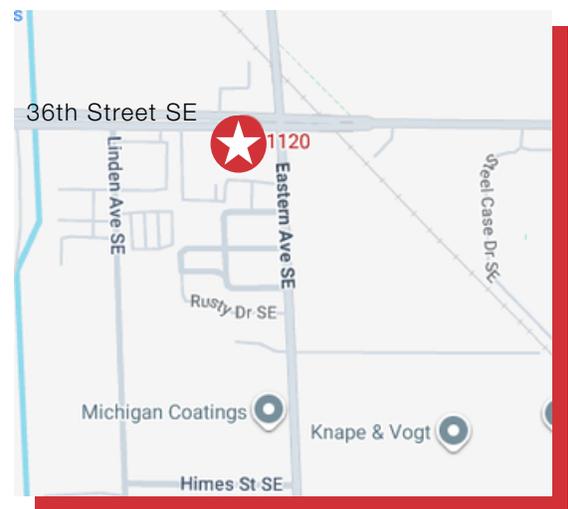




**1120 36TH ST SE**  
**GRAND RAPIDS, MI 49508**

Industrial Space for Sublease

- Up to 100,000 SF available for sublease
- Inexpensive storage space and/or warehouse
- Most cost efficient rate available in the market
- Pure Gross Lease rate
- Close proximity to US-131



**LISTING AGENT:**

**STUART J. KINGMA, SIOR**

O: 616.575.7022 | C: 616.581.5000  
skingma@naiwwm.com

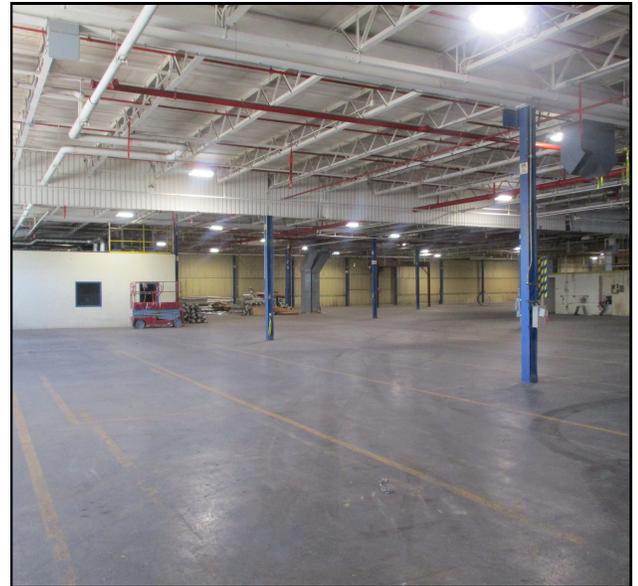
**STAY CONNECTED**



naiwwm.com  
616.776.0100

# PROPERTY OVERVIEW

The industrial warehouse space available at 1120 36th St SE is unique in the fact that the lease will be set up on a gross lease basis with no additional expenses to the tenant. The 2nd floor will be accessed via the freight elevator and a two lane ramp that will take you to the 2nd floor. The facility features multiple loading docks as well as grade level doors for access and is unique for the user that needs either short term space or space flexibility not found in traditional warehousing opportunities. It is also food grade, qualified warehousing. The facility features ESFR fire protection and offers a wide variety of use profiles from a warehousing perspective.



## UTILITIES

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	DTE Energy
<b>Sanitary Sewer:</b>	City of Grand Rapids
<b>Storm Sewer:</b>	City of Grand Rapids
<b>Water:</b>	City of Grand Rapids

## PROPERTY INFORMATION

<b>Location:</b>	US-131 to 36th St exit, East on 36th St to the property on south side of the road.
<b>Total Building(s) SF:</b>	1,425,595 SF
<b>Acreage:</b>	63.86 acres
<b>Year Built/Renovated:</b>	1965/Various
<b>Construction:</b>	Conventional Steel & Concrete
<b>Roof:</b>	Flat
<b>Eave Height:</b>	20'
<b>Parking:</b>	On-Site; Ample
<b>Security System:</b>	Yes
<b>Zoning:</b>	Industrial

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

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## LEASE INFORMATION

Lease Type:	Fully Gross Lease
Terms:	Sublease; Month to Month or Short Term Leases available
Present Use:	Vacant
Possession:	At lease commencement
Renewal Option:	Yes

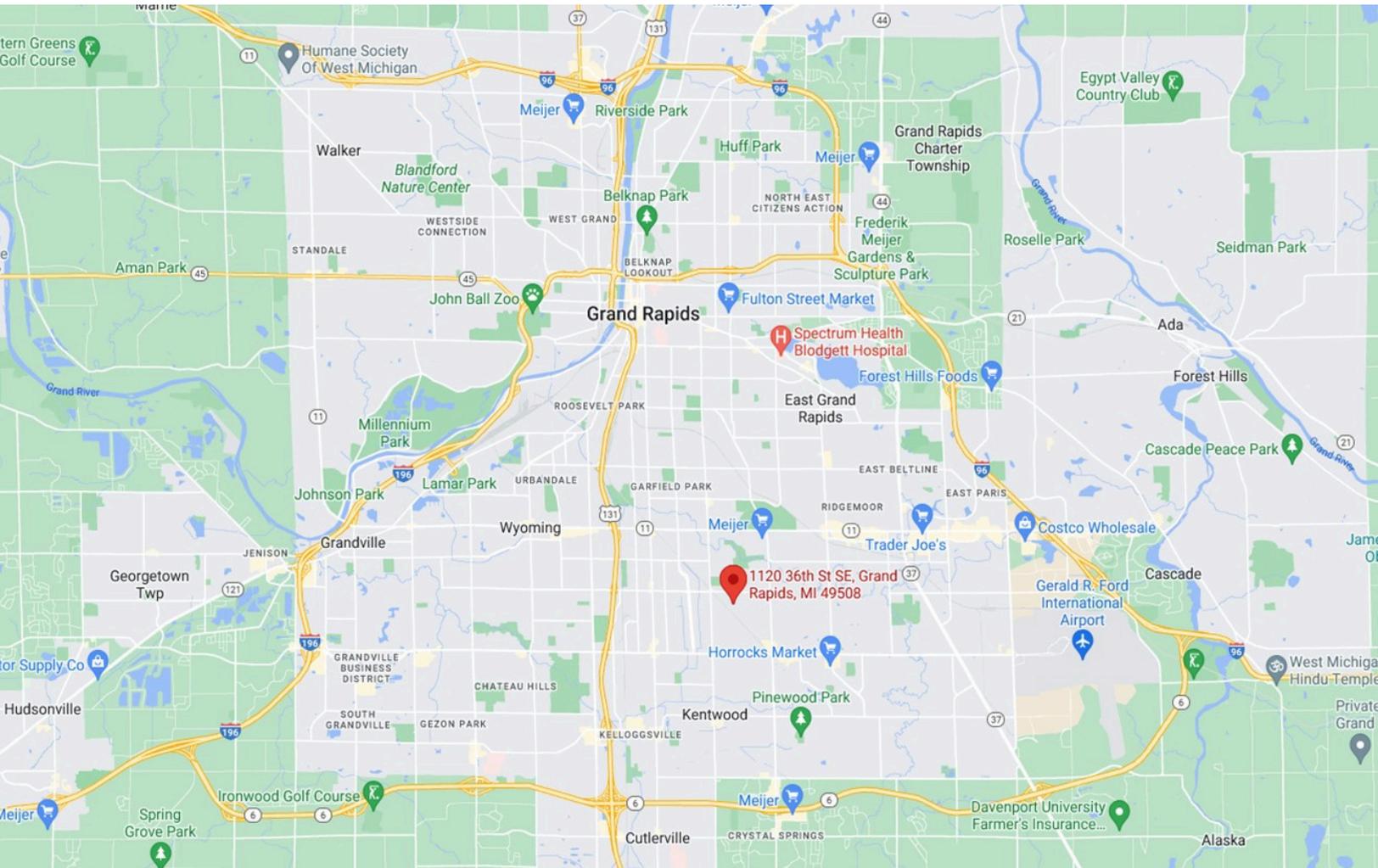


## AVAILABILITY

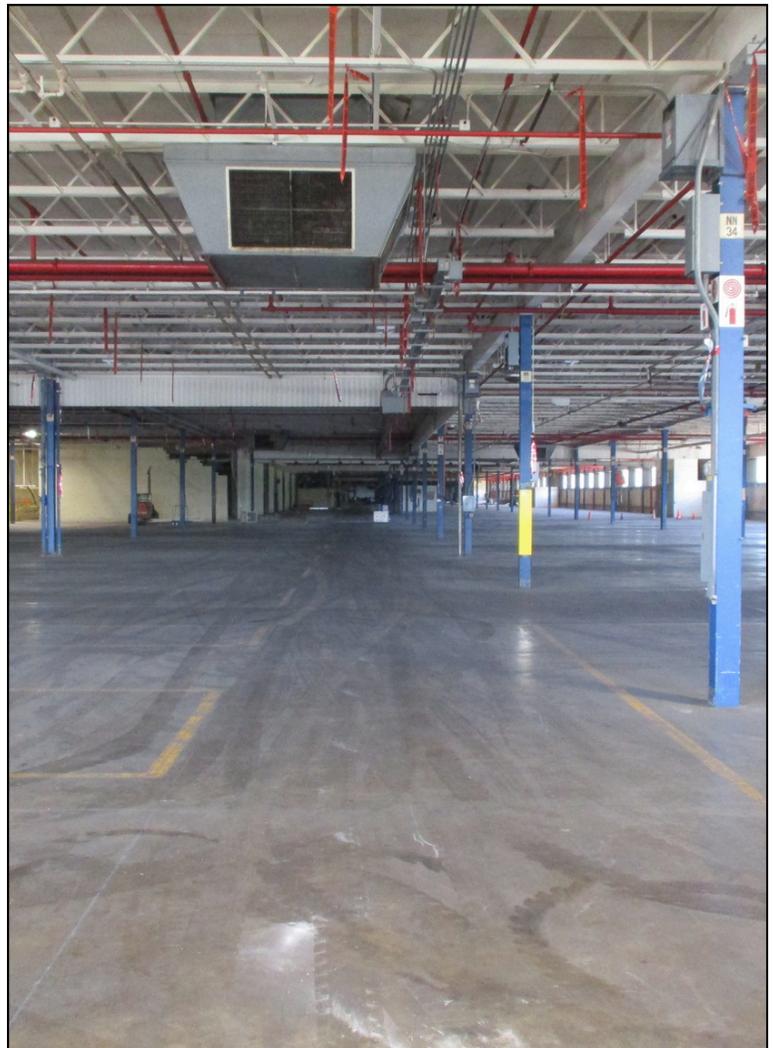
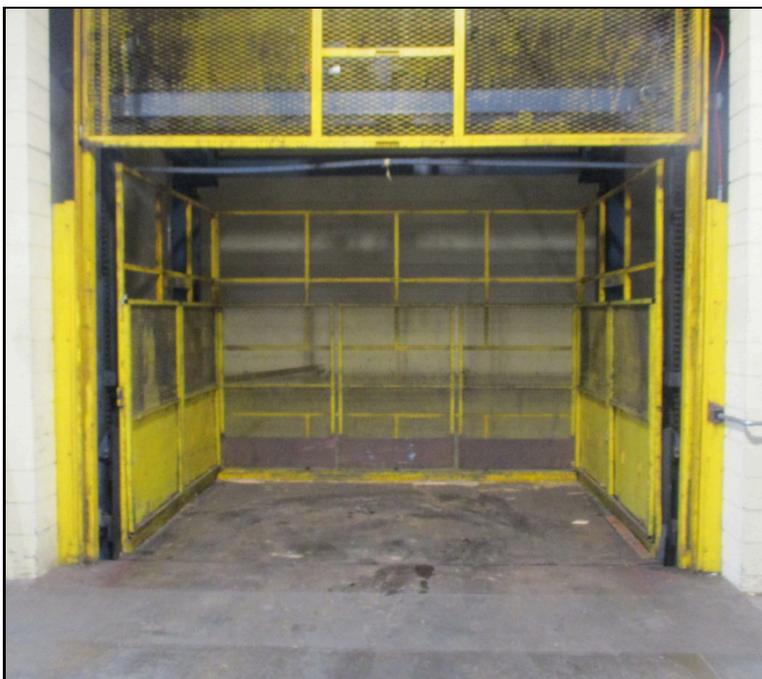
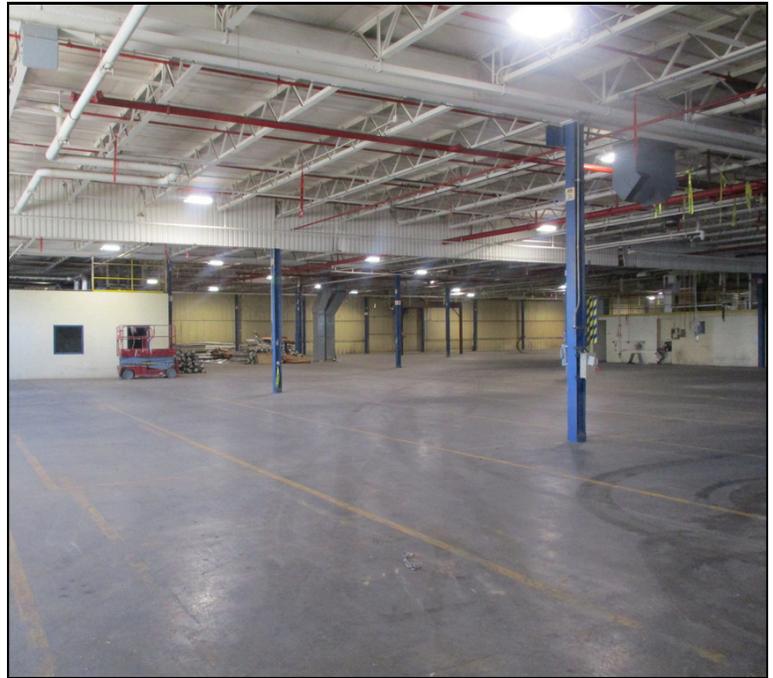
FLOOR	RENTABLE SF	WAREHOUSE AREA	DOCKS/DOORS (SHARED)	RATE/SF/YR	MONTHLY RENT	CAM/MONTH (\$1.50/PSF)	TOTAL MO. GROSS RENT
2nd	99,720	99,720	2/1	\$3.95	\$32,824.50	\$12,465.00	\$45,289.50
2nd	44,600	44,600	2/1	\$3.95	\$14,680.83	\$5,575.00	\$20,255.83
2nd	55,120	55,120	2/1	\$3.95	\$18,143.67	\$6,890.00	\$25,033.67

## WAREHOUSE INFORMATION

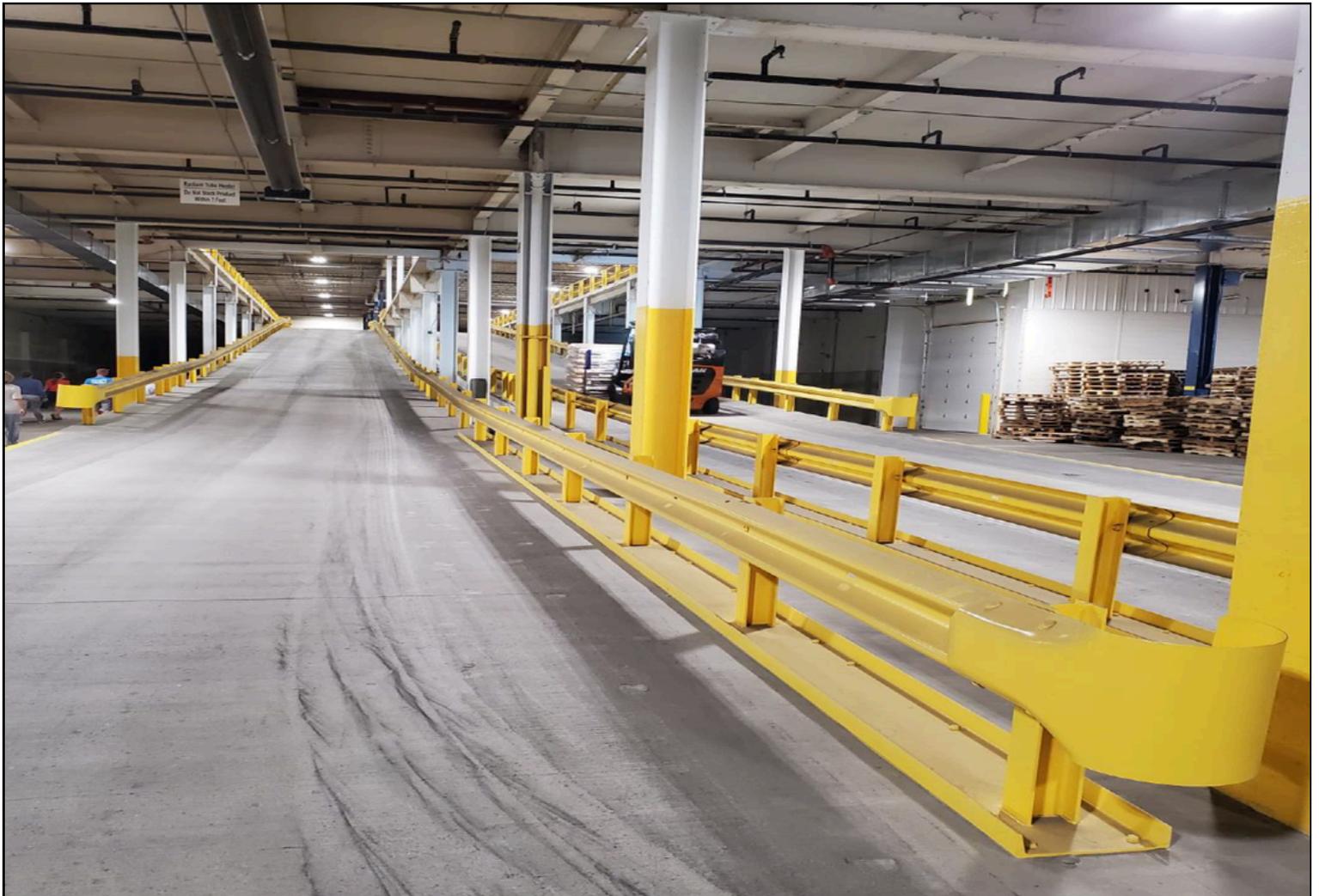
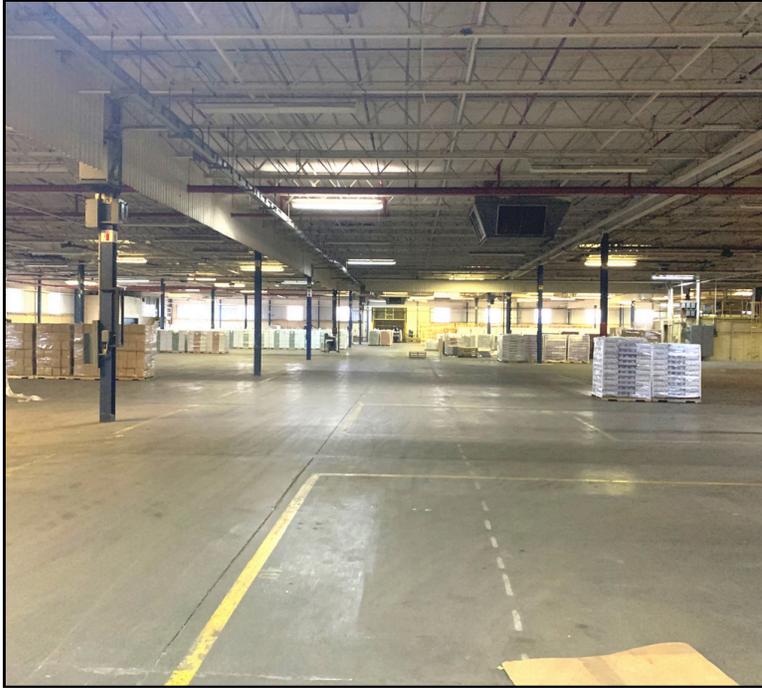
Available Warehouse SF:	up to 100,000 SF
Floors:	2nd floor
HVAC:	Included in Rate
Air Conditioning:	No
Ceiling Height:	20'
Electric Service:	Included in Rate
Lighting:	LED
Spinklered:	ESFR
Rail Siding:	No
Column Spacing:	40' x 40'
Docks:	2
Doors:	1
Elevators:	Yes



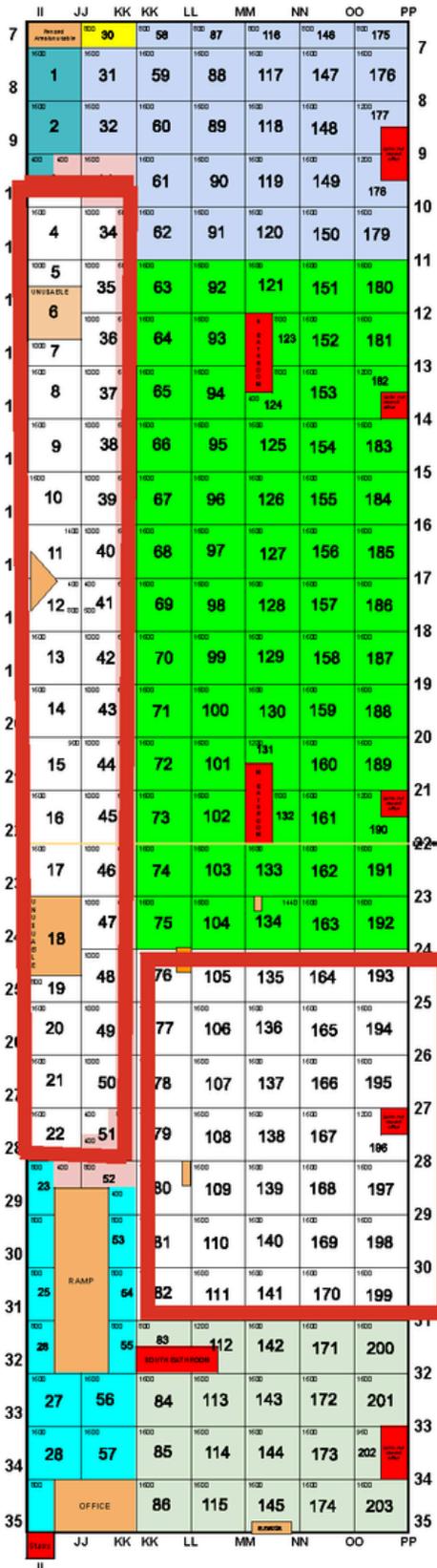
# PHOTOS



# PHOTOS



# FLOOR PLAN



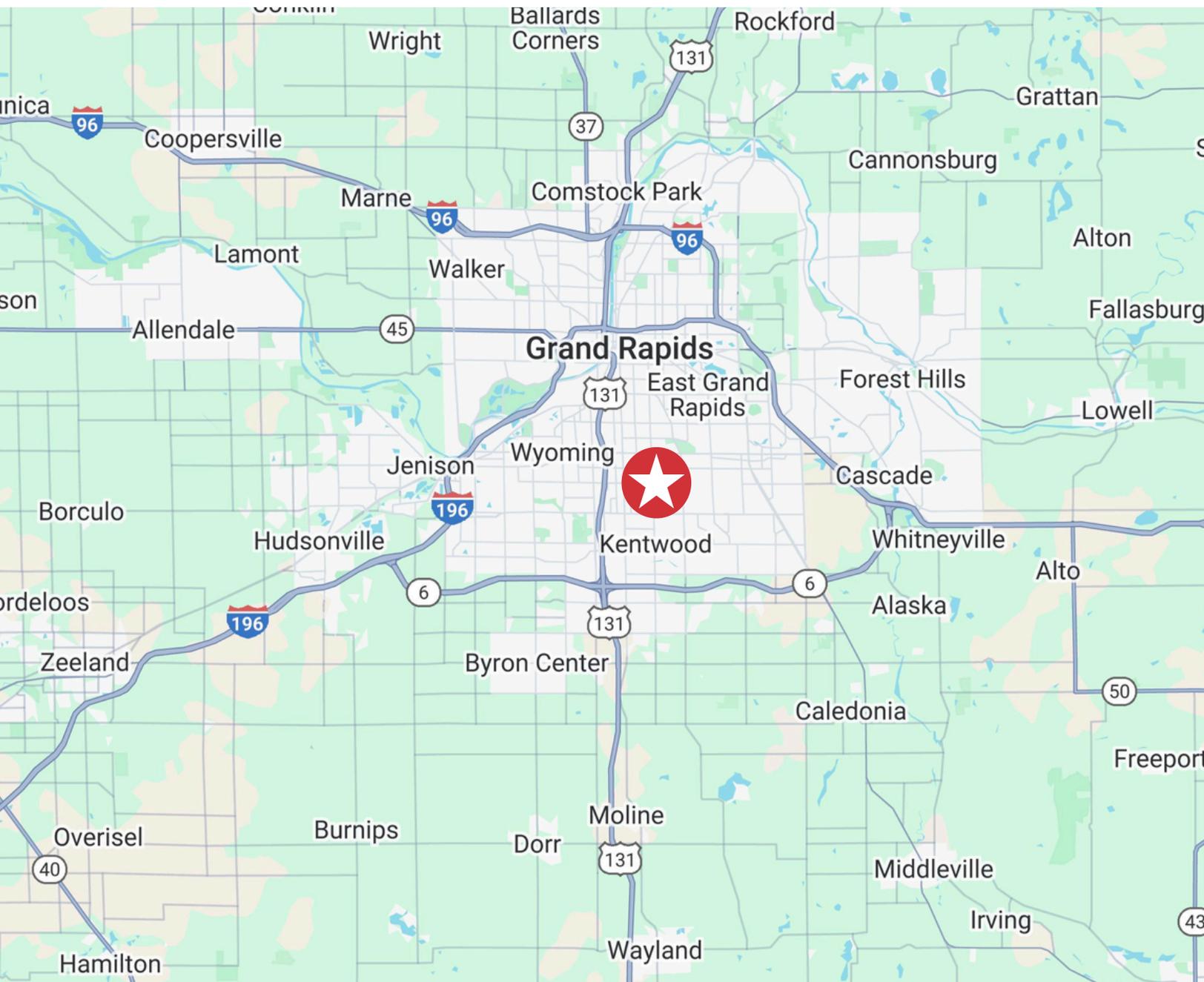
### 2nd Floor Map - Working Copy

Tenant	1st Floor Sq Footage	2nd Floor Sq Footage	Total Sq Footage
A Classic - Bradford White (Through April 2027)	0	100,640	100,640
B Classic - 60,000 SF Term (Through Feb 2026)	0	30,160	30,160
C Classic - Flex	16,700	0	16,700
D HexArmor	1,000	0	1,000
E HexArmor - (4 months startings 9.15.25)	0	0	0
F CC Vehicle Storage	2,960	38,400	41,360
G CC Detailing	0	13,200	13,200
H Theatre Non Profit (Donation Space)	0	3,600	3,600
I Lyons Produce	0	800	800
J GTF	1,600	0	1,600
K Medical Non-Profit (Donation Space)	2,400	0	2,400
L 15 Foot Isln (Common)	4,800	14,600	19,400
M Available	0	99,720	99,720
<b>Total</b>	<b>29,960</b>	<b>301,120</b>	<b>331,080</b>

**Parcels 41-18-20-126-001 & 41-18-20-101-016**



# LOCATION MAP



## PROXIMITY

I-96	6.49 miles
US-131	1.86 miles
I-196	7.39 miles
M-6	4.31 miles
Gerald R. Ford International Airport	6.64 miles

Welcome to...

# GRAND RAPIDS



Grand Rapids is a vibrant city that is home to a mix of arts and culture, breweries, restaurants, shopping and outdoor activities.

*michigan.org*



Grand Rapids



streamingthruamerica.com

## THINGS TO DO

Grand Rapids used to be known as America's Furniture Capital. More recently, it was named "Beer City USA," boasting over 40 breweries. The city is renowned for its cultural vibrancy, offering attractions such as the Frederick Meijer Gardens, the Gerald Ford Presidential Museum, and the Grand Rapids Public Museum.



thedetroitnews.com

## ARTS & CULTURE

Grand Rapids hosts ArtPrize, one of the most popular art festivals in the world, drawing in over a quarter of a million people in each year. Every June, Festival of the Arts takes place in Grand Rapids and attracts 300,000 visitors. Gilda's LaughFest features stand-up, improv, and showcases and brings in 50,000 attendees.



grmag.com

## SKILLED WORKFORCE

Grand Rapids serves as the corporate hub for numerous major firms, including Spectrum Health, Meijer, Amway, Mercy Health, Gentex, and Steelcase. The top 10 biggest employers in Grand Rapids collectively hire more than 66,000 individuals, spanning across sectors such as healthcare, retail, consumer goods, manufacturing, technology, automotive, education, and furniture.



michaelvisitsall.com

## DEMOGRAPHICS

The population in Grand Rapids has grown to 196,608 as of 2023. It has a median household income of \$61,634 and an average age of 31.8 years. These demographics are indicative of economic stability and potential for development.



experiencegr.com

## GRAND RAPIDS ADVANTAGE

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.

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