

For Lease

Industrial



409 E Cass St

Greenville, MI, 48838

Located in Greenville, this industrial facility offers 23,779 SF with only 210 SF of office, delivering a highly efficient, warehouse-focused footprint. Clear heights range from approximately 27' 8" to 30', creating strong vertical cube for high-bay racking, tall pallet stacking, and equipment clearance.

The Suites column spacing of roughly 37' from columns to walls, 39' in the center bay, and 24' from column to column lengthwise supporting flexible layouts for rack aisles, staging areas, or light assembly lines without excessive obstructions.

The suite is serviced by seven dock-high doors, allowing multiple trucks to load and unload simultaneously supporting higher-volume shipping and receiving operations. Ownership plans to freshly white-boxed and updated the suite for modernized operations.

Lease Rate \$5.25/SF

Leasable 23,779 SF

Highlights

- Clear Height 27' - 30'
- Seven Truck Docks for high volume logistics
- 99% of the Suite is Warehouse
- LED Motion sensor Lighting
- Suite will be freshly white-boxed and updated.

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409 E Cass St , Greenville, MI 48838



Location Information

Address	409 E Cass St.
City, State, Zip	Greenville MI 48838
County	Montcalm County

Building Information

Building Size	23,779 SF
Office Space	210 SF
Ceiling Height	27' 8"-30'
Year Built	
Bay Dimensions	37' colum to wall, 39' in center bay, 24' column-to-column lengthwise
Overhead Doors	7
Docks	7
Construction	Existing high-bay warehouse/industrial construction

Property Information

Property Type	Industrial
Property Subtype	High-bay Warehouse/Light Manufacturing
Zoning	Industrial district
APN #	052-423-042-00

Taxes

Parking & Transportation

Parking Type	Surface Parking
# of Parking Spots	6

Traffic Counts

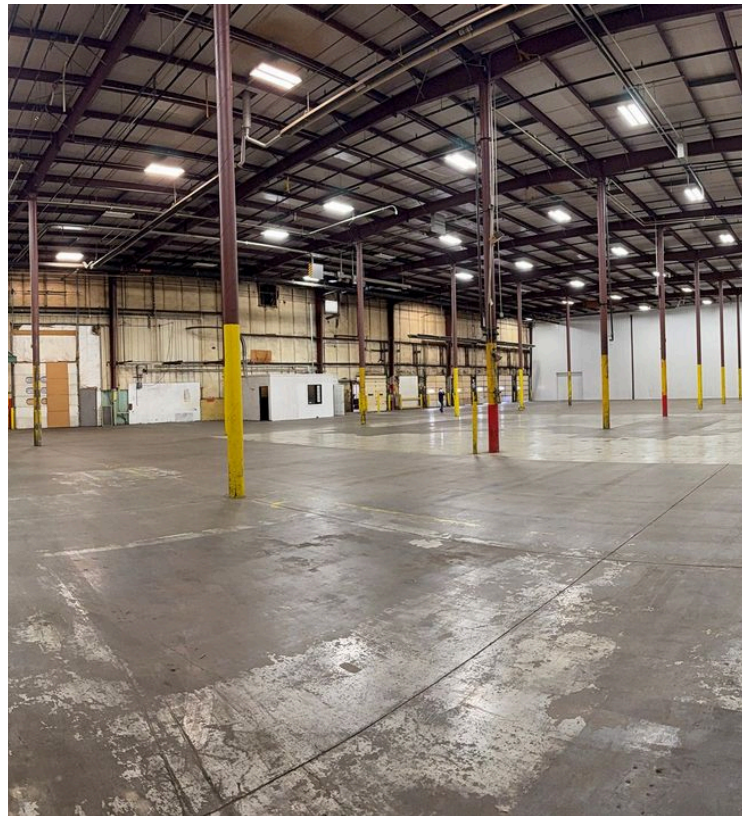
Access

Utilities & Amenities

Gas	
Water / Sewer	Municipal Water/Sewer
Power Type	
Power Supplier	
Sprinkler	
HVAC	

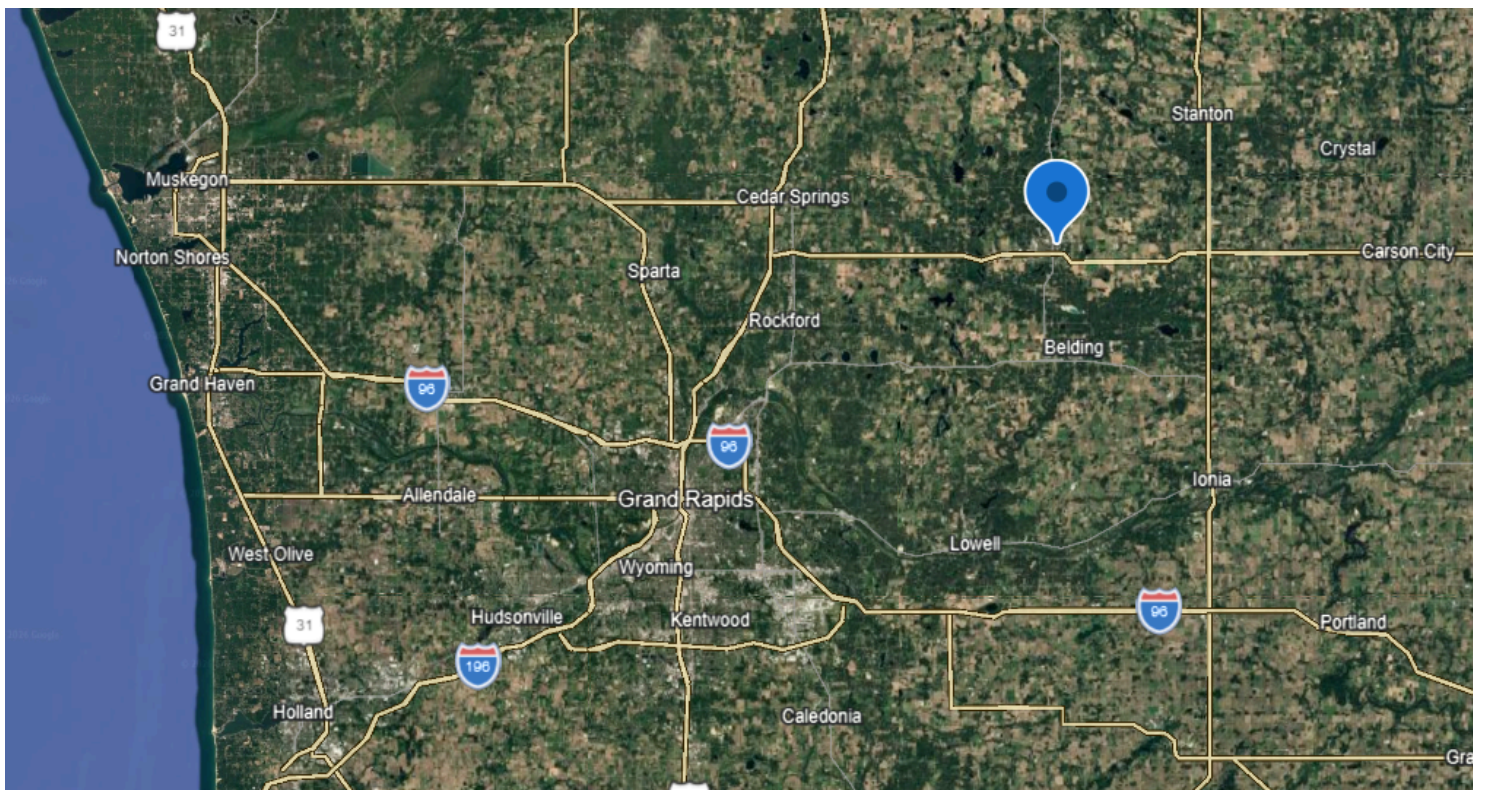
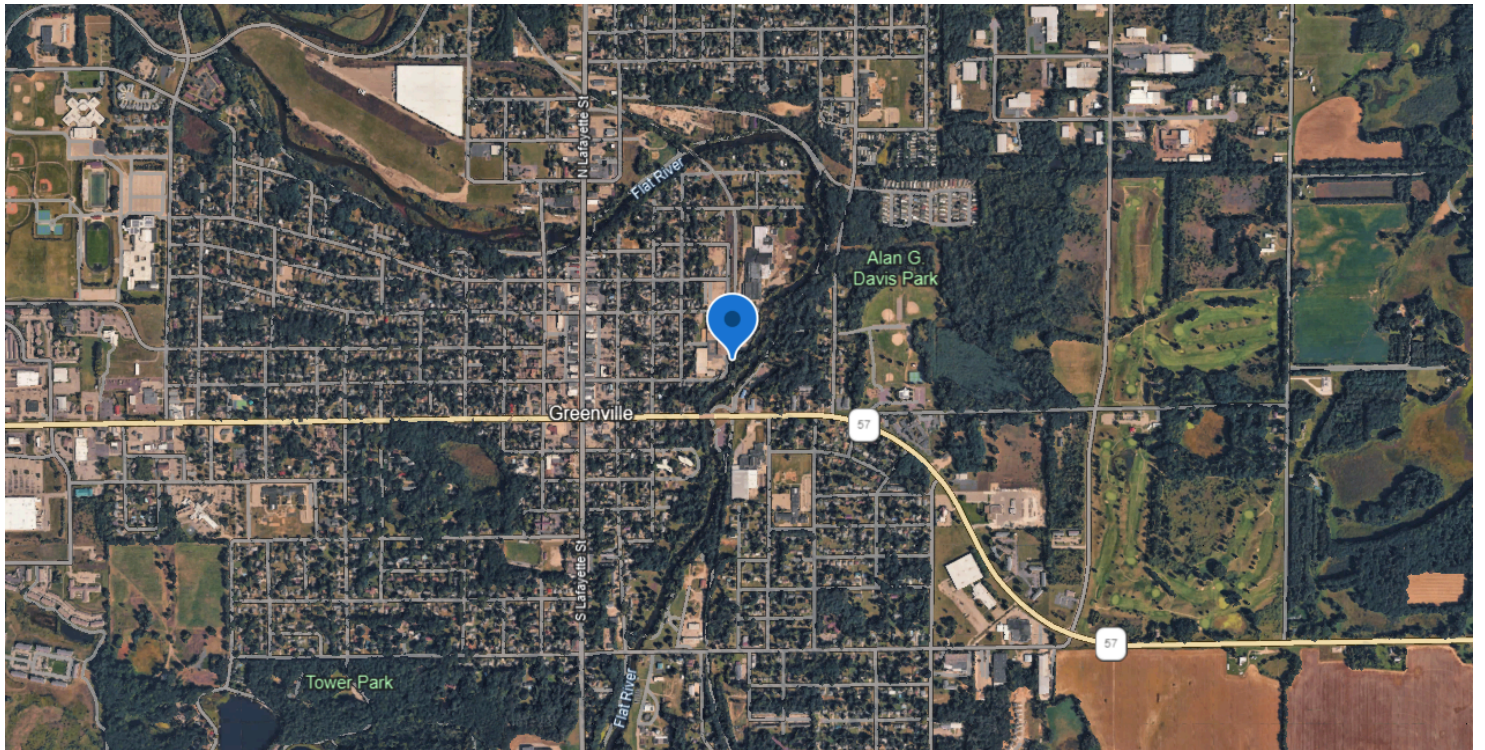
Interior Photos

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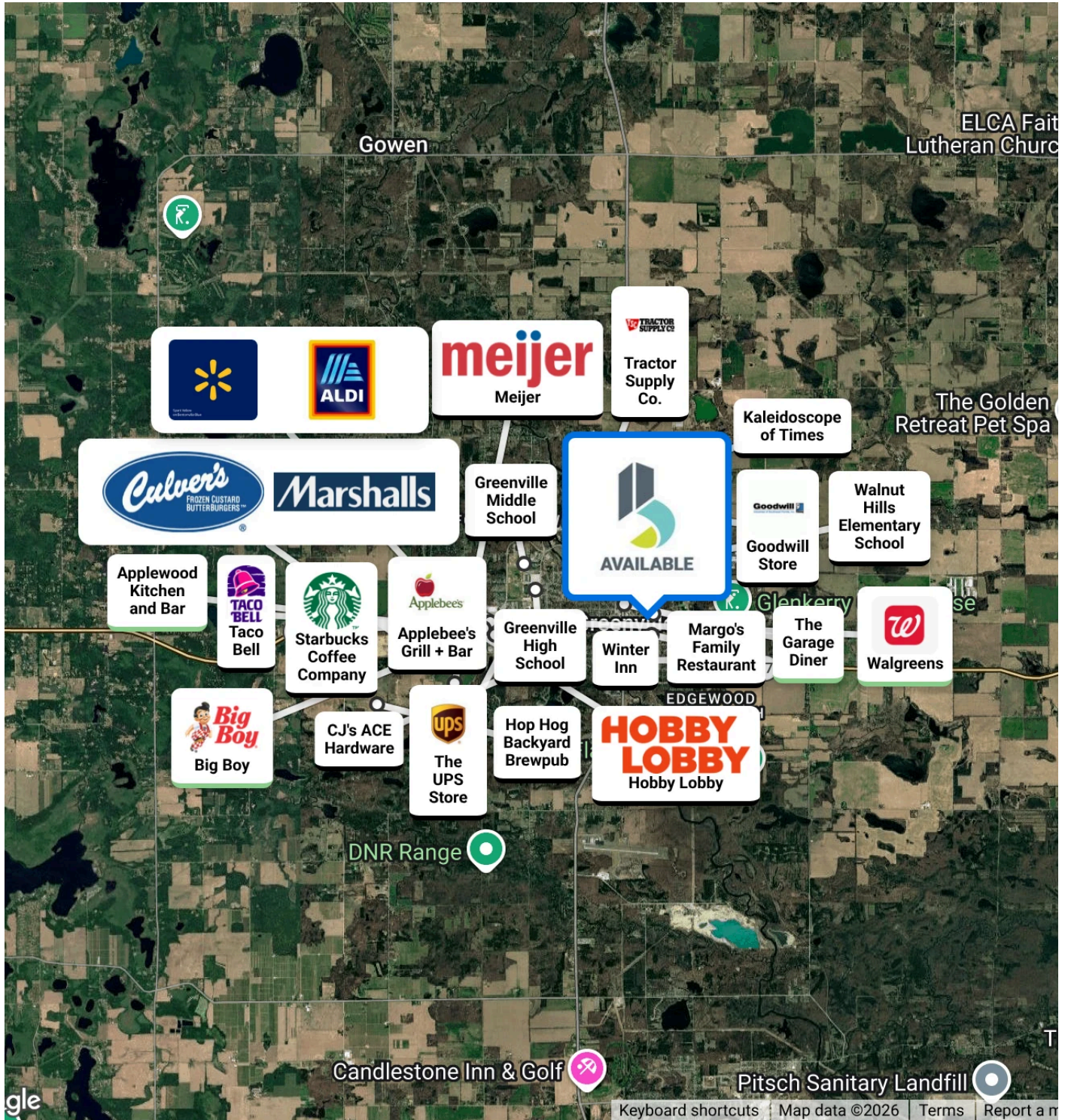
Aerial Map

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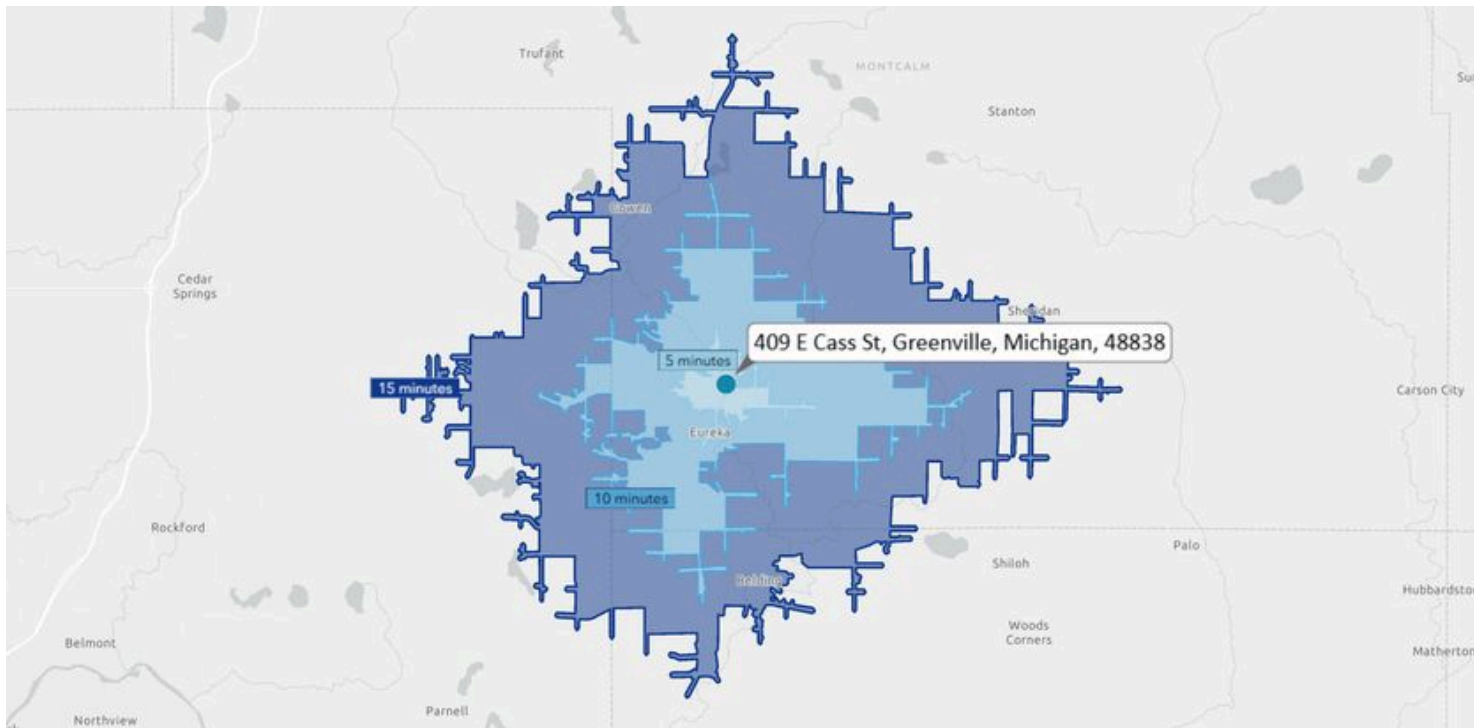
Retailer Map

409 E Cass St, Greenville, MI 48838



Demographics

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Demographics

	5 Minutes	10 Minutes	15 Minutes
Total Population	7,028	6,715	16,077
Average Age	38.0	41.1	42.2
Average Age (Male)	36.9	40.0	41.3
Average Age (Female)	39.0	42.4	43.1
Total Households	2,760	2,803	6,208
# of Persons per HH	2.49	2.37	2.57
Average HH Income	\$77,426	\$93,002	\$86,573