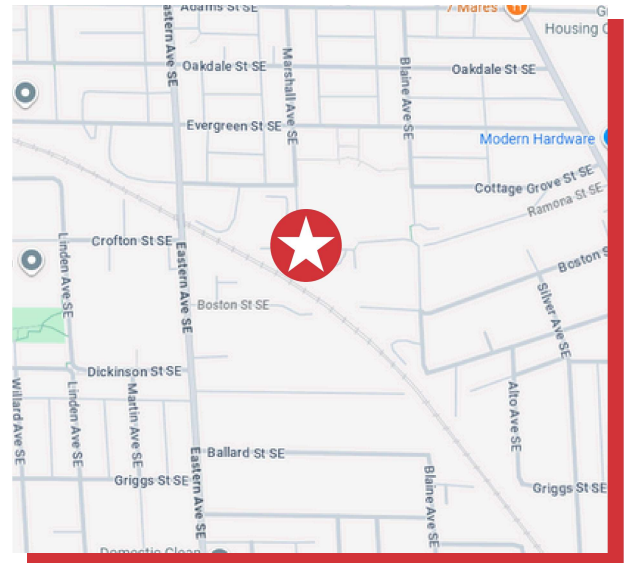




1600 MARSHALL AVE SE GRAND RAPIDS, MI 49507

- 8,823 SF of heated space available with one 10' OH door.
- Quonset hut offers an additional 3,280 SF of cold storage space with loading dock access. Peak height is 20ft in the center. Quonset hut OH door is 12' high X 18' wide.
- Located on the South East side of Grand Rapids.
- Ideal for storage, warehouse, or light manufacturing.



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL SUITE

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	RENT PER MONTH
SUITE 1	8,823	\$3.95	\$2,904.24
SUITE 1A	12,103	\$3.95	\$3,983.90

PROPERTY INFORMATION

Location:	Kent County
Total Building Size:	21,574 SF
Year Built:	1950
Acreage:	2.084 Acres
Zoning:	SD-IT
Lease Type:	NNN
Floors:	1
Construction:	Framed
Dock Number:	1
Ceiling Height:	10'-18'
Power:	600 A - 3 phase

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.



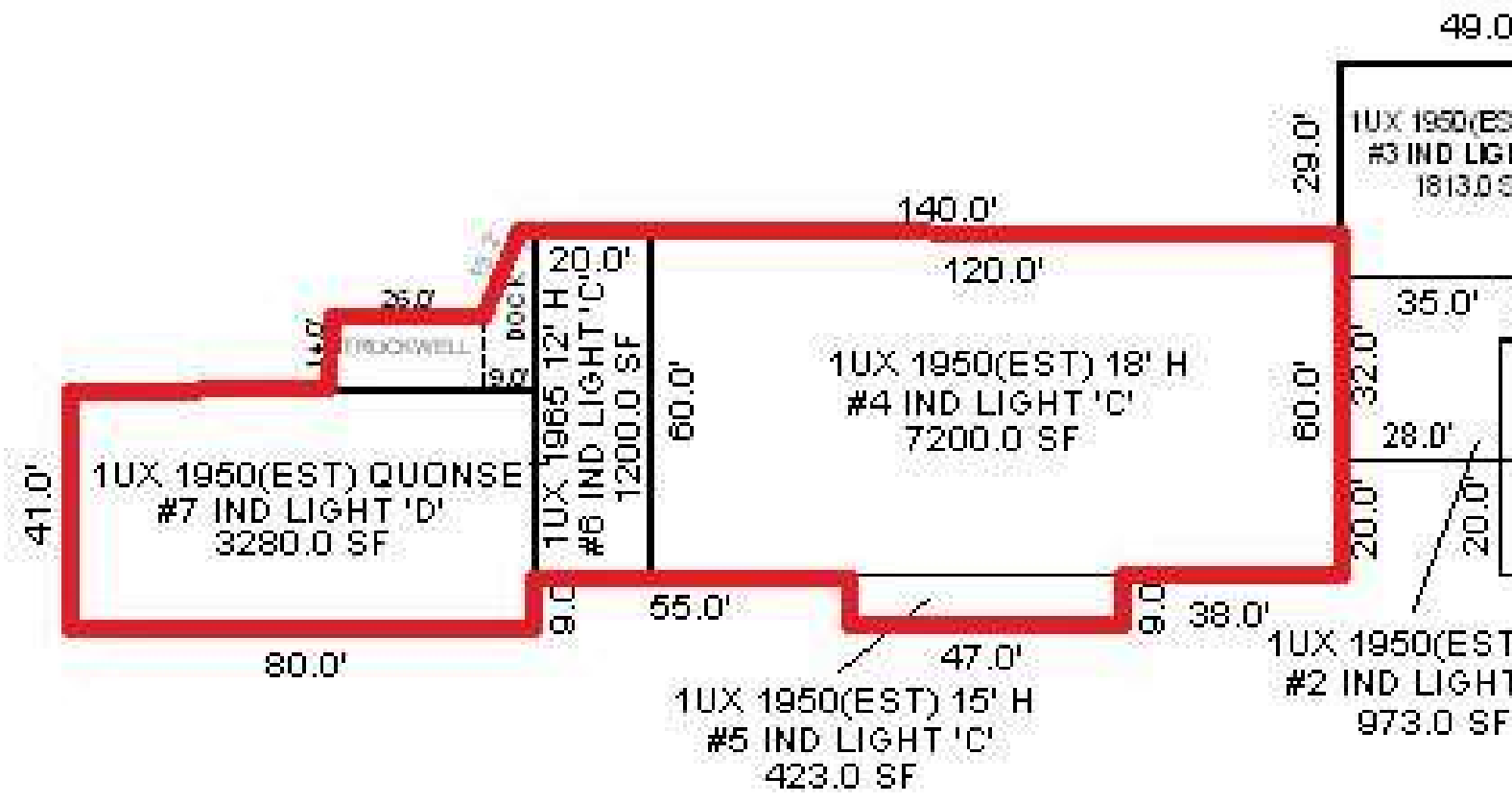
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SITE LAYOUT

FOR LEASE
INDUSTRIAL SUITE



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PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL SUITE

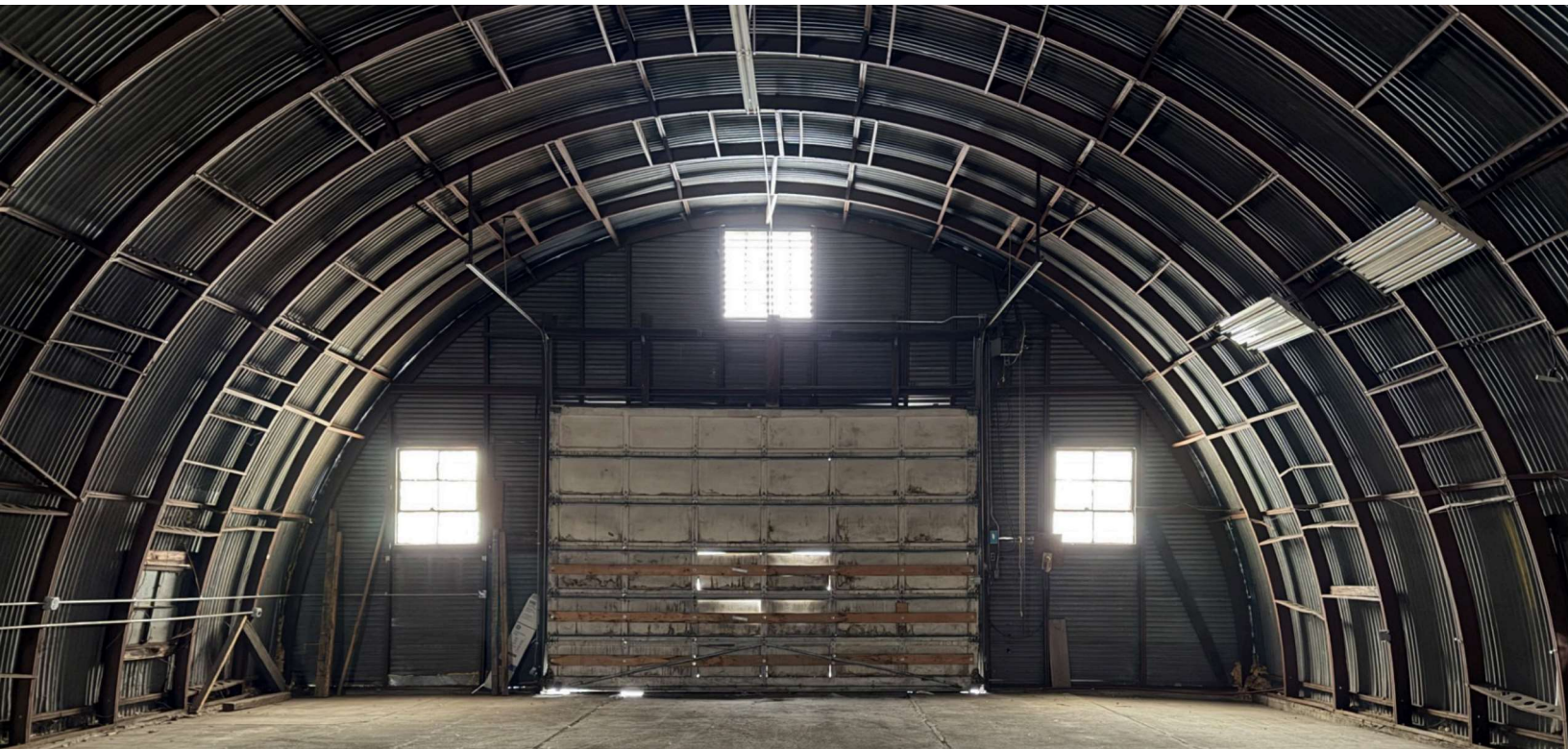


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PROPERTY PHOTOS

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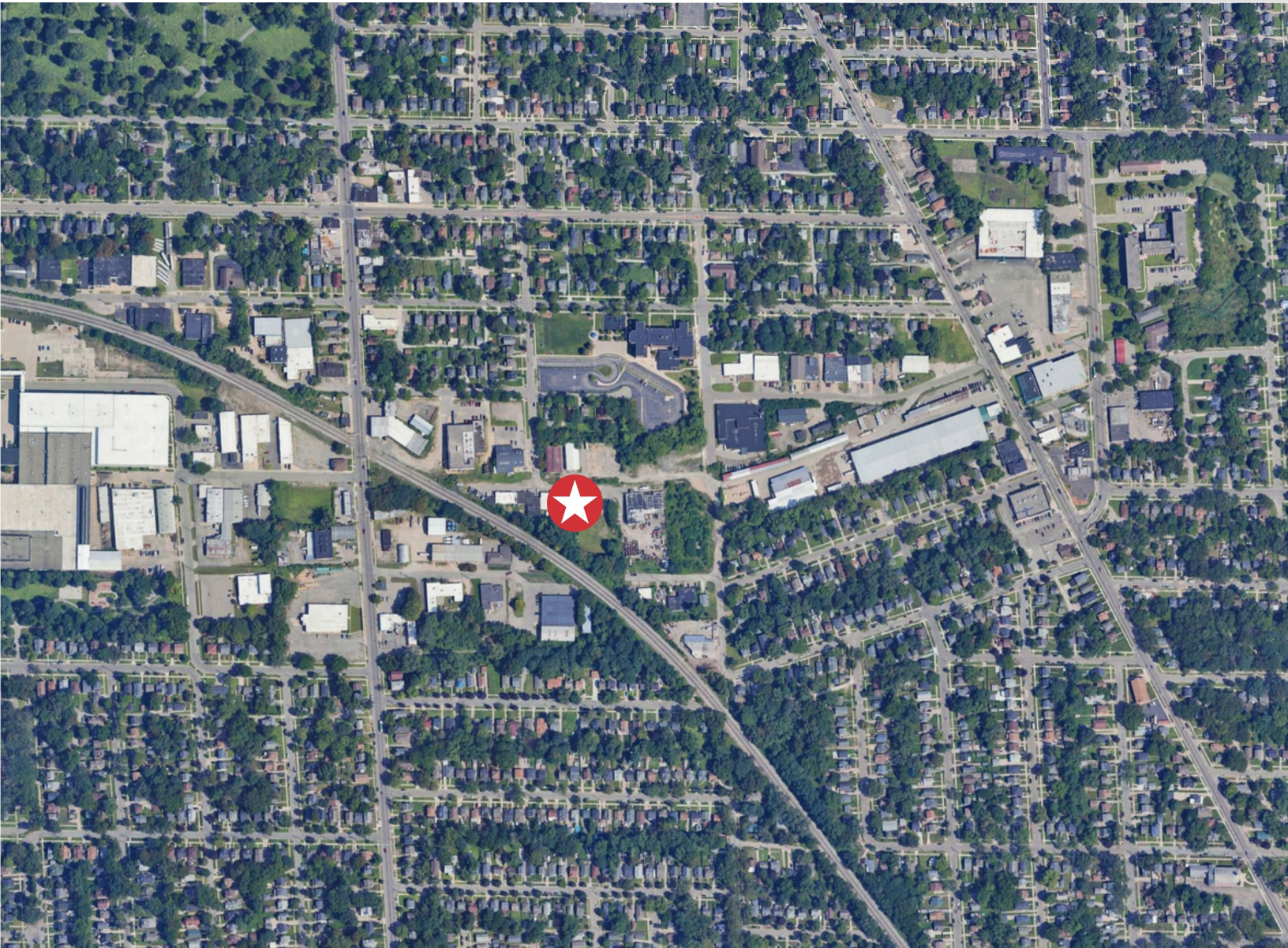


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LOCATION MAP

FOR LEASE
INDUSTRIAL SUITE



PROXIMITY

US 131	1.8 miles
I 96	4.1 miles
I - 196	3.72 miles
Gerald R. Ford International Airport	6.9 miles

 **1600 MARSHALL AVE SE**
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PARCEL MAP

FOR LEASE
INDUSTRIAL SUITE



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LOCATION OVERVIEW

GRAND RAPIDS

Grand Rapids blends urban energy with neighborhood charm and cultural richness. Known as "Beer City USA," it boasts 40+ breweries and hosts top events like ArtPrize, Festival of the Arts, and LaughFest. The city draws hundreds of thousands of visitors each year for its vibrant arts scene and dynamic downtown.

Major employers like Meijer, Spectrum Health, and Steelcase drive a strong economy across healthcare, retail, and manufacturing.

Attractions include Meijer Gardens, the Ford Museum, and the Grand Rapids Public Museum, all set within a region of over 1.5 million people.



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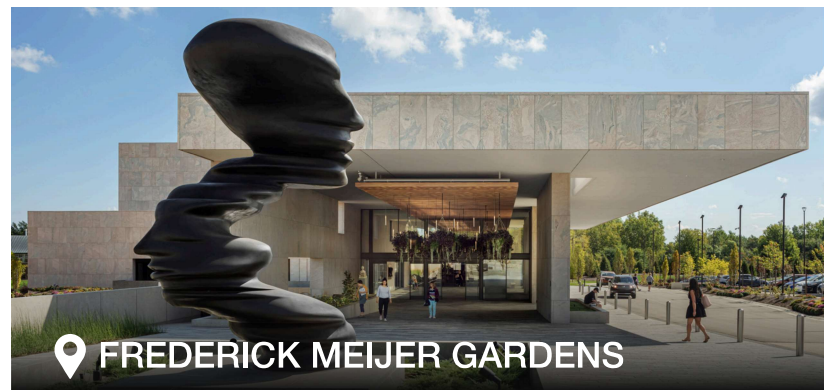
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