



4500
remembrance

FOR LEASE

4500 Remembrance Rd NW, Grand Rapids, MI 49534

CBRE

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Executive Summary

Executive Summary

8.79 Acres for Lease with six splits, ideal for outdoor storage or other uses.

This versatile property offers a blank canvas for an automotive professional to establish a premier business location coupled with the potential for several other outdoor storage solutions.

This is a mostly gated and fenced property, which provides security and flexibility to meet the specific needs of a tenant, whether for automotive operations or outdoor storage.

The property holds a Special Land Use (SLU) permit which authorizes the sale, servicing and repair of automobiles



HIGHLIGHTS

Address	4500 Remembrance Rd NW, Grand Rapids, MI
Rentable SF	9,172 SF
Lots	6 Splits
Zoning	C2 & SLU Permit

Lease Rates

Whole Site	\$21,800/Month
Individual Lots	\$1,000 - \$13,500/Month
Lease Type	NNN



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Property Overview

Property Overview

While the site comprises a total of seven parcels, two are combined as one with the building, resulting in six distinct leasing opportunities. Alternatively, the entire site is also available for a single tenant.

The building itself boasts three oversized garages, each equipped with 14-foot overhead doors, facilitating easy access for a wide range of vehicles. Each bay is outfitted with a floor drain system for efficient maintenance and cleaning. Additionally, the building offers 240V electrical service, ready to accommodate vehicle lifts and other essential equipment.

- › 4x14ft overhead doors
- › All bays have floor drain system, and 240v available for lifts
- › 2 Lobbies
- › 2 Restroom Areas
- › 2 Conference/Break/Meeting Rooms
- › 7 Offices



9,172
SQUARE FEET



8.97
ACRES



500
PARKING SPACES



C2 & SLU
ZONING



WALKER CITY
MUNICIPALITY



1987
YEAR BUILT

Floor Plan



Zoning Detail: C-2

P	PERMITTED USE
A	ACCESSORY USE
SLU	SPECIAL LAND USE
A/SLU	PERMITTED AS ACCESSORY USE, SPECIAL LAND USE AS PRINCIPAL USE
E	USES EXISTING PRIOR TO ADOPTION OF THE ORDINANCE ARE CONSIDERED CONFORMING USES AND NOT SUBJECT TO THE NONCONFORMITIES REGULATIONS IN ARTICLE XVII.
(Ord. No. 24-674, § 2(Exh. A), 1-22-24)	

RESIDENTIAL USES	
Single-family dwelling	E
Two-family dwelling	
3—4 unit dwelling	
5+ unit dwelling	
Mobile home dwelling	
Live/work dwelling	
Townhouse dwelling	
Senior housing (independent)	SLU
State-licensed residential facility	
Farm worker housing facilities	
Foster family/family day care home	
Group day care home	
Telecommuting	A
Home occupation	A
Home based business	SLU
Retrofit single-family to 2+ units	
Nursing home/assisted living	P

COMMERCIAL AND OFFICE USES	
Veterinary clinics and animal hospitals	P
Animal rescue or shelter	SLU
Retail	P
Restaurants without alcohol	P
Restaurants with alcohol	P
Bars/night clubs	
Microbrewery/microdistillery	P
Movie or film studio	SLU
Drive-thrus	SLU
Outdoor dining	P
Hotels and motels	P
Laundromat	P
Personal service	P
Professional office	P
Medical and dental clinic	P
Child care and day care centers	SLU
Banks	P
Fitness centers and health clubs	P
Theaters, assembly halls, concert halls, sports arenas	P
Event space	P
Commercial recreation	SLU
Car washes	SLU
Gas stations	SLU
Outdoor sales and display	SLU
Automobile repair, minor	P
Automobile repair, major	P
Automobile sales	SLU
Specialized farming (with conditions)	
Nursery, shrubbery, & garden supply center	P
Agricultural warehouses & storage plants	
Greenhouses	
Kennel	
Contractor's Shop	SLU

INDUSTRIAL USES	
Artisanal manufacturing	SLU
Low intensity industrial	
High intensity industrial	
Self-storage (interior access)	SLU
Self storage (exterior access)	
Recycling and composting	
Mineral mining	P
Outdoor storage	
OTHER USES	
Religious institutions	SLU
Concentrated animal feeding operations (CAFO)	
Keeping of horses	
K-12 schools	P
Institutions of higher education	P
Recreation uses (parks, playgrounds, golf courses, ballfields, athletic fields, community centers)	
Parking lot with no other principal use	SLU
Public and community buildings	
Hospitals	P
Cemeteries	
Small accessory solar energy	A
Large accessory solar energy	A
Principal solar energy	SLU
Wind energy (accessory)	A
Wind energy (principal L-WET)	
Wind energy (principal M-WET)	SLU
Battery energy storage system (tier 1)	A
Battery energy storage system (tier 2)	
Wireless communication facilities	SLU

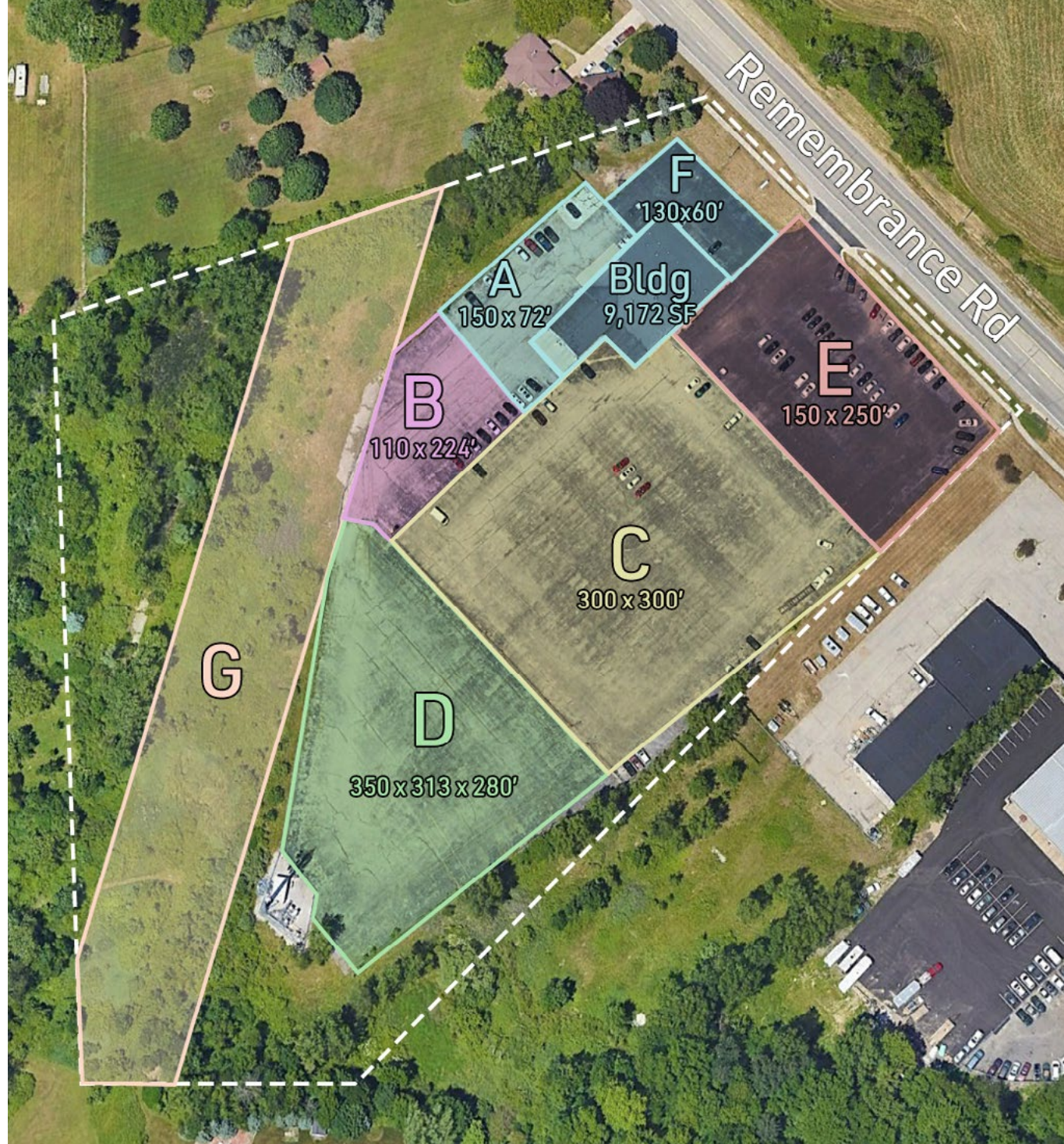
An aerial photograph of a large industrial facility. A large, dark-roofed building is on the right. The central area is a large paved lot with yellow parking lines, containing several semi-trailers and smaller vehicles. To the left, there's a smaller lot with more vehicles and equipment. The facility is bordered by dense green trees on the left and top. A semi-transparent dark grey box is overlaid on the bottom right, containing the text 'Parcel Schedule'.

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Parcel Schedule

Parcel Details

LOT		MONTHLY NNN
A, F, & BLDG.	Behind and west of building has ~17,630 SF. Customer parking in front and to west of the Building at ~7,425 SF	\$10,700
B	South and west of Lot "A" is Lot "B" has ~10,000 SF	\$1,000
C	Wyoming RV Storage, an open-air, fenced storage facility	\$13,500
D	Commercial storage facility, is the back most corner with ~54,315 SF	\$3,500
E	Street-frontage "sales lot" at ~32,420 SF	\$4,800
G	Grassy and unfenced area is ~2.3 acres	\$1,500
ENTIRE SITE		\$21,800

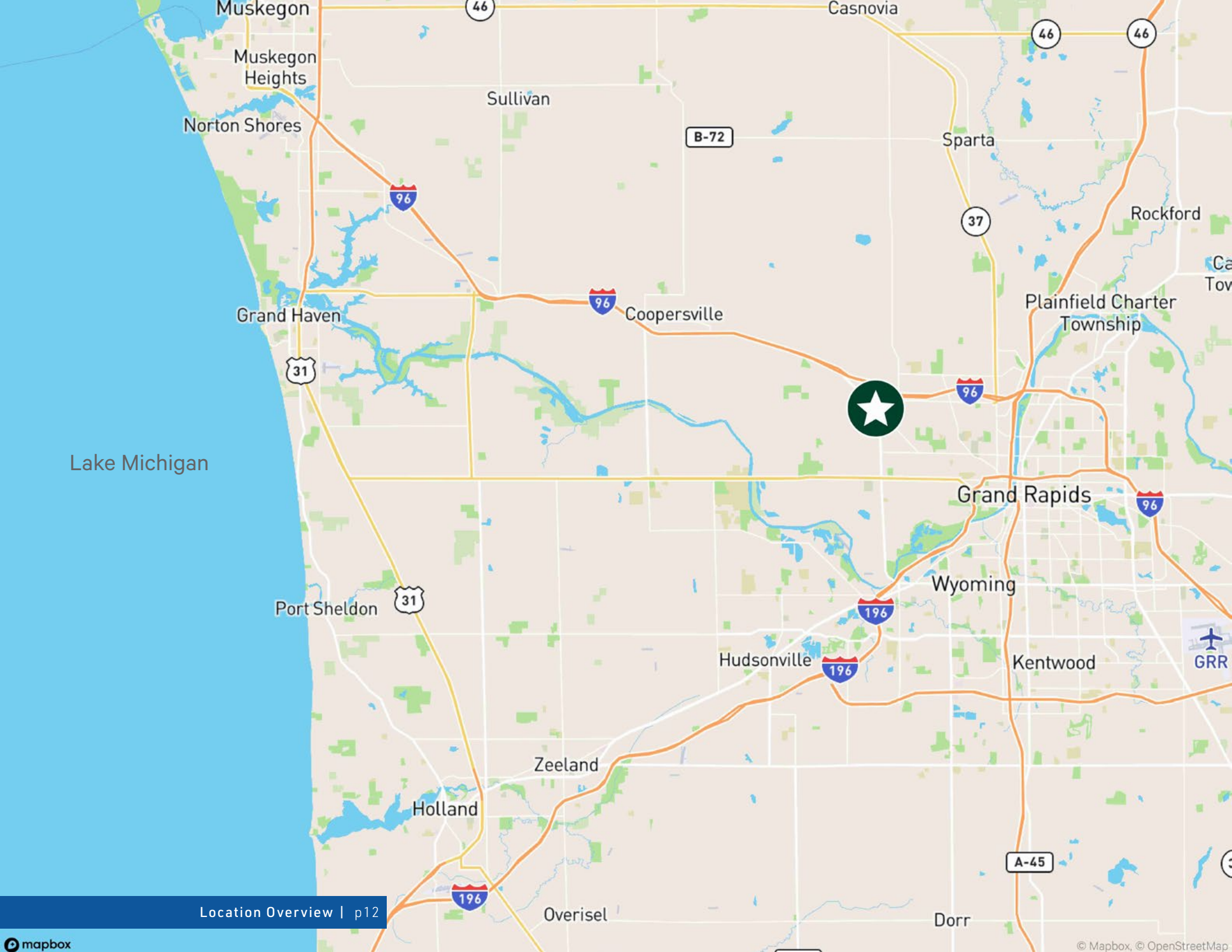


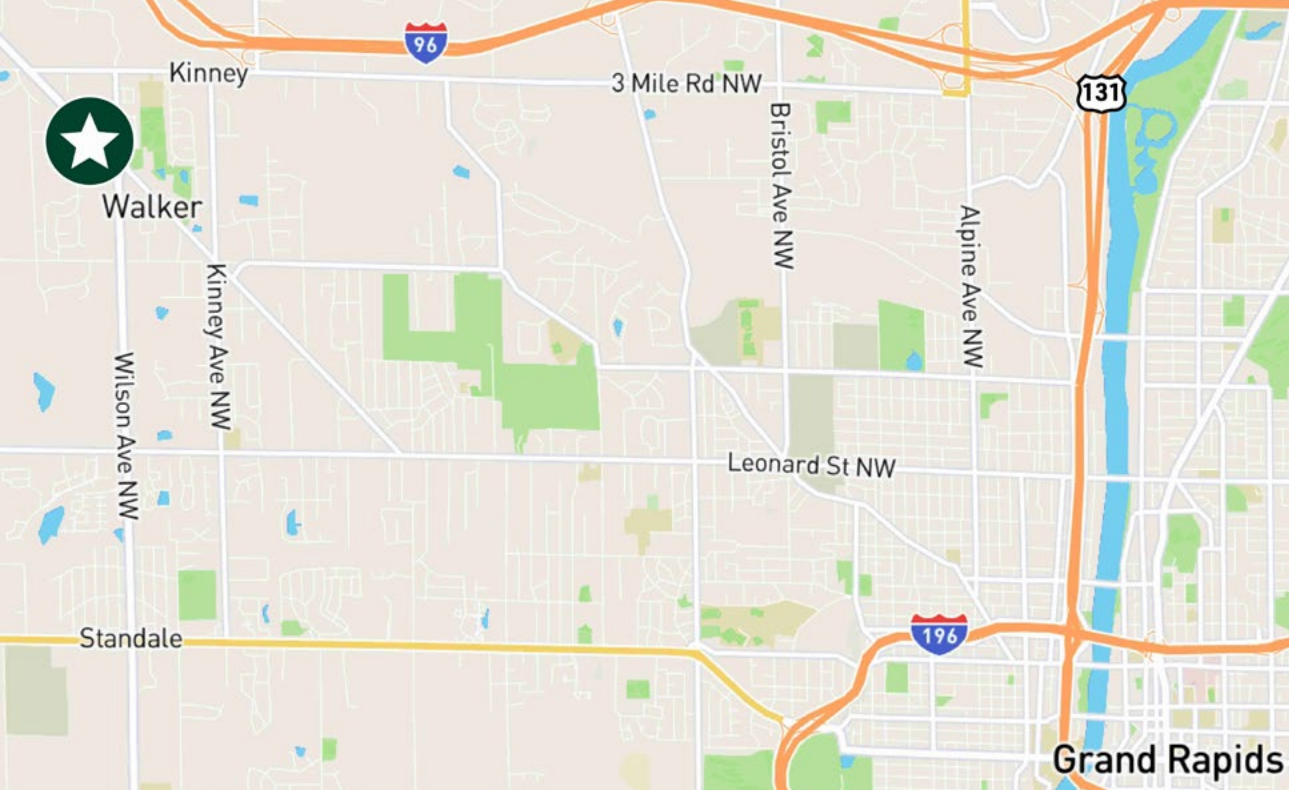


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Location Overview





Accessibility

- › **Access Point:** 4500 Remembrance Rd has a single access point on Remembrance Rd, which connects to multiple routes leading to I-96, including Wilson Ave and Kinney Ave.
- › **Proximity to I-96:** The property is located just 1.5 miles from the nearest I-96 ramp, allowing for a quick and efficient ten-minute drive to Grand Rapids.
- › **Additional Access:** 3 Mile Rd provides another entry point to Grand Rapids, connecting to I-96 at the 131 interchange just west of The Grand River.

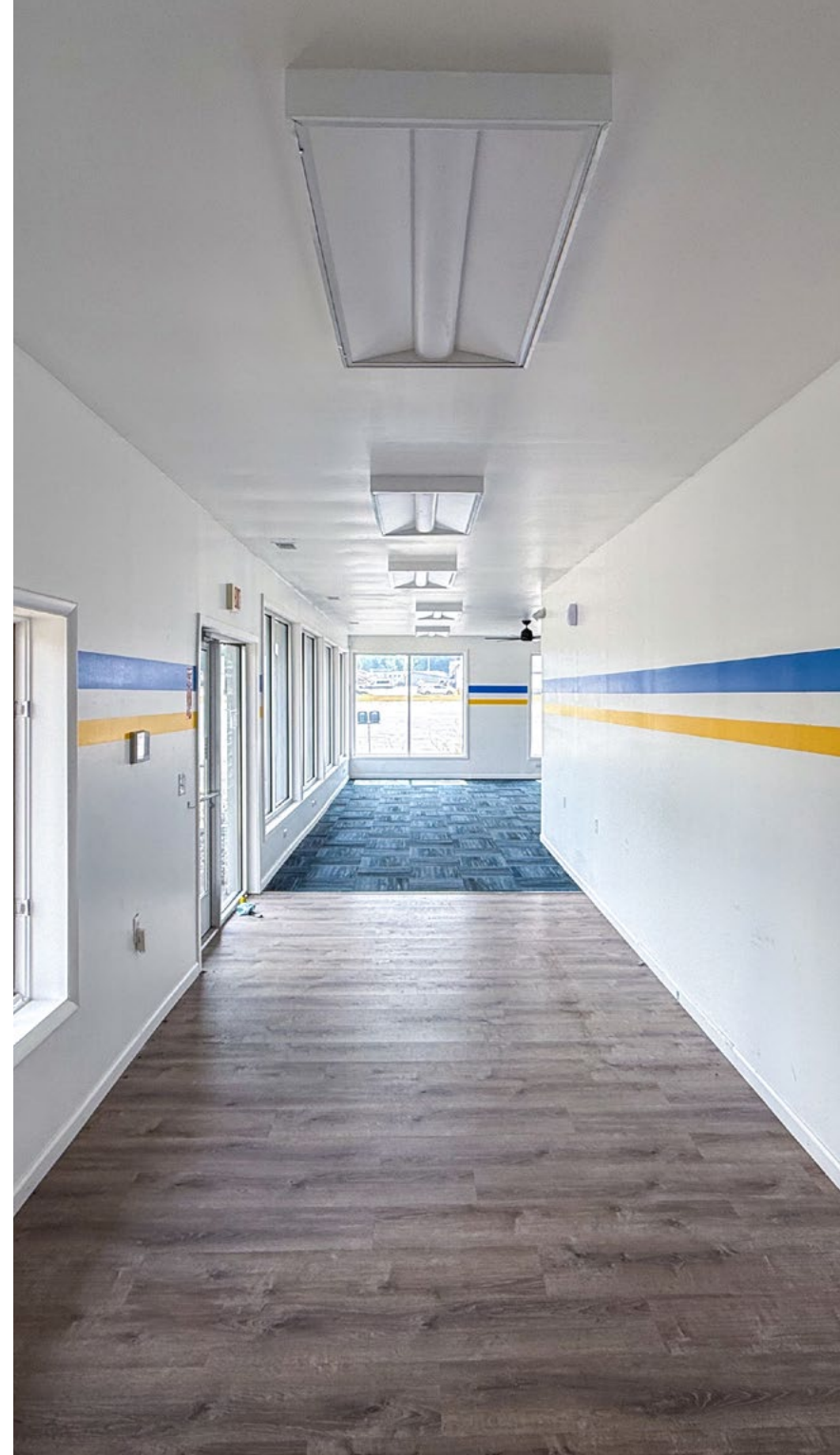




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Photo Gallery









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