

3516 Roger B Chaffee Mem Blvd SE Grand Rapids, MI 49548



Up to
6,000
Square Feet



\$6.95-\$9.00
Lease Rate/SF



NNN
Lease Type

FOR LEASE

3516 Roger B Chaffee Memorial Boulevard SE 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 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.

CONTACT

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Grand Rapids, MI 49548

BUILDING SNAPSHOT



159,600 SF
Total Building



10.01
Acres



1975
Year Built



2017
Year Renovated



18'
Clear Height



I-1
Zoning

BUILDING SPECIFICATIONS

Total Building	159,600 SF
Acreage	10.01 Acres
Parcel Number	41-18-18-476-006
Year Built	1975
Year Renovated	2017
Elevator(s)	None
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
Zoning	I-1
Taxing Authority	City of Wyoming
Gas	DTE Energy
Telephone	AT&T
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE 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
Heating	Hanging ceiling units
Air Conditioning	Engineered units
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	44,100 SF
Ceiling Height	9'
Private Offices	Varies
Conference Room(s)	Varies
Telcom Room	Varies
Breakroom/Kitchen	Varies
Restrooms	Yes

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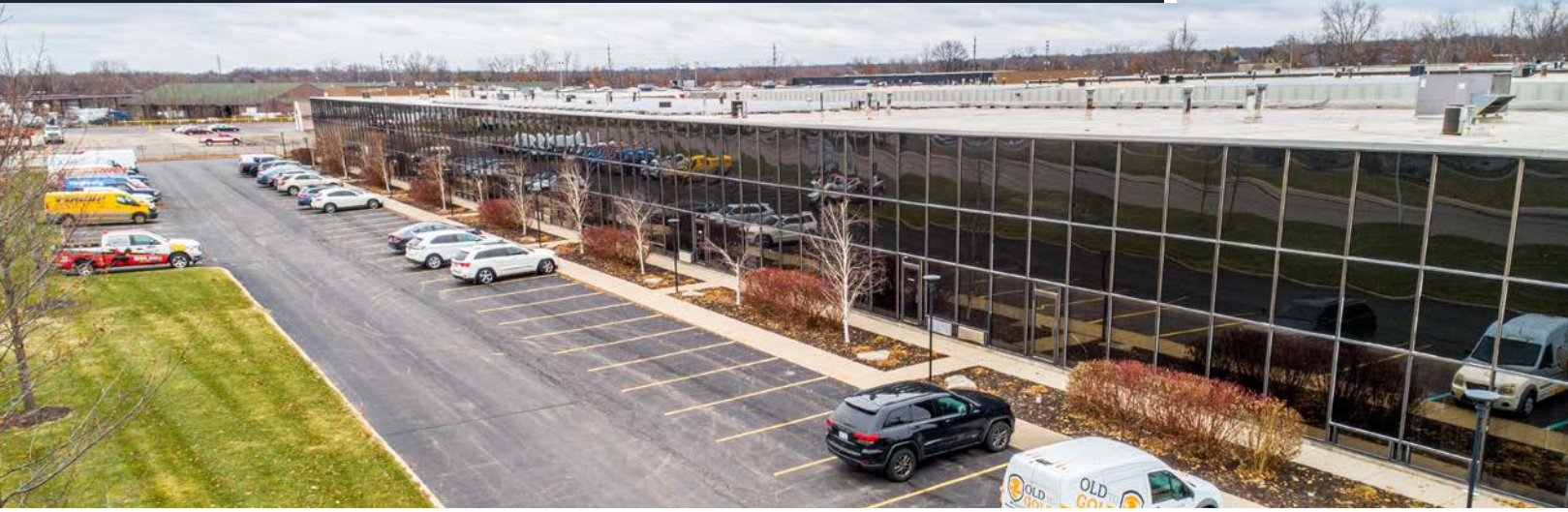
NNN
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LEASE INFORMATION

Suite	3510	3574	3576	3574 & 3576	3582
Available Area	2,400 SF	3,000 SF	3,000 SF	6,000 SF	2,000 SF
Office Area	1,500 SF	1,235 SF	600 SF	1,835 SF	400 SF
Dock(s) Door(s)	0 1	1 0	1 0	2 0	1 0
Lease Rate/SF	\$8.50	\$7.50	\$7.50	\$6.95	\$9.00
Lease Rate/Month	\$1,700	\$1,875	\$1,875	\$3,475	\$1,500
NNN Expenses/SF	\$2.51	\$2.51	\$2.51	\$2.51	\$2.51
Total Rent/Month	\$2,202	\$2,503	\$2,503	\$4,730	\$1,918
Date Available	Now	Now	Now	Now	Now
Lease Type					NNN
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.				



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SITE PLAN

Suite 3510 | 2,400 SF
Available Now | 1 Door

Bldg 1 - 33,600 SF	
4,000 SF	3504
400 SF OFF	
1,600 SF	3506
1,514 SF OFF	
2,000 SF	3508-A
1,690 SF OFF	
2,000 SF	3508-B
1,035 SF OFF	
2,400 SF	3510
1,500 SF OFF	
1,600 SF	3512
800 SF OFF	
2,400 SF	3514
1,080 SF OFF	
1,600 SF	3516
400 SF OFF	
2,400 SF	3518
550 SF OFF	
1,600 SF	3520
800 SF OFF	
2,400 SF	3522
1350 SF OFF	
4,000 SF	3524
3,900 SF OFF	
1,600 SF	3526
4,000 SF	3528
1,100 SF OFF	

Bldg 2 - 42,000 SF	
4,000 SF	3530
725 SF OFF	
2,000 SF	3532
300 SF OFF	
6,000 SF	3534
1,025 SF OFF	
2,000 SF	3536
1,200 SF OFF	
3,000 SF	3538
900 SF OFF	
2,000 SF	3540
1,640 SF OFF	
4,000 SF	3542
1600 SF OFF	
3,000 SF	3544
700 SF OFF	
3,000 SF	3546
1,176 SF OFF	
2,000 SF	3548
800 SF OFF	
5,000 SF	3550
900 SF OFF	
2,000 SF	3552
400 SF OFF	
4,000 SF	3554
720 SF OFF	

Bldg 3 - 42,000 SF	
5,000 SF	3560
875 SF OFF	
2,000 SF	3562
400 SF OFF	
4,000 SF	3564
725 SF OFF	
2,000 SF	3566
400 SF OFF	
3,000 SF	3568
1,116 SF OFF	
3,000 SF	3570
1,350 SF OFF	
4,000 SF	3572
725 SF OFF	
3,000 SF	3574
1,235 SF OFF	
3,000 SF	3576
600 SF OFF	
2,000 SF	3578
400 SF OFF	
4,000 SF	3580
800 SF OFF	
2,000 SF	3582
400 SF OFF	
5,000 SF	3584
1,050 SF OFF	

Bldg 4 - 42,000 SF	
8,050 SF	3590
550 SF OFF	
8,950 SF	3592
1,980 SF OFF	
8,000 SF	3594
door 5 (door not usable)	
door 6 (door not usable)	
2,730 SF OFF	
375 SF OFF	
8,000 SF	3598
No Office	

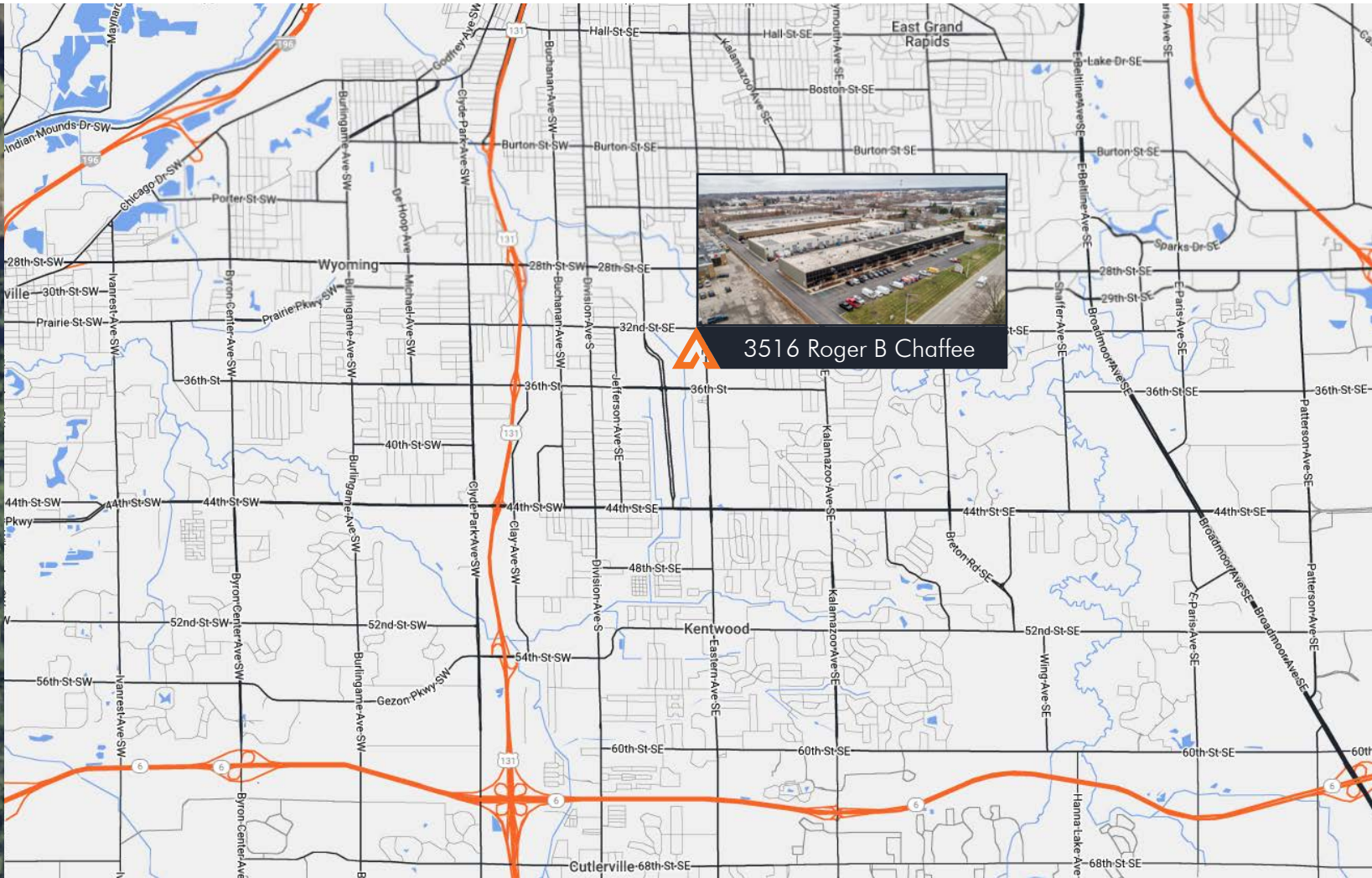
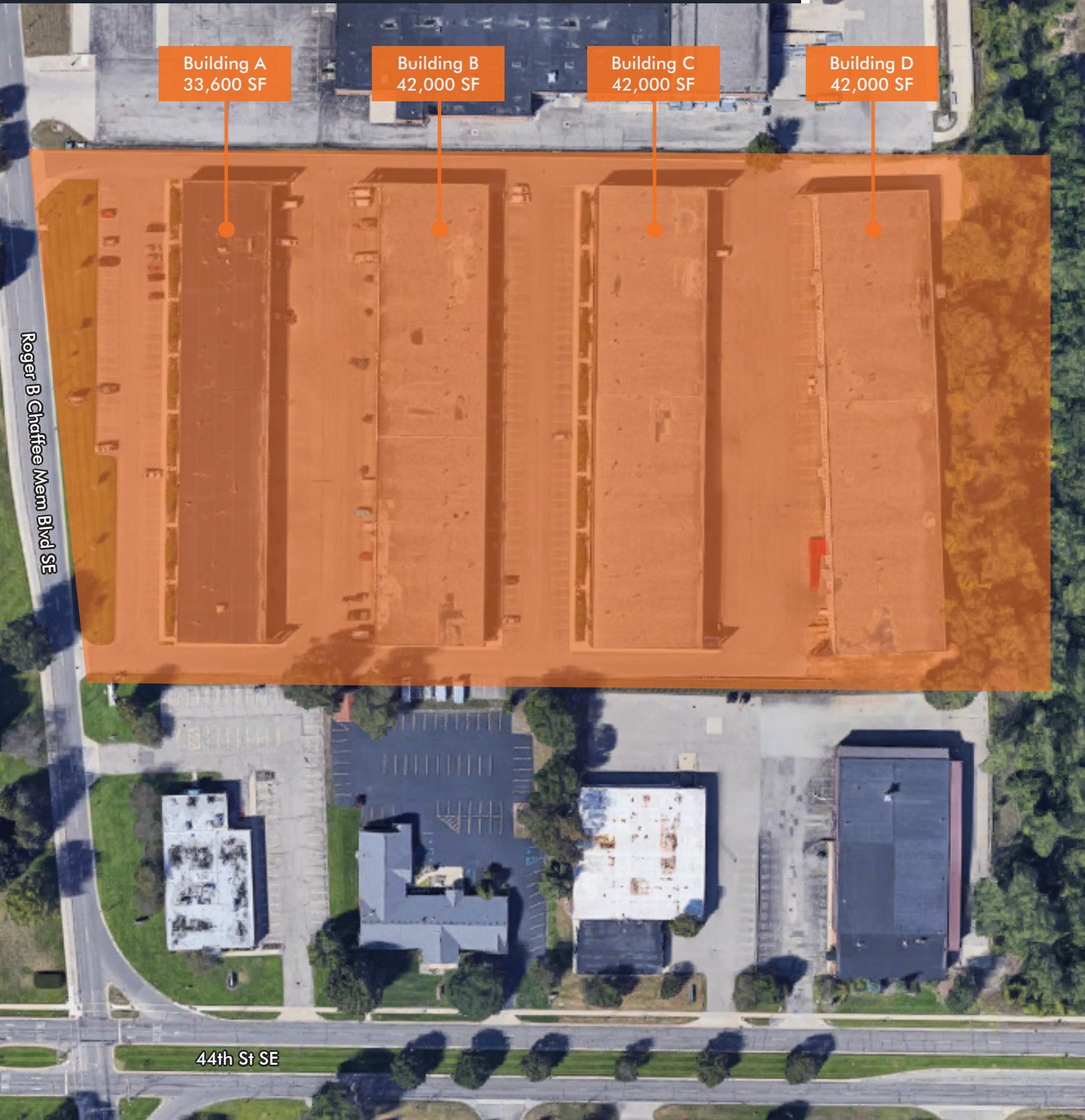
Suite 3574 | 3,000 SF
Available Now | 1 Dock

Suite 3576 | 3,000 SF
Available Now | 1 Dock

Combined
Suite 3574 & Suite 3576 | 6,000 SF
Available Now | 2 Docks

Suite 3582 | 2,000 SF
Available Now | 1 Dock

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PROPERTY MAPPING

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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