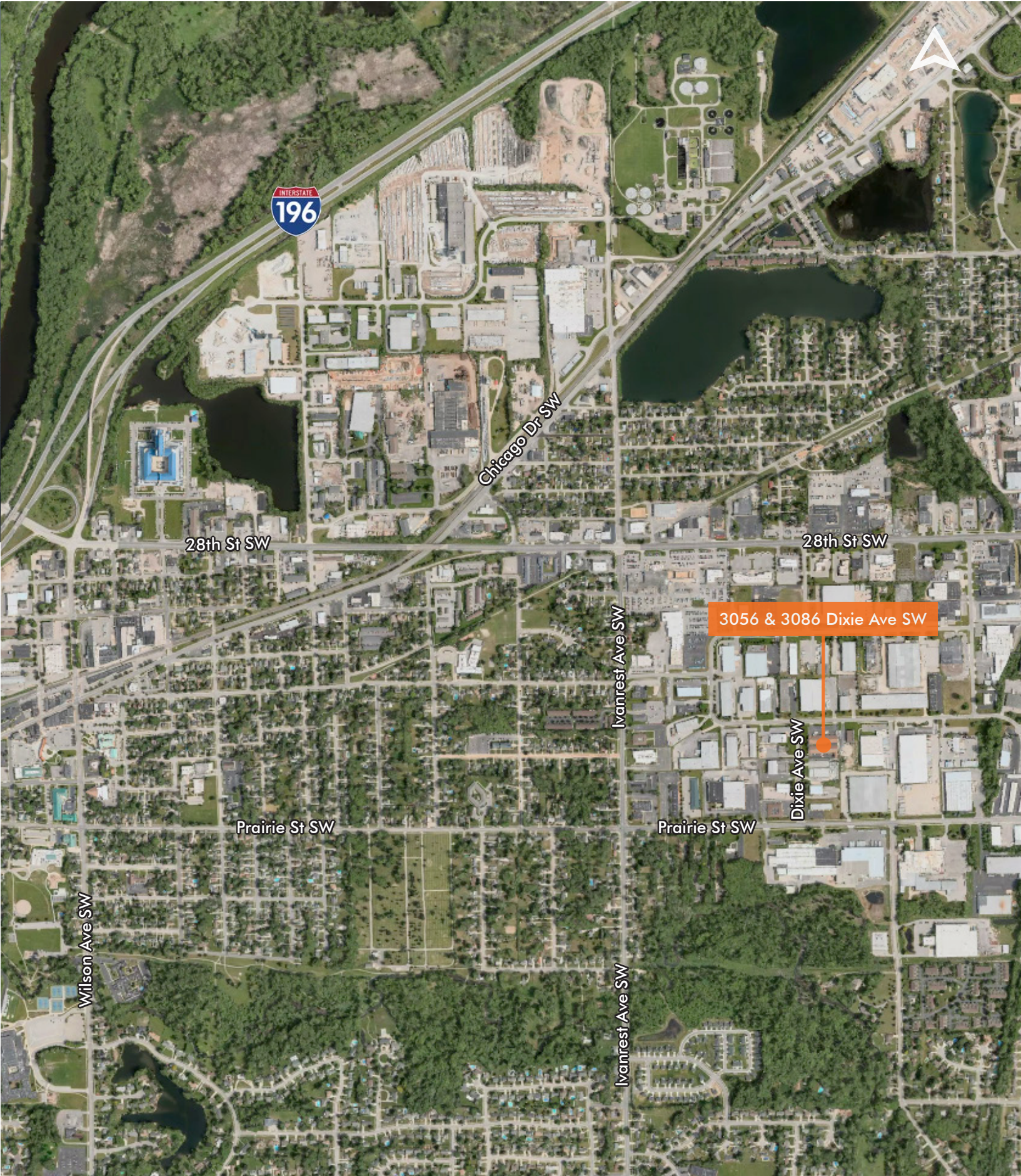
Up to
5,760 SF
For Lease

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NNN
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LEASE INFORMATION

Available Suite	3086 - B	3056 - D
Available Area	5,760 SF	3,240 SF
Warehouse Area	5,360 SF	2,840 SF
Office Area	400 SF	400 SF
Dock(s) Door(s)	1 2	1 1
Ceiling Height	16'	16'
Lease Rate/SF	\$7.25	\$7.75
Lease Rate/Month	\$3,480.00	\$2,092.50
NNN Expenses/SF	\$2.05	\$2.05
Total Rent/Month	\$4,464.00	\$2,646.00
Date Available	Immediately	9/1/2026
Lease Type	NNN	
Lease Term	24-60 months	
Zoning	I-1	
Lessor Pays	Roof and Structural	
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.	



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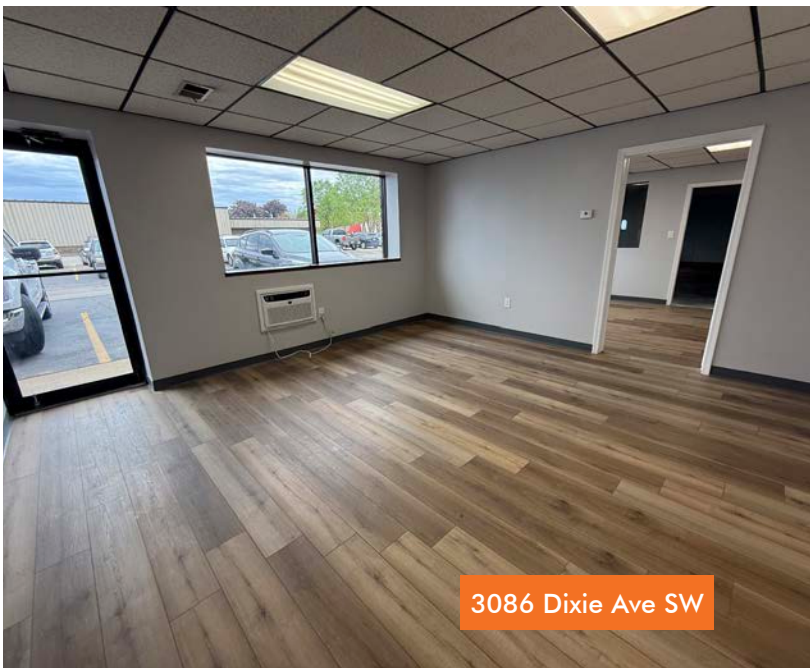
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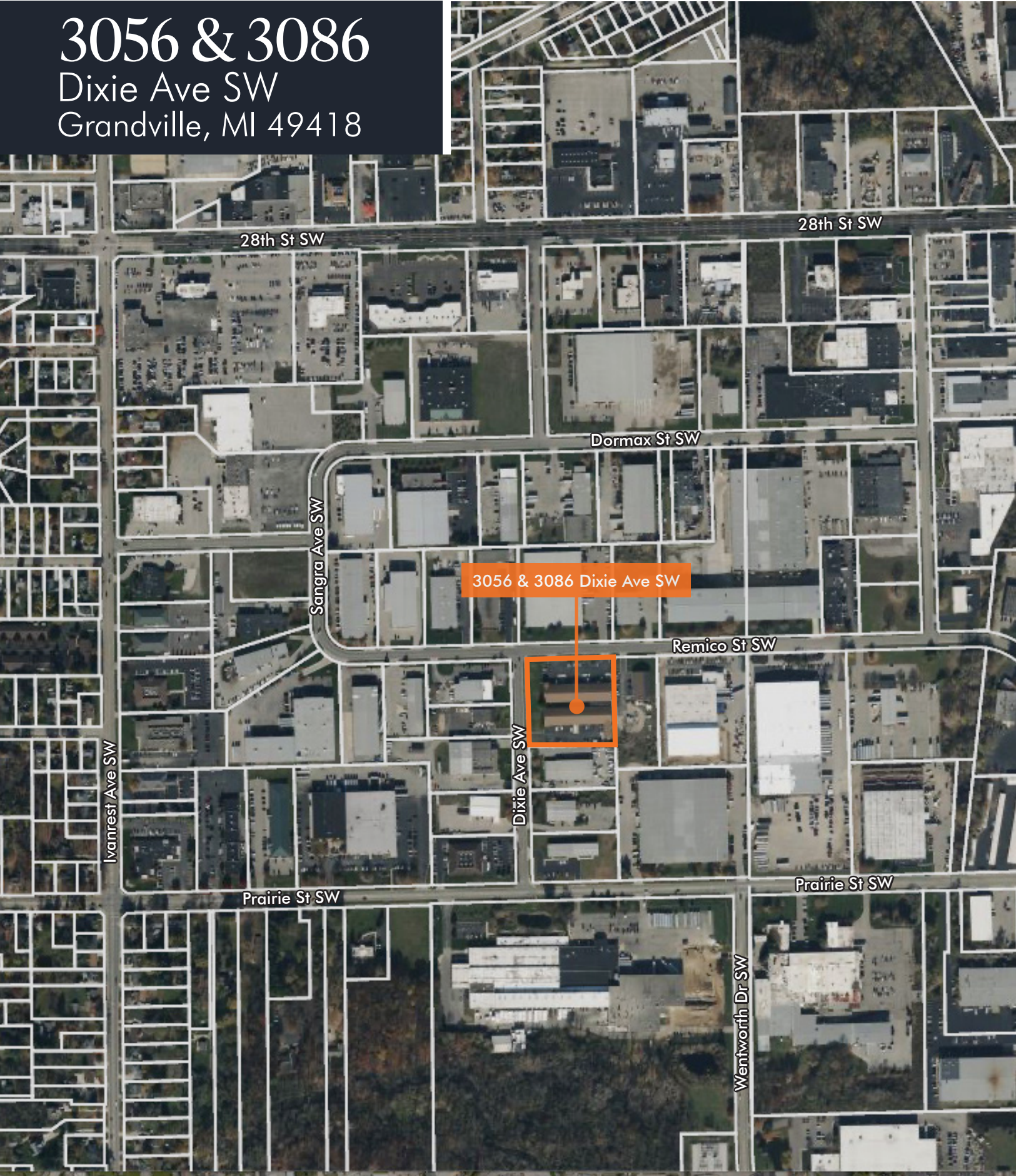


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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	7 miles
Gerald R. Ford International Airport	12 miles
Lansing	74 miles
Detroit	163 miles
Chicago	173 miles
Indianapolis	256 miles

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Updated 8/5/2026