

# 2210 NORTHRIDGE DR NW GRAND RAPIDS, MI 49544 FOR LEASE



HONEYCRISP  
BROKERAGE



## THE PROPERTY

- Exceptional location in Walker, right off I-96 and Walker Ave Interchange

## BUILDING FEATURES

- 90,000 SF building demised into two 45,000 SF suites
- ESFR Sprinkling system
- 24' clear height, up to 32' if desired
- 400 Amps per suite, 480v 3 Phase
- 50'x50' Column Spacing

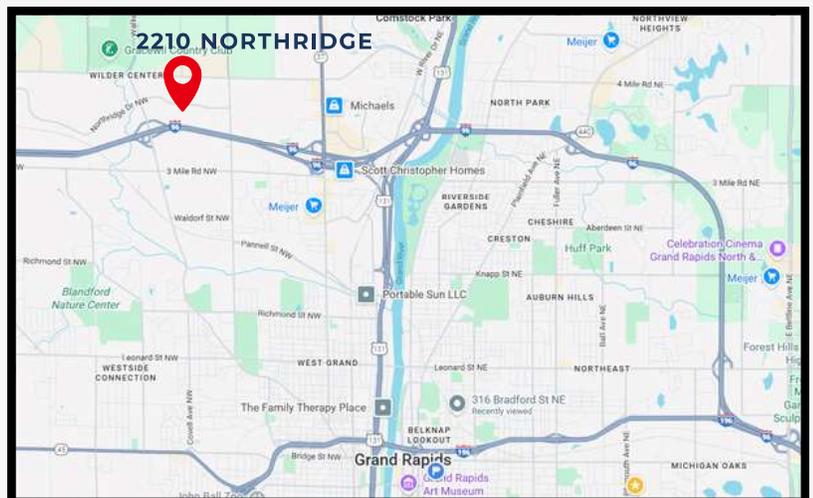
## HONEYCRISP BROKERAGE

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**90,000**

Total Square Feet

**\$7.95/SF**

NNN

**NEW**

Construction

2210 Northridge Drive offers a premier build-to-suit industrial opportunity in a highly accessible industrial corridor just north of the I-96 at the Walker Avenue interchange. The property is industrially zoned, located less than 10 minutes from Downtown Grand Rapids, and provides excellent connectivity to I-96, US-131, and I-196, supporting efficient regional and national distribution.

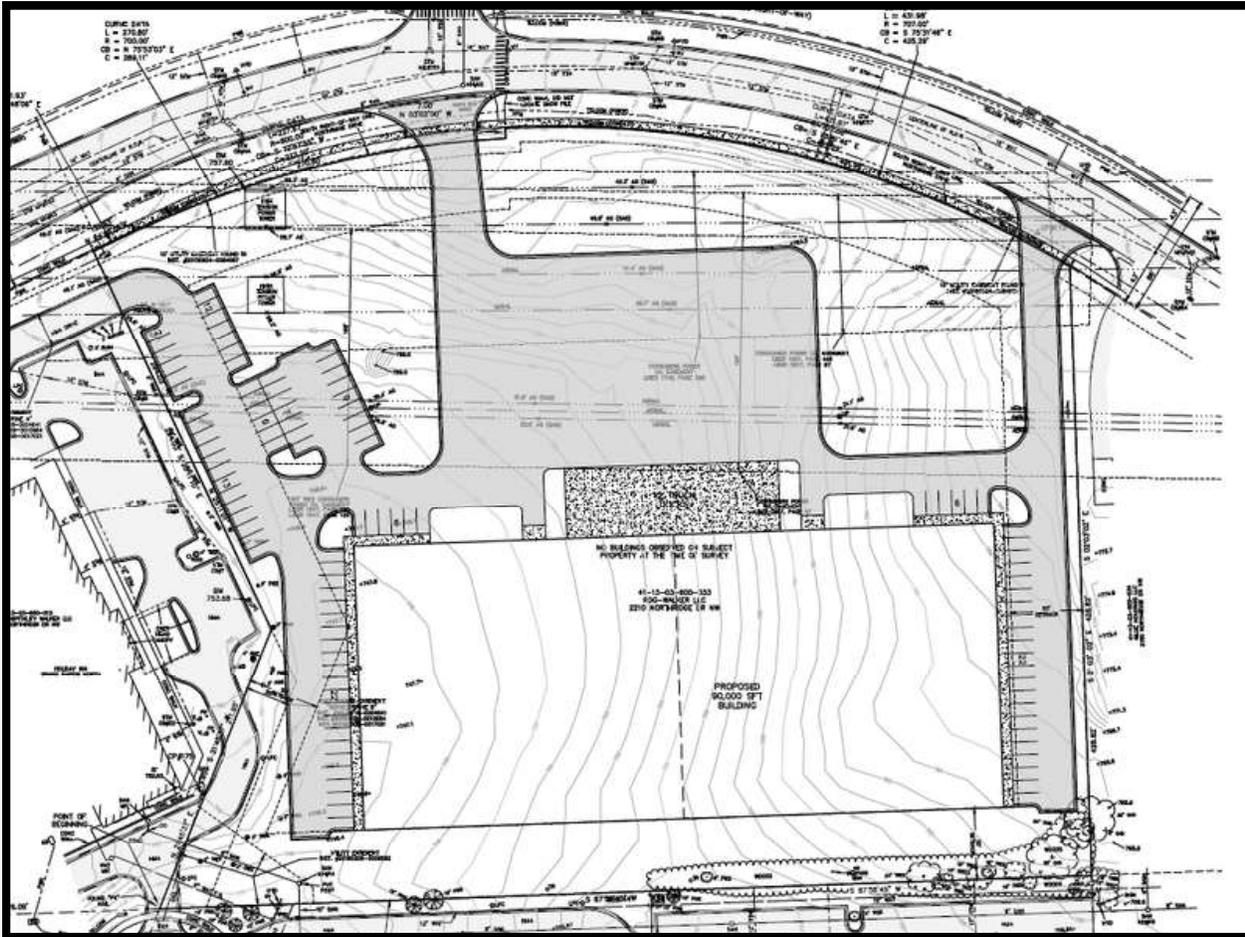
The building is designed to fully leverage its exceptional location, offering up to 90,000 square feet of modern industrial space. The building is designed to be demised to accommodate users starting at 45,000 square feet, or a single tenant occupying the full 90,000 square feet.

Building can be custom designed to meet the needs of modern manufacturing, warehousing, and distribution users. The proposed site plan supports multiple uses and includes grade-level and dock-high loading, ESFR sprinkler systems, 24' clear height (up to 32' clear height if desired, rate will be adjusted), 50' x 50' column spacing, and ample parking.

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Suite Options	Square Footage	Lease Rate
Suite 1	45,000	\$7.95 / SF
Suite 2	45,000	\$7.95 / SF
Suites 1-2 (whole building)	90,000	\$7.95 / SF

LEASE RATES ARE QUOTED FOR A 24' CLEAR HEIGHT. IF A 32' CLEAR HEIGHT IS REQUIRED, LEASE RATES WILL BE ADJUSTED ACCORDINGLY.