

For Lease

Industrial



7740 Childsdale Ave NE

Rockford , MI, 49341

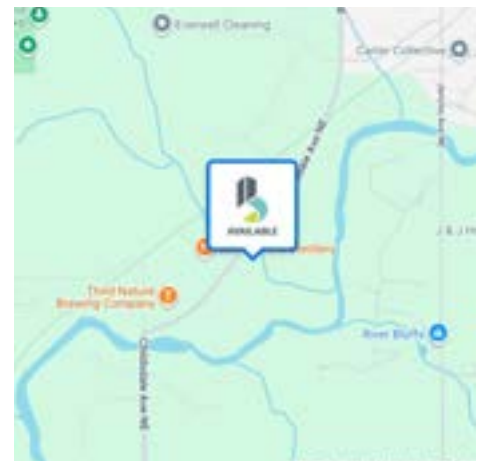
2,500 Sf - 5,020 Sf of new, brown-box, construction on Childsdale Rd in Rockford, MI. Annual Average Daily Traffic consist of 3,143-4,166. Property is zoned Light Industrial, but can allow select retail users. The property consists of 40 parking spaces total. Each suite is equipped with double entry doors and the opportunity to build out the suite as needed.

Highlights

- 2,500 Sf - 5,020 Sf
- New Construction on Childsdale Rd. just south of 10 Mile Rd.
- Brown Box
- \$17.00/Sf + NNN (2025 \$4.88/Sf)
- 3,143-4,166 Annual Average Daily Traffic

Lease Rate \$17.00 SF/YR
 (\$4.88/SF NNN)

Available SF 2,500-5,020 SF



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Location Information

Address	7740 Childsdale Ave NE
City, State, Zip	Rockford, MI 49341
County	Kent
Municipality	Plainfield Charter Township
2025 Property Taxes	\$37,866.76
Estimated NNN Expenses	\$4.88/SF

Building Information

Building Size	10,000 SF
Available Size	2,500-5,020 SF
Number of Buildings	1
Year Built	2024
Grade Level Doors	0
Dock High Doors	0
Ceiling Height	12'-19'
Sprinklers	No

Property Information

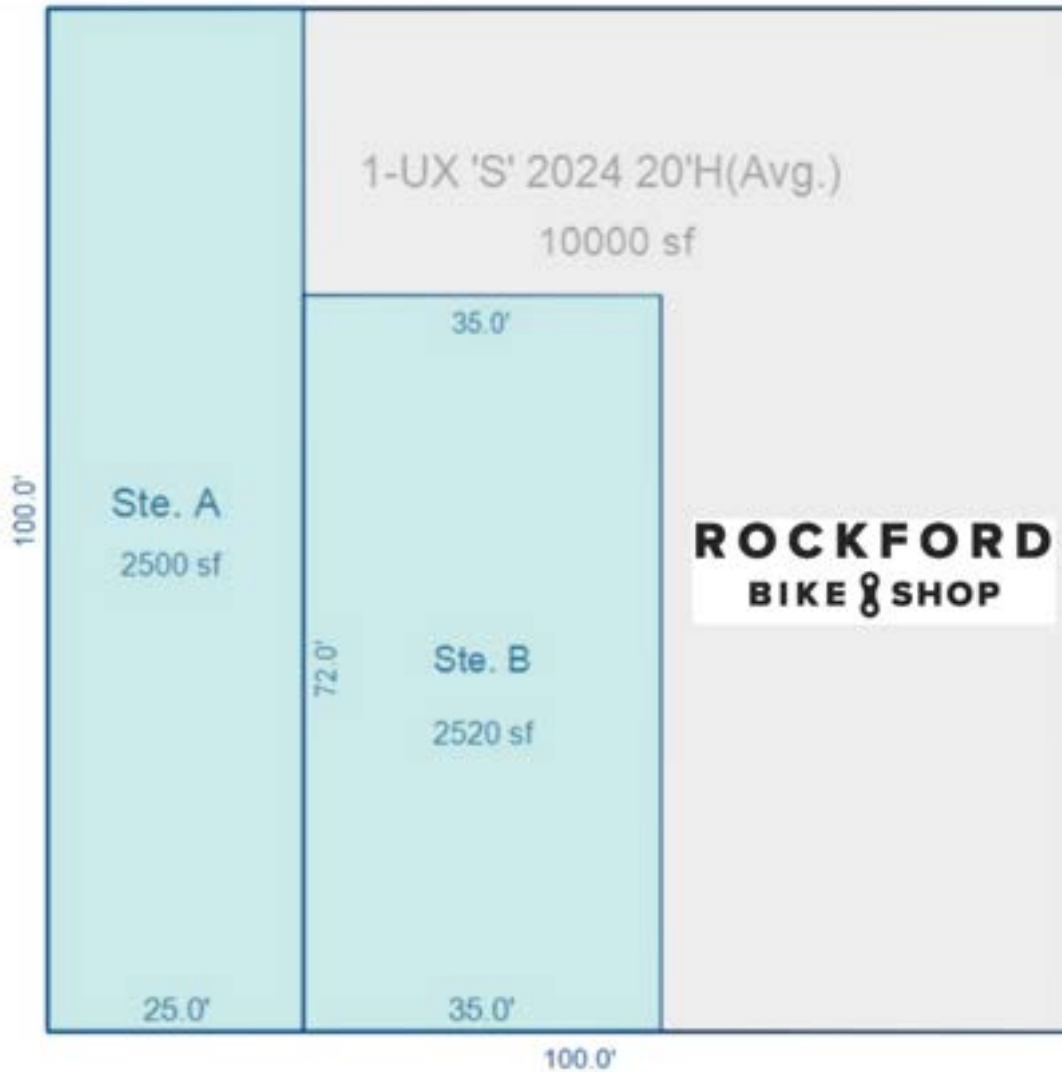
Property Type	Industrial
Property Subtype	Retail
Zoning	LI
Lot Size	2.04 Acres
APN #	411002400015

Utilities & Amenities

Water/Sewer	Municipal
HVAC	Yes
Electric	Standard
Restrooms	1 Per Suite

Floorplan

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Rental Breakdown

Suite	Size	Base Rent	NNN Expenses	Total Monthly
A	2,500 SF	\$3,541/Month	\$1,016/Month	\$4,557/Month
B	2,520 SF	\$3,570/Month	\$1,024/Month	\$4,594/Month
A & B	5,020 SF	\$7,111/Month	\$2,040/Month	\$9,151/Month

Exterior Photos

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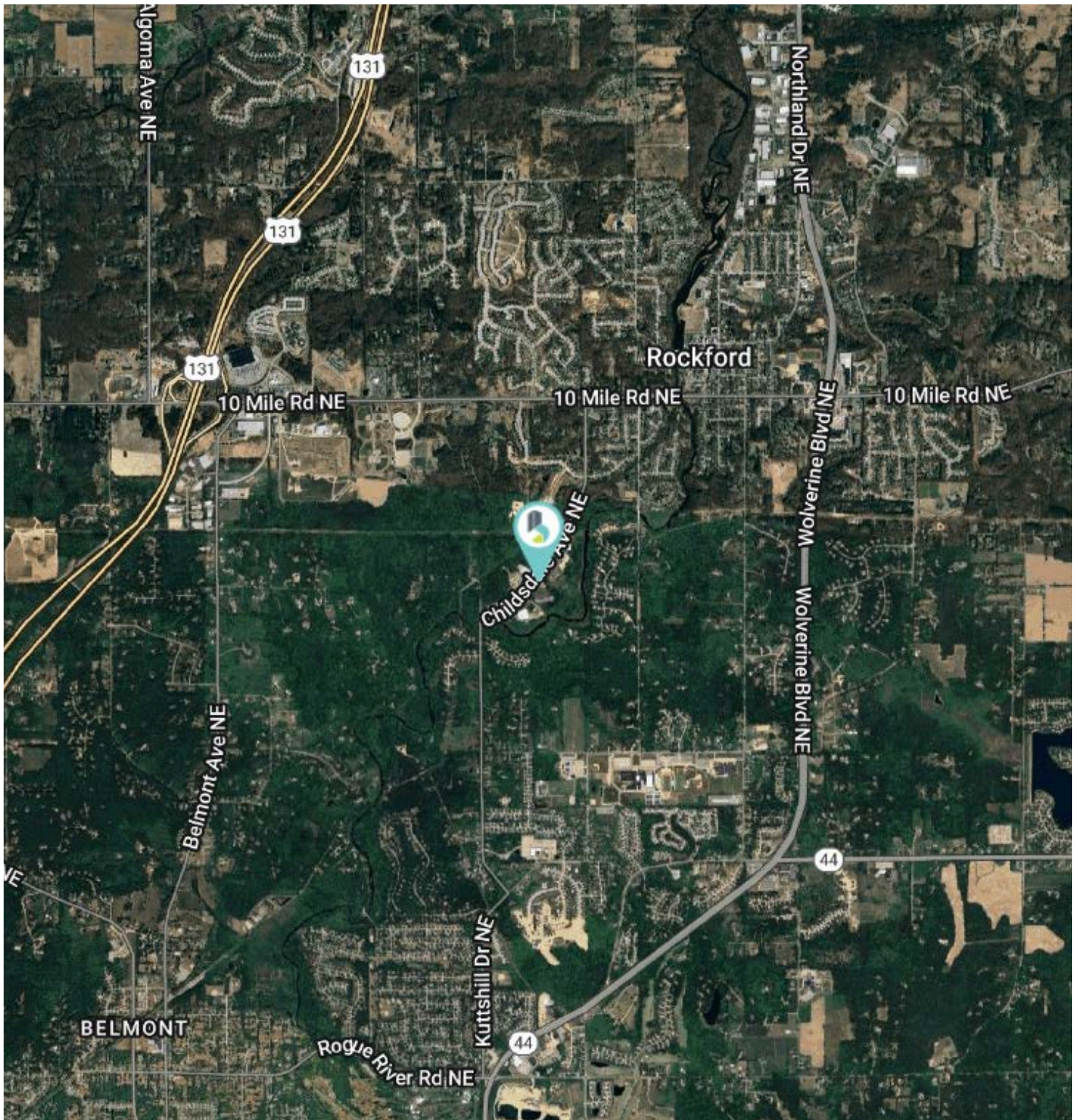
Interior Photos

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Aerial Map

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Retailer Map

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