

3100

WALKER RIDGE



28,870 - 129,506 SF
FOR LEASE

— GRAND RAPIDS, MI —

CBRE

3100

WALKER RIDGE



CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

AREA
OVERVIEW

CBRE

3100

WALKER RIDGE

01

EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

The Press Building, located at 3100 Walker Ridge in Walker MI, is 179,506 total SF, sits on 10.8 acres and is 100% Climate controlled.

Ownership is offering to demise the property into space that will cater to Users that require the utility of high bay warehousing, convenient shipping/receiving, flex space and 100% climate control at lower cost of occupancy.

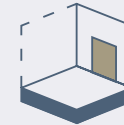
Ownership will remain in a portion of the property and will be extremely flexible on space design based on demand of qualified tenants.



Offering Highlights



\$8.50/SF
NNN Lease Rate
(Est. NNN \$2.50)



28,870 - 124,000
Square Feet



100%
Climate Control



Excellent
Visibility



8.2 Miles
From Downtown
Grand Rapids



1.4 Miles
From Interstate 94

3100

WALKER RIDGE

02

PROPERTY
DESCRIPTION



PROPERTY DESCRIPTION

3100 Walker Ridge is known as the former Headquarters for the Grand Rapids Press. It was a state of the art design build for the Press in 2004.

The current design and specs of the space continue to support automation "heavy" uses in a compact foot print.

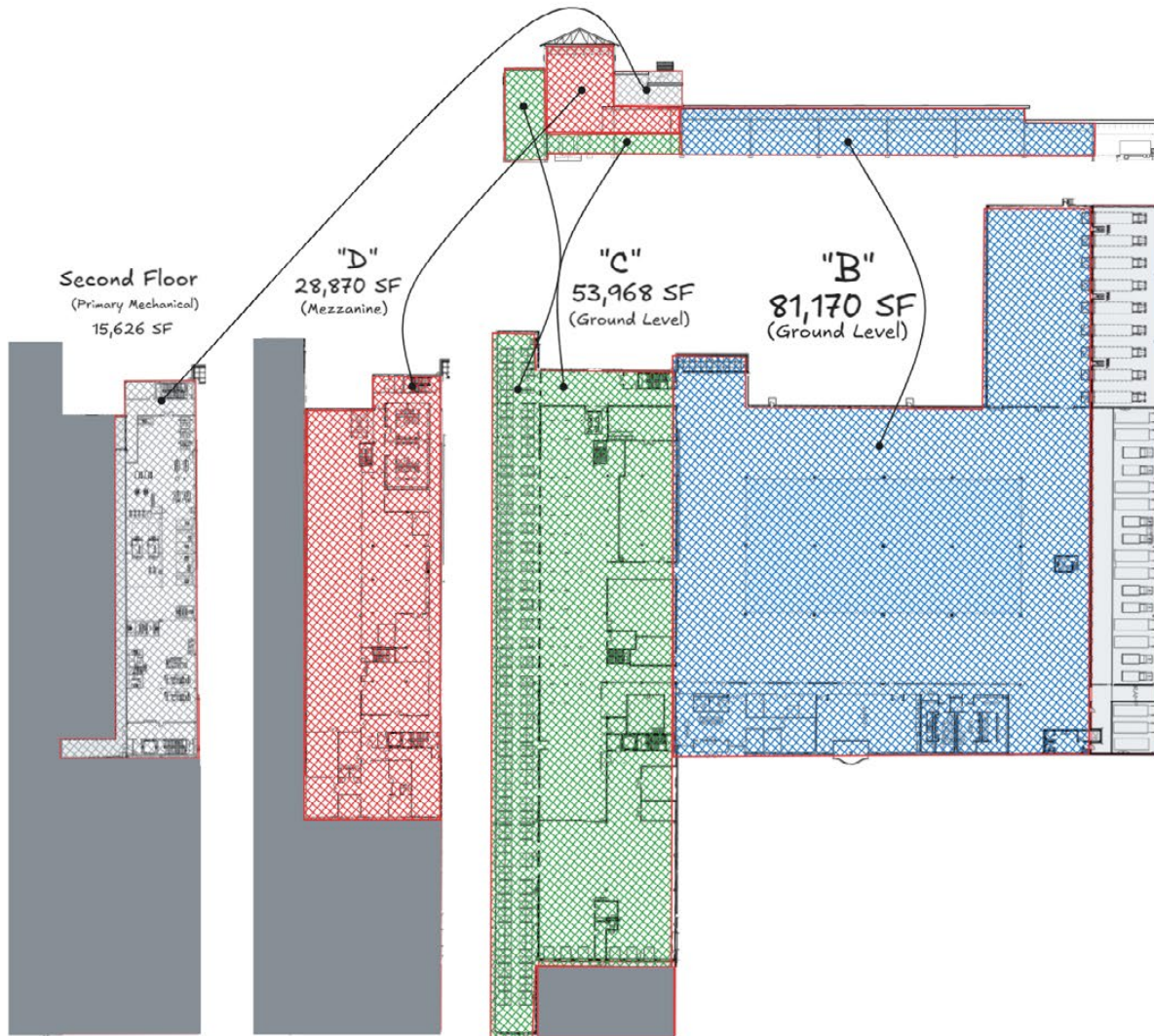
There are 3 main levels, the ground, mezzanine, and second floor.



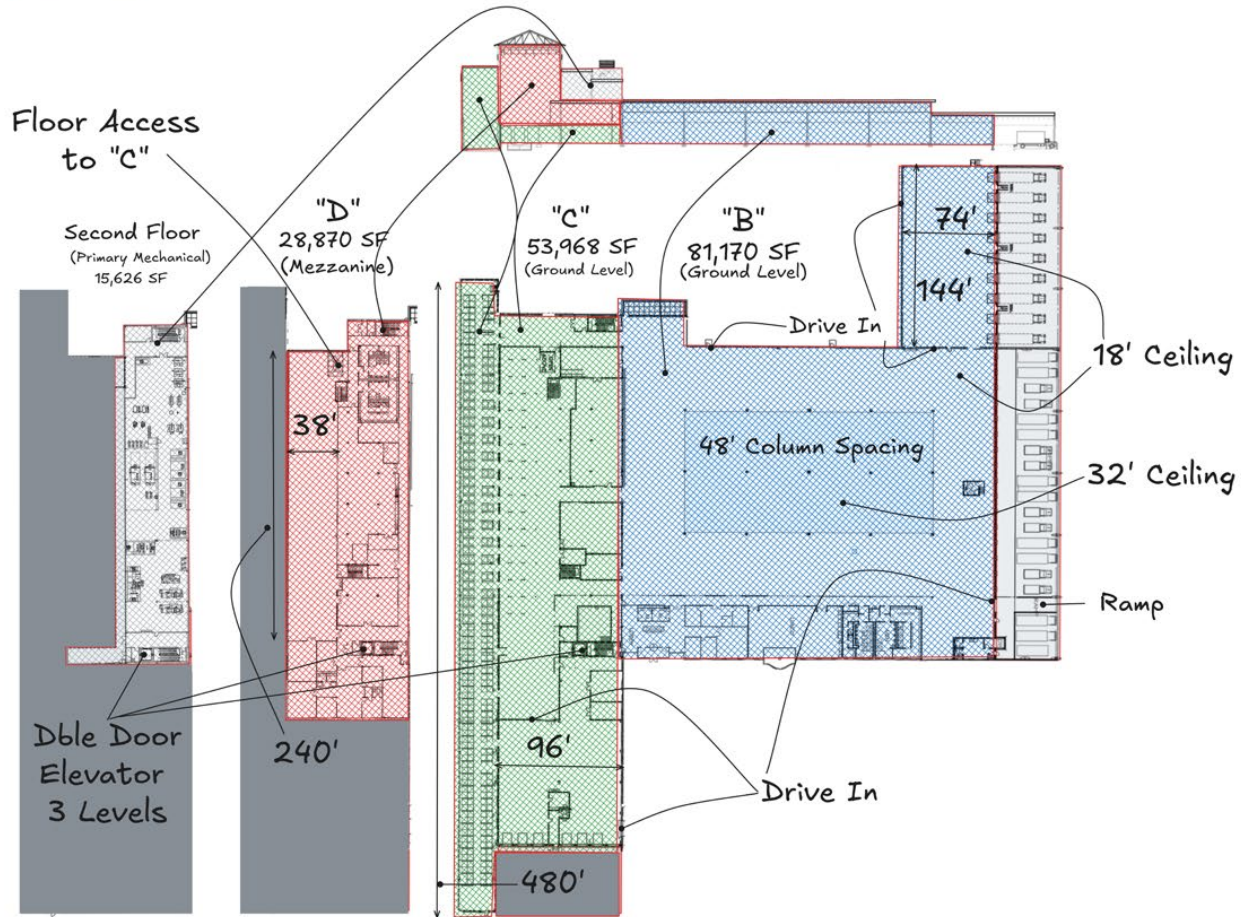
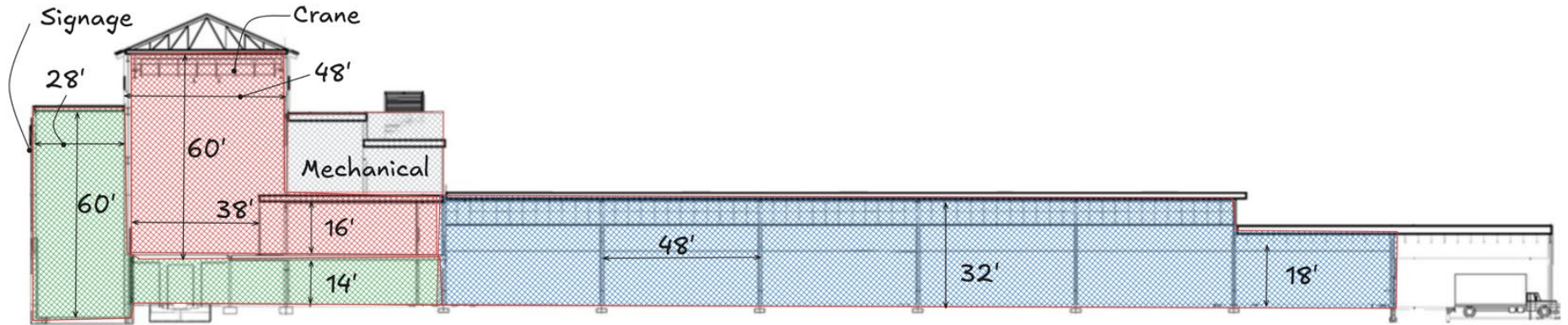
BUILDING SPECIFICATIONS

Total Building Size	179,506 SF
Office	4,984 SF
Year Built	2004/2007 (renovated in 2020)
Lot	10.87 Acres
Loading Docks	33
Drive-In Doors	4 (10x10 to 18x16)
Clear Height	16-60ft+
Parking	257 Spaces
Trailer Parking	52 Spaces
Elevator	1: 8x8x8 (2 sided)
Zoning	Light Industrial
Fire Suppression	ESFR
Power	Primary - up to 1,750 KW

SPACE CONFIGURATION

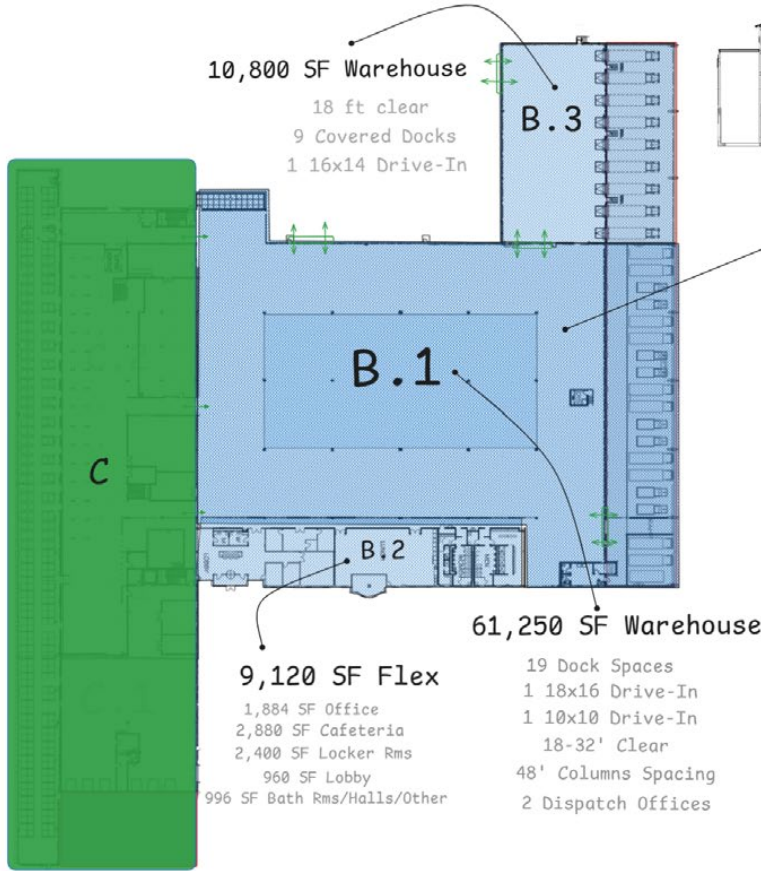


CONFIGURATION DETAIL



Space "B"

81,170 SF - GROUND LEVEL



B.2



B.1



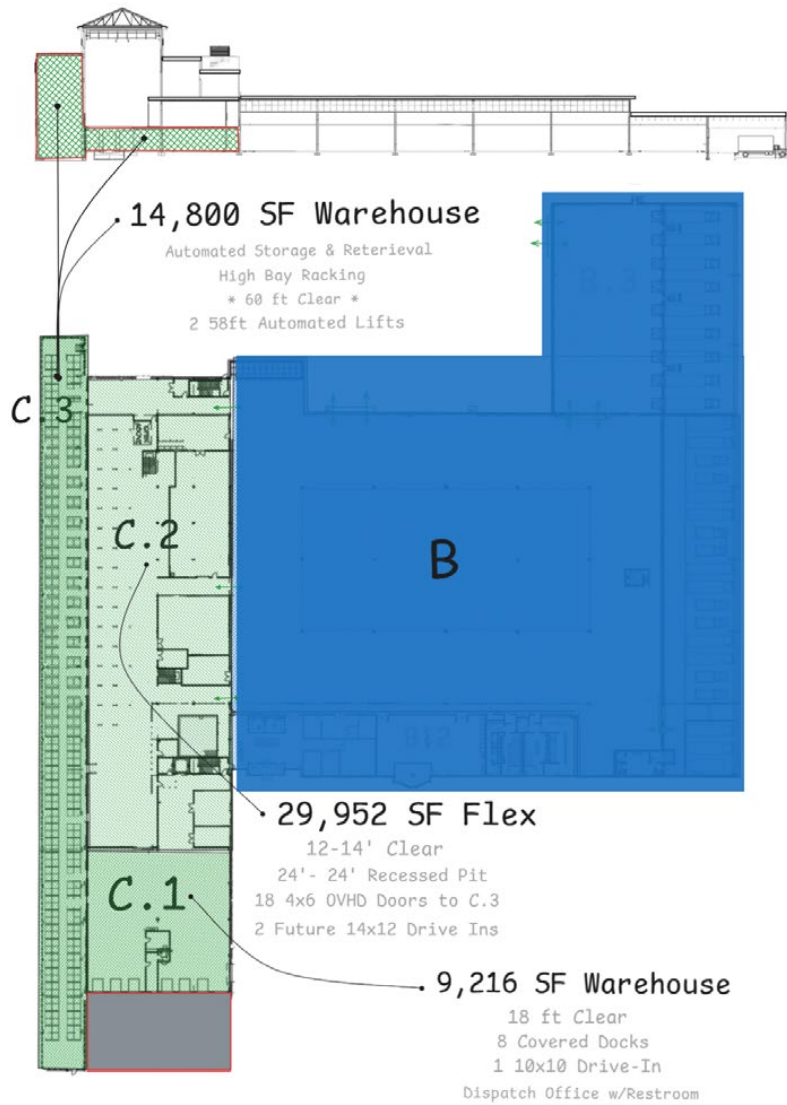
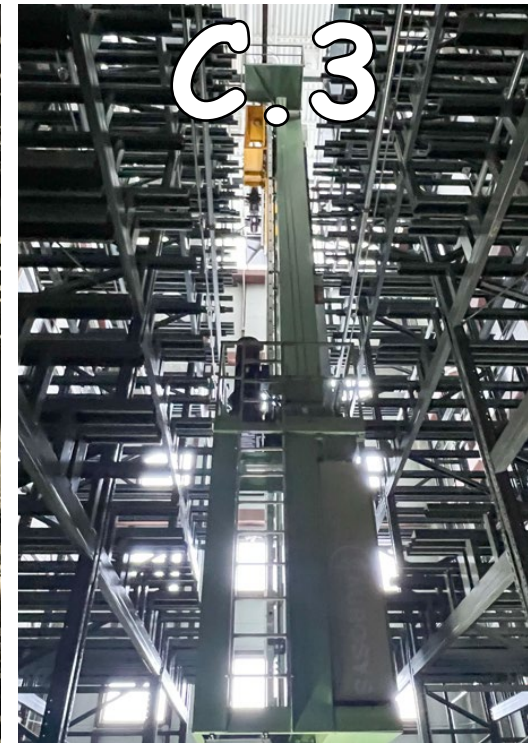
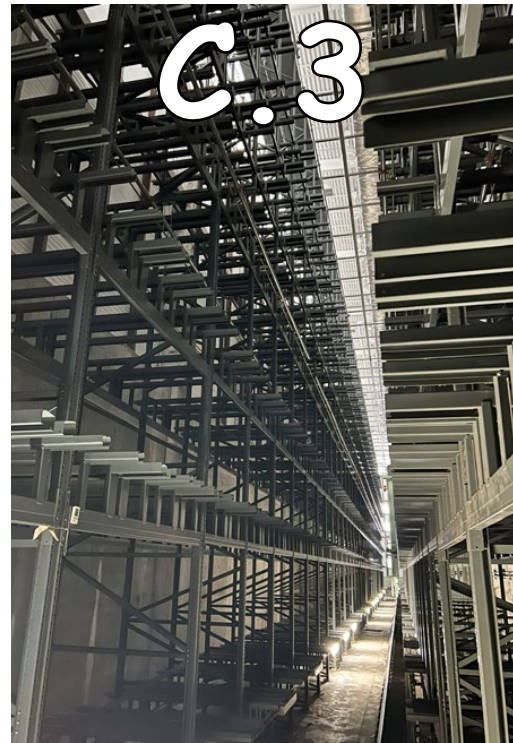
B.3



B.2

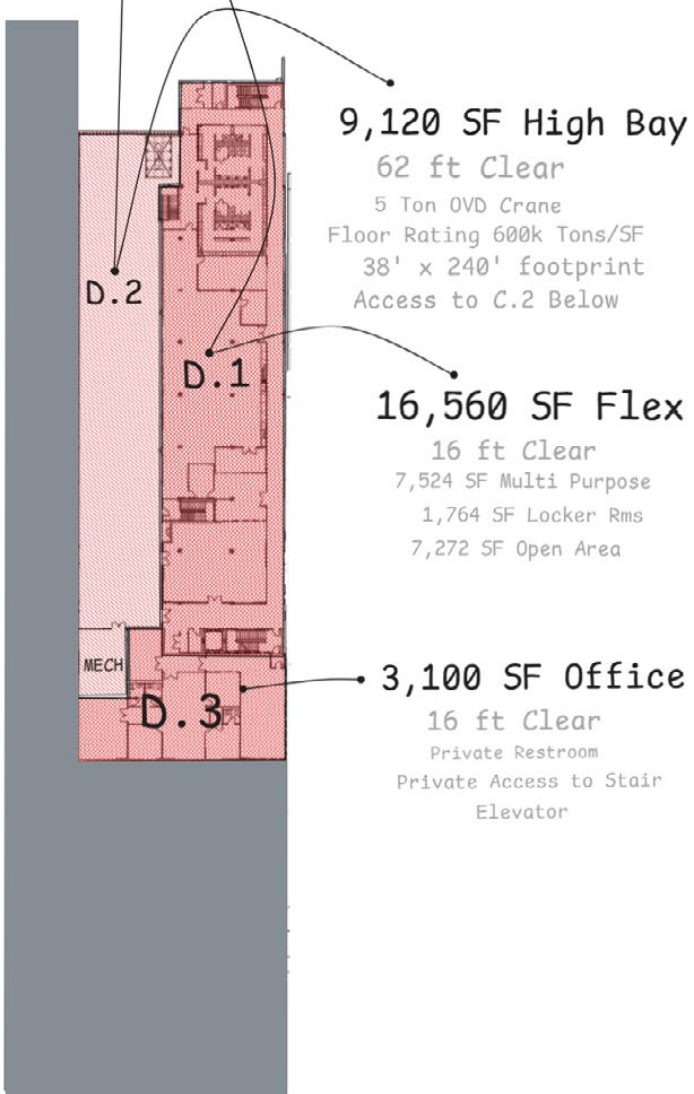
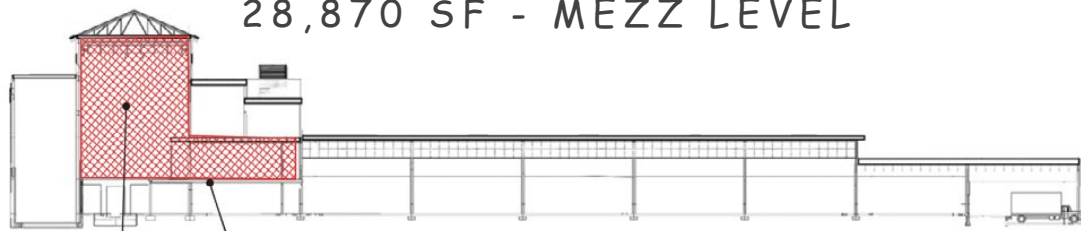
Space "C"

53,968 SF - GROUND LEVEL



Space "D"

28,870 SF - MEZZ LEVEL



Space "E"

OUTDOOR STORAGE/PARKING



Prominent Signage - South Facade



SPACE DISTRIBUTION

SPACE	TOTAL SF	RATE	LEVEL	SECTION	TYPE	SF	CEILING	DETAILS
B	81,170	\$8.50	Ground	B.1	Warehouse	61,250	12-32'	16 Docks, (1) 10x10 and (1) 18x16 Drv In
			Ground	B.2	Flex	9,120	9'12'	
			Ground	B.3	Warehouse	10,800	18'	9 Docks, (1) 16x14 Drv In
C	53,968	\$8.50	Ground	C.1	Warehouse	9,216	18'	7 Docks, 1-(10x10) Drv In
			Ground	C.2	Flex	29,952	12-14'	2 (future) 16x14 Drv In, (1)
			Ground	C.3	High Bay	14,800	61'	(20) 5x6 Overhead Door Access to C.2
D	28,870	\$8.50	Mezz	D.1	Flex	16,560	16'	
			Mezz	D.2	High Bay	9,120	60'	Floor Access to C.2
			Mezz	D.3	Office	3,100	16'	



FedEx

3100
WALKER RIDGE

meijer

Bissell

Strategically located just a quick 4-5 minute drive from I-96 and 7 minutes from I-131, the property ensures convenient access to major transportation routes. Being only 8.2 miles from downtown Grand Rapids further enhances its connectivity. Surrounded by other prominent industrial sites, including those occupied by Bissell, Meijer, and FedEx, the location benefits from established infrastructure and a well-connected business environment.

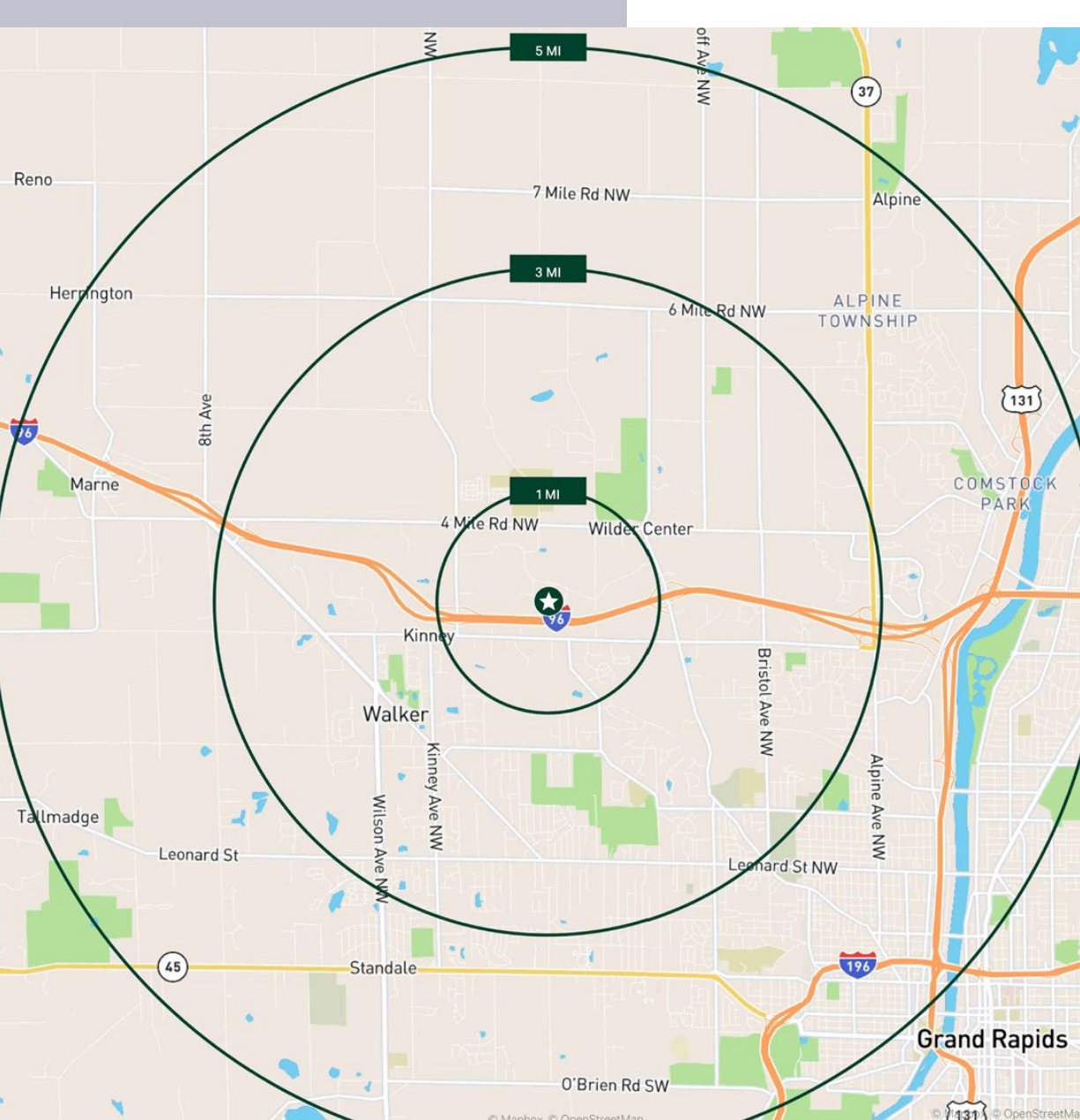
3100
WALKER RIDGE

03

AREA
OVERVIEW



DEMOGRAPHICS



3100 Walker Ridge Dr benefits from a strong demographic profile, making it an attractive location for businesses.

Within a one-mile radius, the population is 1,173, with 543 households and an average household income of \$88,668. Expanding to a three-mile radius, the population grows to 25,836, with 10,715 households and a solid average household income of \$106,452. The area also boasts a well-educated workforce, with 56.5% of the population within one mile holding a Bachelor's Degree or higher. The median age of 35.3 within the 1-mile radius indicates a vibrant, working-age population. These demographics suggest a skilled workforce and a stable economic environment, ideal for attracting and retaining employees.

2025	1 MILE	3 MILES	5 MILES
Population	1,173	25,836	96,192
Households	543	10,715	41,368
Avg HH Income	\$88,668	\$106,452	\$92,922
Median HH Income	\$67,991	\$82,822	\$74,344
Bachelor's Degree +	56.5%	39.2%	36.3%
Median Age	35.3	39.5	35.5

3100

WALKER RIDGE

GRAND RAPIDS, MI



GEOFFREY MEEKHOFF

First Vice President

+1 616 262 0538

geoffrey.meekhoff@cbre.com

NATE SCHERPENISSE

First Vice President

+1 616 581 2434

nate.scherpenisse@cbre.com

MARGARET MEEKHOFF

Associate

+1 616 481 1089

margaret.meekhoff@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE