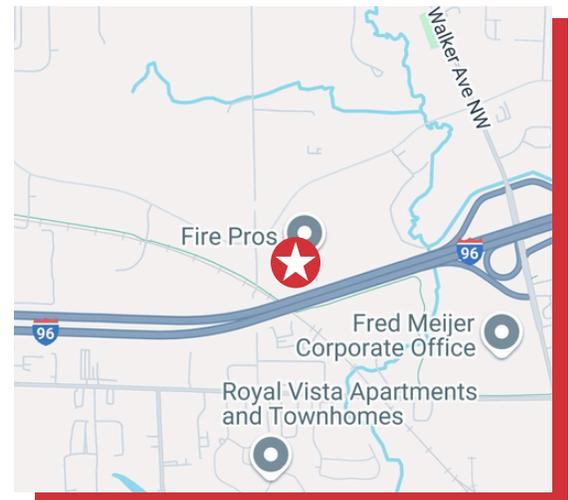




**2710 NORTHRIDGE DR NW  
WALKER, MI 49544**

High Quality Manufacturing Space for Lease

- Excellent opportunity to lease high quality warehouse / manufacturing space on Grand Rapids growing NW side
- 40,875 SF Rentable SF of which 37,534 is useable
- Excellent access to I-96
- Good clear ceiling heights
- Professional maintenance and management



**LISTING AGENT:**

**STUART J. KINGMA, SIOR**

O: 616.575.7022 | C: 616.581.5000  
skingma@naiwwm.com

**STAY CONNECTED**



naiwwm.com  
616.776.0100

# PROPERTY OVERVIEW

The building located at 2710 Northridge Dr NW offers an excellent opportunity for those in need of a secondary storage location. The suite contains 4 loading docks and 1 overhead door, all of which are available to be used by the new occupant. The facility is simply warehouse with a restroom so it is very efficient in terms of space utilization. The building has new motion sensitive LED lights providing for an excellent work environment.



## UTILITIES

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE Energy
<b>Sanitary Sewer:</b>	City of Grand Rapids
<b>Storm Sewer:</b>	City of Grand Rapids
<b>Water:</b>	City of Grand Rapids

## PROPERTY INFORMATION

<b>Location:</b>	I-96 to Walker exit, North to Northridge Dr, West to the building on the South side of the road
<b>Total Building Size:</b>	262,500 SF
<b>Year Built:</b>	1995
<b>Acreage:</b>	15.72 acres
<b>Construction:</b>	Pre-engineered Steel
<b>Roof:</b>	Standing Seam Metal
<b>Clear Height:</b>	21.3'
<b>Parking:</b>	Ample
<b>Security System:</b>	No
<b>Zoning:</b>	ML District - Light Industrial
<b>Municipality:</b>	City of Walker
<b>PPN:</b>	41-13-04-400-031

## LEGAL DESCRIPTION

PART OF SE 1/4 COM AT E 1/4 TH S 89D 53M 18S W ALONG E&W 1/4 LINE 677.05 FT TH S 3D 32M 06S E 773.14 FT ALONG E LINE OF W 1/2 E 1/2 SE 1/4 TH S 70D 19M 10S W ALONG NLY LINE OF SD HWY 840.0 FT TO BEG OF THIS DESC - TH N 19D 40M 50S W 272.0 FT TH N 53D 52M 58S W 312.0 FT TH S 76D 23M 41S W 505.87 FT TH N 40D 07M 34S W 203.09 FT TH S 86D 27M 54S W 87.70 FT TO SLY LINE OF NORTHRIDGE DR /86 FT WIDE/ TH SWLY 221.47 FT ALONG SLY LINE OF SD DR ON A 843 FT RAD CURVE TO RT /LONG CHORD BEARS S 47D 26M 14S W 220.83 FT/ TO N&S 1/4 LINE TH S 3D 02M 09S W ALONG N&S 1/4 LINE 467.13 FT TO NLY LINE OF CENTRAL MICHIGAN /FORMERLY GT/ RR R/W /100 FT WIDE/ TH ELY 334.41 FT ALONG NLY LINE OF SD RR R/W ON A 6089.74 FT RAD CURVE TO RT /LONG CHORD BEARS S 60D 05M 18S E 334.36 FT/ TO NLY LINE OF HWY I-96 /300 FT WIDE/ TH N 70D 19M 10S E ALONG NLY LINE OF SD HWY 991.39 FT TO BEG ALSO PART OF SE 1/4 COM AT INT OF NLY LINE OF HWY I-96 /300 FT WIDE/ & E LINE OF PEACH RIDGE AVE /120 FT WIDE/ TH NELY ALONG NLY LINE OF SD HWY TO SLY LINE OF CENTRAL MICHIGAN /FORMERLY GT/ RR R/W /100 FT WIDE/ TH NWLY ALONG SLY LINE OF SD RR R/W TO E LINE OF SD AVE TH S TO BEG \* SEC 4 T7N R12W 15.72 A.

# LEASE OVERVIEW

## LEASE INFORMATION

Lease Type:	NNN
Terms:	60 months
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Gas/Heat, Air Conditioning, Snow Removal, Refuse Removal, Janitorial, & Phone
Landlord Provides:	Roof & Structural
Present Use:	Vacant
Possession:	Immediate

## AVAILABILITY

SUITE	RENTABLE SF	USEABLE AREA	OFFICE AREA	DOCKS/DOORS	RATE/SF/YR	MONTHLY RENT	CAM MONTHLY (\$1.61/SF)	TOTAL MONTHLY RENT
E2	35,564 SF	32,656 SF	-	4/1	\$4.95	\$14,670.15	\$4,798.04	\$19,468.19



## TAX INFORMATION

SEV:	\$5,063,300.00
Taxable Value:	\$3,308,693.00
Summer Taxes:	\$142,349.07
Winter Taxes:	\$9,758.27
Total Taxes:	\$152,107.34

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.

# BUILDING OVERVIEW

## WAREHOUSE INFORMATION

Warehouse SF:	262,500 SF
Floors:	One - Concrete (est. 6")
Air Conditioning:	No
HVAC:	Gas Fired/Forced Air
Ceiling Height:	21' - 24'
Spinklered:	Yes
Lighting:	Metal Halide
Power:	See attached floor plan
Column Spacing:	25' x 50'
Grade Level Doors:	5
Loading Docks:	22
Rail Siding:	No
Floor Drains:	No
Compressed Air:	No
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

## OFFICE INFORMATION

Office SF:	29,119 SF
Floors:	One
Air Conditioning:	Yes
HVAC:	Gas/Forced Air
Ceiling Height:	8'
Spinklered:	Yes
Lighting:	Fluorescent
Communication Equipment:	Yes
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes

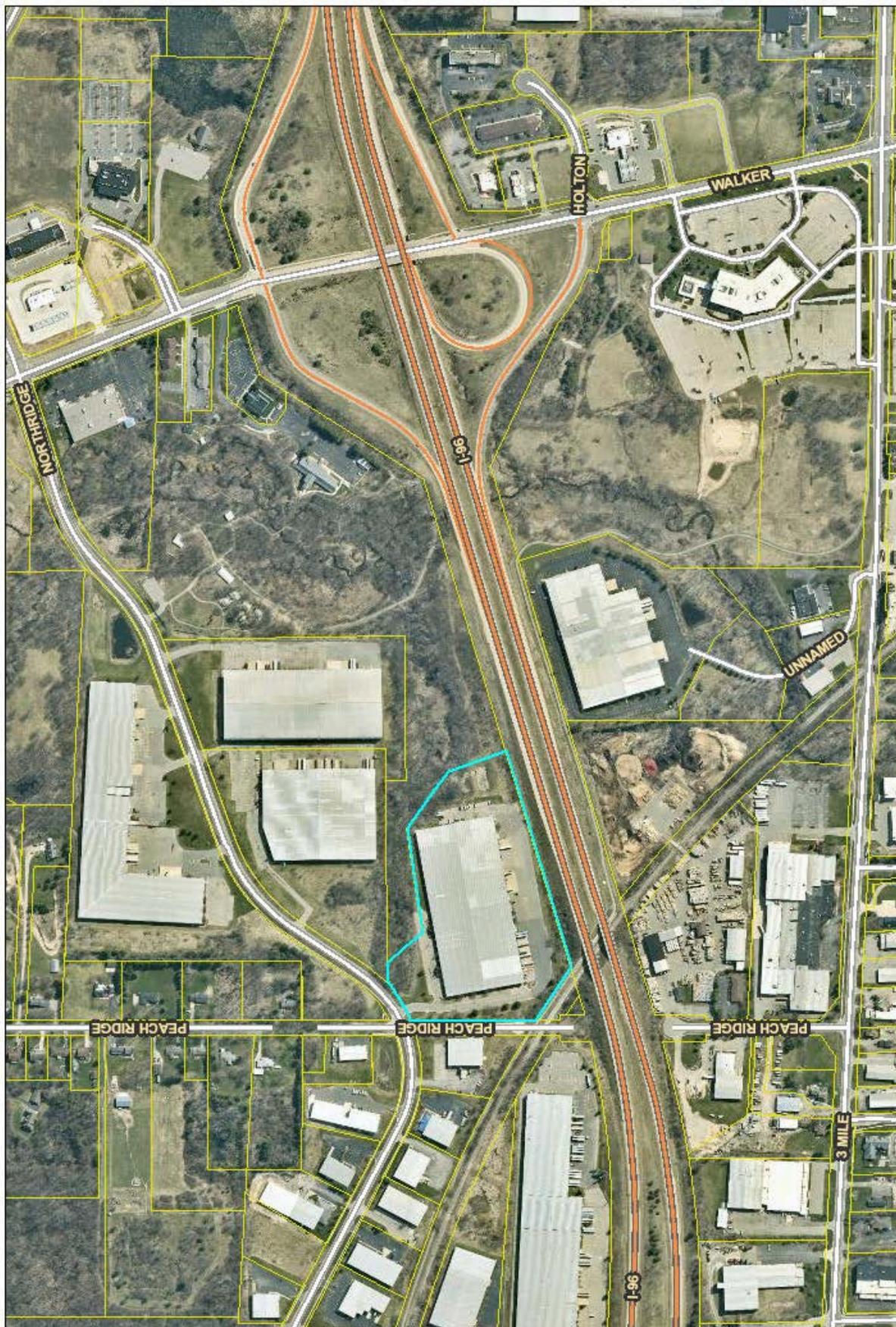


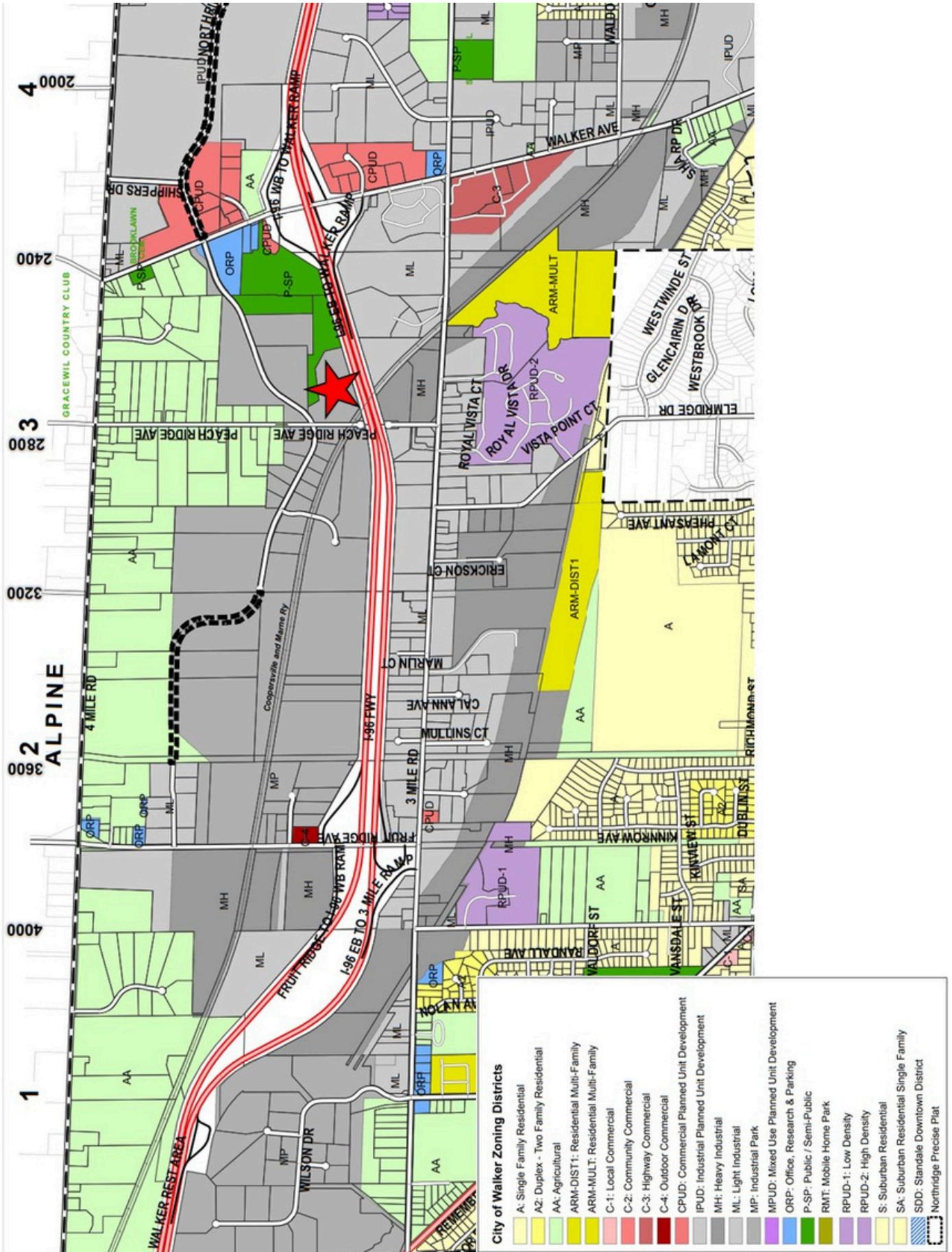


# PARCEL MAP

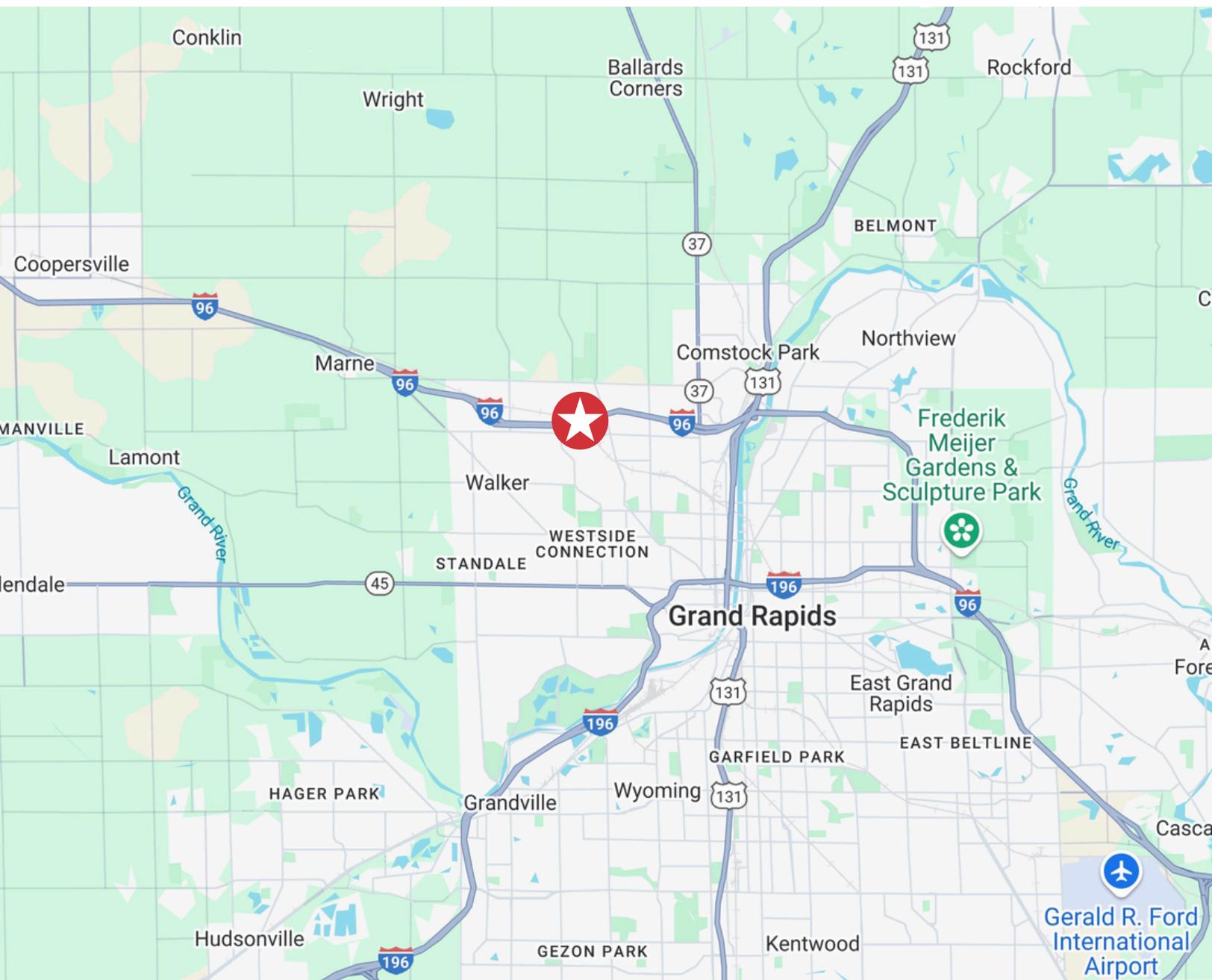
July 19, 2024

2710 Northridge Dr NW - PP #41-13-04-400-031





# LOCATION MAP



## PROXIMITY

I-96	0.71 miles
US-131	3.41 miles
I-196	6.28 miles
M-6	15.11 miles
Gerald R. Ford International Airport	19.02 miles

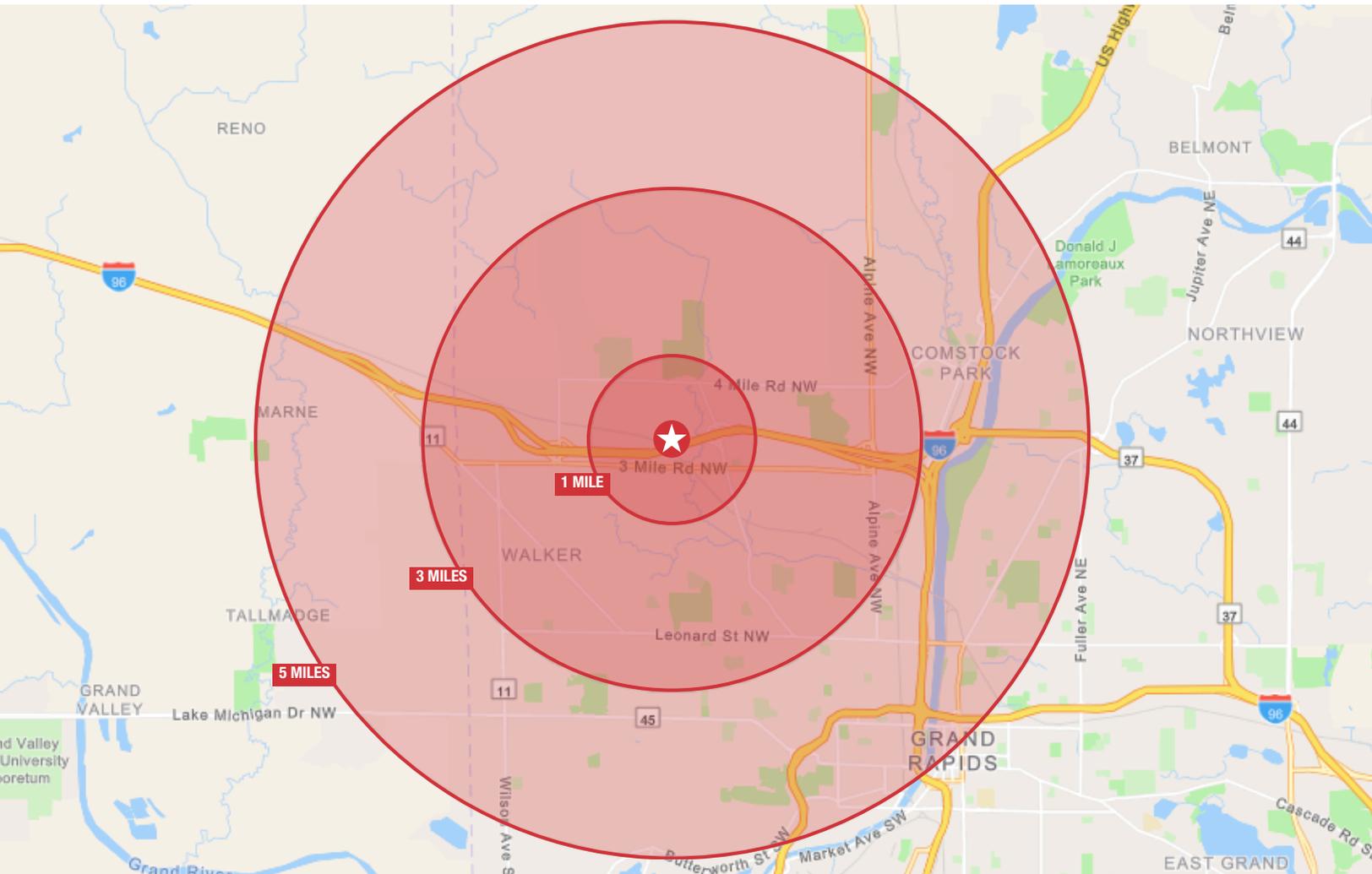
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	1,472	33,361	110,312
<b>Median Age</b>	34.1	36.7	34.6
HOUSEHOLDS			
<b>Total Households</b>	636	13,961	46,761
<b># of Persons per Household</b>	2.31	2.36	2.34
HOUSEHOLD INCOME			
<b>Median Household Income</b>	\$69,830	\$75,277	\$72,302
<b>Median House Valuation</b>	\$359,810	\$283,921	\$259,910

**110K**  
POPULATION  
(5 MILES)

---

**\$75K**  
MEDIAN HH INCOME  
(3 MILES)



Welcome to...

# WEST MICHIGAN



Home to thriving city centers and some of Michigan’s most pristine shoreline, the west central region of Michigan’s Lower Peninsula is inviting and exciting.

*michigan.org*



*awesomemitten.com*

## GRAND RAPIDS, MI

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.

## US CITIES WITH THE BEST QUALITY OF LIFE 2024

*Grand Rapids*



*michigan.org*

## GRAND HAVEN, MI

In Grand Haven, there's something for everyone year-round. From leisurely strolls along the boardwalk to the summer spectacle of the Coast Guard Festival, boat rides on the water, delightful dining experiences, Winter Fest adventures, and serene beach relaxation, the options are endless.

## THE ONLY OFFICIAL COAST GUARD CITY, USA

*Grand Haven*



*travelandleisure.com*

## HOLLAND, MI

Holland offers sandy beaches and an acclaimed downtown, merging small-town intimacy with urban conveniences. The city hosts numerous successful businesses, diverse entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.

## BEST OF THE MIDWEST AWARD

*Holland*



*mlive.com*

## MUSKEGON, MI

Located 42 miles northwest of Grand Rapids, Muskegon is home to 26 miles of Lake Michigan shoreline and dunes, three state parks, endless outdoor activities, and countless other attractions.

## BEST SMALL CITIES FOR STARTING A BUSINESS

*Muskegon*

