

Industrial For Lease

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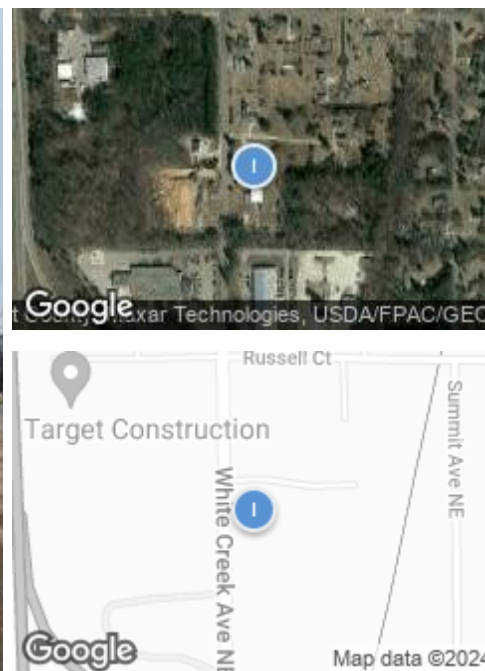
1826 Chicago Drive Suite 100 Jenison, MI 49428 | 616-719-3640

New Industrial in Cedar Springs

11810 White Creek Ave, Cedar Springs, MI, 49319

Industrial: Warehouse/Distribution For Lease

Prepared on April 02, 2024



Listing Details | Industrial For Lease

Suite	-
Secondary Uses	Flex/R&D
Sublease	-
Total Available Space	12,000 SF
Min Div/Max Contig	12000/12,000 SF
Asking Rate	\$7.25 Annual/SF
Monthly Rate	\$7,250
Industrial/Office Rent	\$16.00 Annual/SF
Industrial/Shell Rent	\$7.25 Annual/SF
Lease Type	Modified Gross

Expenses	-
Vacant	No
Available Date	8/01/2024
Days On Market	1 day
Date Listed	4/01/2024
Last Modified	4/01/2024
Listing ID	40040605
Ceiling Height	22 ft
Dock High Doors	1
Grade Level Doors	10

Description

Existing 24,000 SF building has 1 suite available starting around July 1, 2024. This existing space is 12,000 SF and is located in building #1. Building #2 (36,000 SF, 4 docks and 6 overhead doors) is currently under construction and is slated to be completed in August 2024. Two suites available in Building #2, a 11,750 SF suite and a 12,000 SF suite. Could be combined for 23,750 SF. Asking rate is \$7.25/SF for Industrial/warehouse space and \$16.00/SF for office, therefore a blended rate based on the amount of office versus industrial space will determine the final rental rate. Office space comes with a \$25/SF build-out allowance on a minimum of 5-year lease term.

Property Details

Property Type	Industrial
Sub Type	Warehouse/Distribution
Zoning	C-2
Building Status	Existing
Building Size	36,000 SF
Land Size	8.18 Acres / 356,321 SF
Number of Buildings	1

Floors	1
Year Built	2024
Primary Construction	Framed
Occupancy Type	Single Tenant
Parcels	410612301012 2
Legal Owner	-
Submarket	-

Contact



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