

FOR LEASE

3516 Roger B Chaffee

Wyoming, MI 49548



www.AdvantageCRE.com



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LEASE INFORMATION

Suite	3504	3508-B	3510	3512	3514
Available Area	4,000 SF	2,000 SF	2,400 SF	1,600 SF	2,400 SF
Office Area	400 SF	1,035 SF	1,500 SF	1,200 SF	1,080 SF
Lease Rate/SF	\$6.50	\$8.75	\$8.50	\$9.00	\$8.50
Lease Rate/Month	\$2,166.67	\$1,458.33	\$1,700.00	\$1,200.00	\$1,700.00
Est. NNN Expenses/SF	\$2.33	\$2.33	\$2.33	\$2.33	\$2.33
Total Rent/Month	\$2,943.33	\$1,846.66	\$2,166.00	\$1,510.67	\$2,166.00
Dock(s) Door(s)	0 1	0 1	0 1	0 1	0 1
Clear Height	18'	18'	18'	18'	18'
Date Available	3/1/2023	Immediately	4/9/2023	Immediately	4/1/2023
Lease Type	NNN				
Lease Term	36-120 Months				
Lessor Pays	Roof and Structural				
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.				

FOR LEASE INDUSTRIAL/FLEX SPACE

3516 Roger B Chaffee Memorial Boulevard in Wyoming, Michigan is home to national and local businesses who service the area. The property is located minutes away from US-131 providing its Tenants with immediate access to the entire West Michigan market. The property has been well maintained over the years with multiple improvements including solar panels, asphalt replacement, exterior LED lighting, new tenant directories, landscaping and much more. Each suite varies in size but comes with an office area, 20' ceiling heights and either a drive-in or dock high door.

1,600 - 11,000

SQUARE FEET

\$5.95/SF

STARTING LEASE RATE

NNN

LEASE TYPE

LEASE INFORMATION

Suite	3516	3550	3552	3554	3550, 3552, 3554	3566
Available Area	1,600 SF	5,000 SF	2,000 SF	4,000 SF	11,000 SF	2,000 SF
Office Area	400 SF	900 SF	400 SF	720 SF	2,020 SF	400 SF
Lease Rate/SF	\$9.00	\$6.25	\$8.75	\$6.50	\$5.95	\$9.00
Lease Rate/Month	\$1,200.00	\$2,604.17	\$1,458.33	\$2,166.67	\$5,454.17	\$1,500.00
NNN Expenses/SF	\$2.33	\$2.33	\$2.33	\$2.33	\$2.33	\$2.33
Total Rent/Month	\$1,510.67	\$3,575.00	\$1,846.66	\$2,943.33	\$7,590.00	\$1,888.33
Dock(s) Door(s)	0 1	0 1	0 1	0 1	0 3	1 0
Clear Height	18'	18'	18'	18'	18'	18'
Date Available	4/1/2023	2/1/2023	2/1/2023	2/1/2023	2/1/2023	3/1/2023
Lease Type						NNN
Lease Term						36-120 Months
Lessor Pays						Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.					

BUILDING SPECIFICATIONS

Total Building	159,600 SF
Available Area	27,000 SF
Warehouse/Manufacturing Area	115,500 SF
Office Area	44,100 SF
Acreage	10.01
Parcel Number	41-18-18-476-006
Year Built	1975
Year Renovated	2017
Levels	One
Elevator(s)	0
Railroad Siding	No
Construction	Precast & glass
Roof	Rubber membrane
Column Spacing	Varies per building
Ceiling Height	20'
Clear Height	18'
Fire Suppression	Wet
Security System	Per tenant
Heating	Natural gas
Air Conditioning	In office
Lighting	Various
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	No
Outside Storage	No
Present Use	Warehouse/manufacturing
Signage	Monument and per tenant
Zoning	I-1
Taxing Authority	City of Wyoming
Gas	DTE Energy
Telephone	AT&T
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal





BUILDING SPECIFICATIONS, cont.

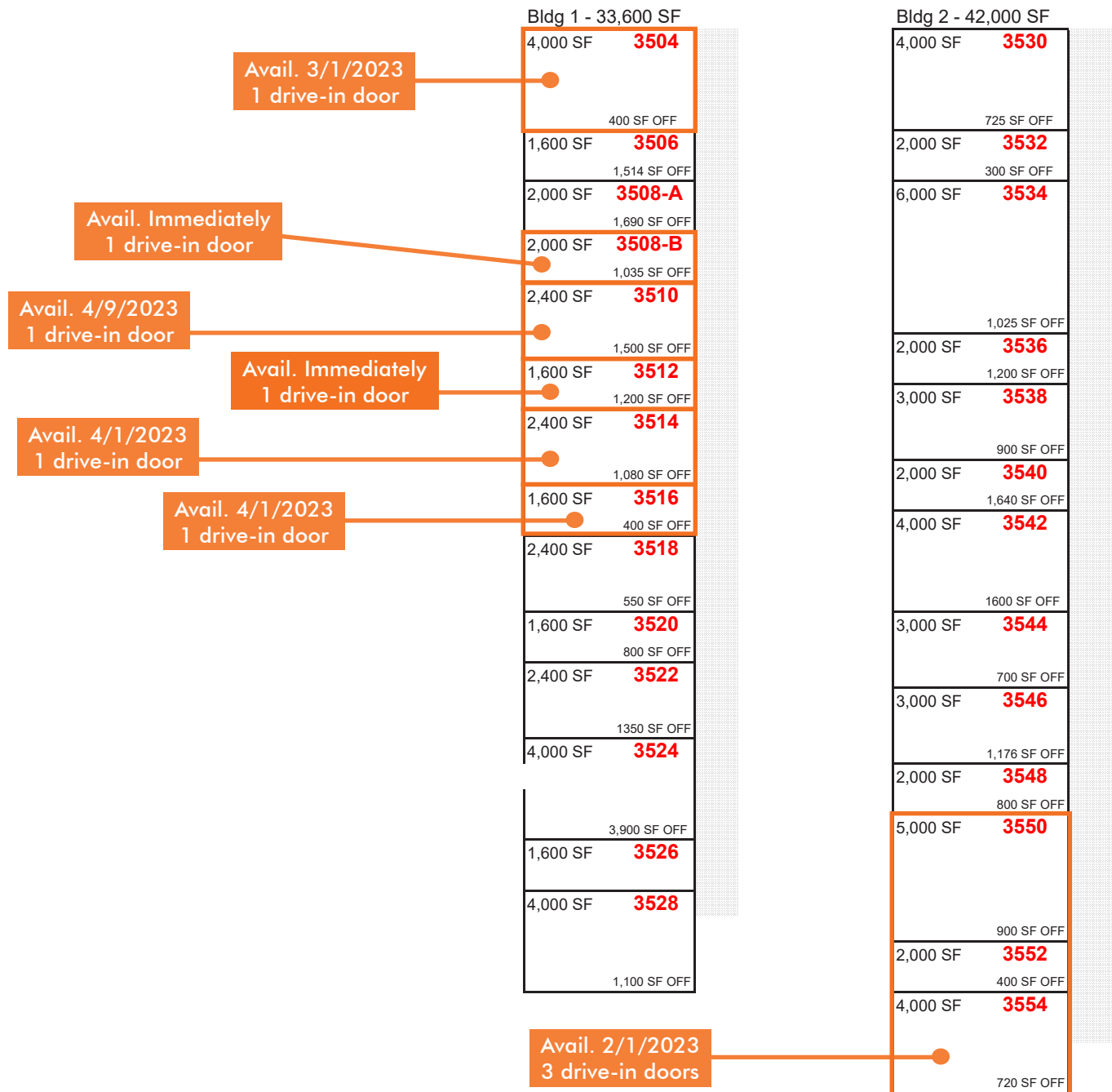
WAREHOUSE/MANUFACTURING INFORMATION

Warehouse/Manufacturing Area	115,500 SF
Ceiling Height	20'
Clear Height	18'
Floor Drains	Varies per suite
Air Lines	Varies per suite
Power (Amps Volts)	Varies per suite
Docks	23
Doors	28
Heating	Hanging ceiling units
Air Conditioning	Engineered units
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE/FLEX SPACE INFORMATION

Office Area	44,100 SF
Ceiling Height	9'
Private Offices	Varies
Conference Room(s)	Varies
Heating	Forced air
Fire Suppression	No
Lighting	Varies
Communication Equipment	Yes
Telecom Room	Varies
Breakroom/Kitchen	Varies
Restrooms	Yes

SURVEY



Grand Rapids Corporate Center
Roger B. Chaffee SE, Wyoming, Mi. 49548
Total Property = 159,600 SF

Bldg 3 - 42,000 SF		Bldg 4 - 42,000 SF	
5,000 SF	3560	8,050 SF	3590
875 SF OFF			
2,000 SF	3562		
400 SF OFF			
4,000 SF	3564	550 SF OFF	
725 SF OFF			
2,000 SF	3566	8,950 SF	3592
400 SF OFF			
3,000 SF	3568		
1,116 SF OFF			
3,000 SF	3570	1,980 SF OFF	
1,350 SF OFF			
4,000 SF	3572	8,000 SF	3594
725 SF OFF			
3,000 SF	3574	2,730 SF OFF	
1,235 SF OFF			
3,000 SF	3576	9,000 SF	3596
600 SF OFF			
2,000 SF	3578		
400 SF OFF			
4,000 SF	3580	375 SF OFF	
800 SF OFF			
2,000 SF	3582	8,000 SF	3598
400 SF OFF			
5,000 SF	3584		
1,050 SF OFF			

Avail. 3/1/2023
1 dock

- door 5 (door not usable)
- door 6 (door not usable)
- door 7
- door 8
- door 9
- door 10

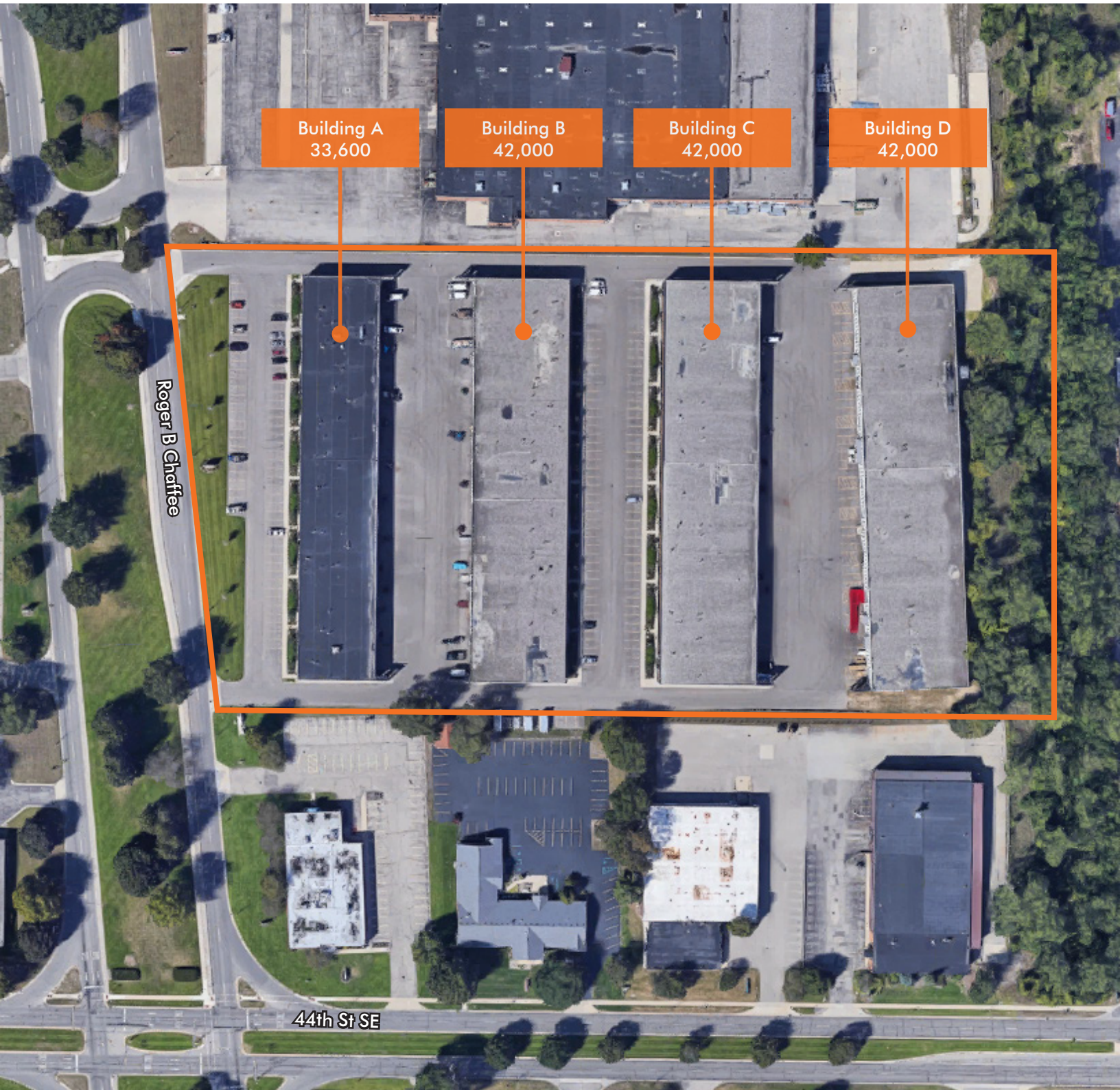
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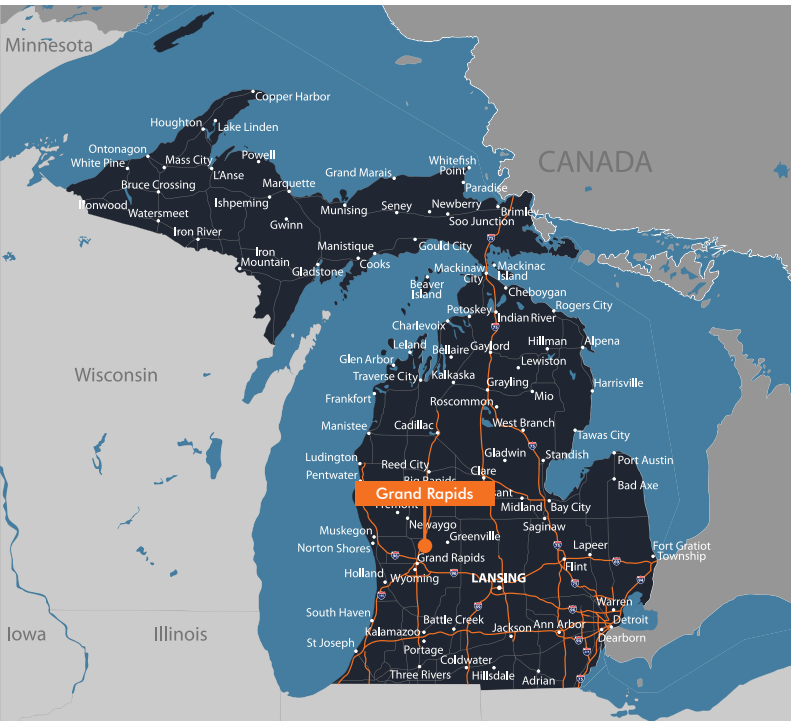
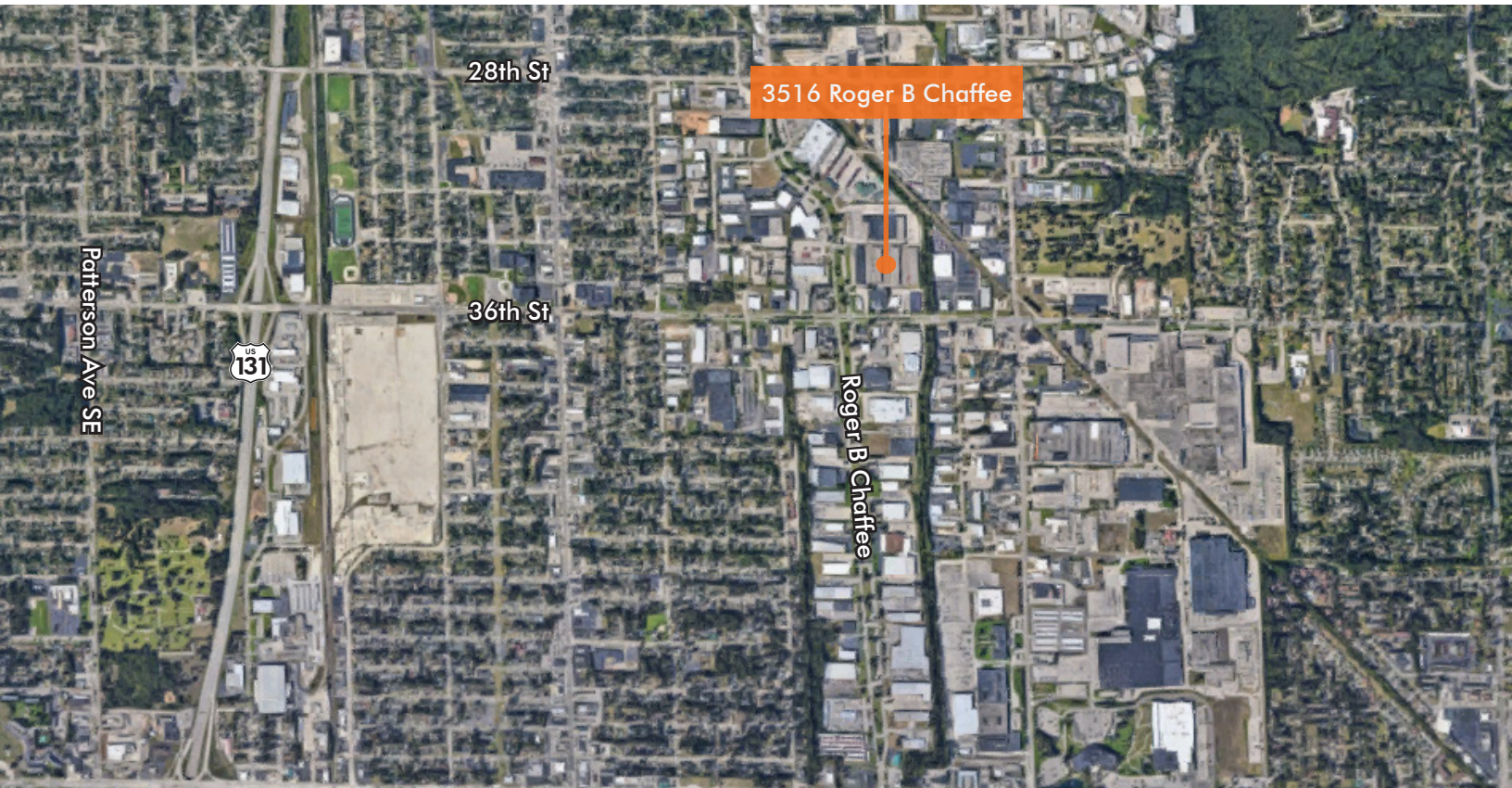
BUILDING PHOTOS





PROPERTY AERIAL





PROPERTY LOCATION

PROXIMITY TO

Downtown Grand Rapids	5 miles
Gerald R Ford International Airport	7 miles
Lansing	65 miles
Detroit	155 miles
Chicago	179 miles
Indianapolis	259 miles



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