

2140 Oak Industrial Dr NE  
Grand Rapids, MI 49503



41,845  
Square Feet



\$9.95  
Lease Rate/SF



NNN  
Lease Type

## FOR LEASE

The property located at 2140 Oak Industrial Drive NE offers a 41,845 SF fully air conditioned industrial space for lease centrally located just outside of downtown Grand Rapids with immediate access to I-96 and I-196. The space offers 4,661 SF of office area, 3,600 SF of USDA and FDA approved cleanroom/lab space, four (4) docks, two (2) drive-in doors, 400 amps of 480v/3-phase power, 24'6"-26'6" ceiling heights, 21'6"-22'6" clear heights, full air conditioning, air lines and electrical drops throughout, and fluorescent lighting. The space is immediately available.

## CONTACT

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LEASE SNAPSHOT



**41,845 SF**  
For Lease



**\$9.95/SF**  
Lease Rate



**NNN**  
Lease Type

SUITE SNAPSHOT



**21'6"-22'6"**  
Clear Height



**400**  
Amps



**MCN-IT**  
Zoning

LEASE INFORMATION

Available Suite	Suite A
Available Area	41,845 SF
Dock(s)   Door(s)	4   2
Ceiling Height   Clear Height	24'6"-26'6"   21'6"-22'6"
Lease Rate/SF	\$9.95
Lease Rate/Month	\$34,696.48
NNN Expenses/SF	\$3.00
Total Rent/Month	\$45,157.73
Date Available	Immediately
Lease Type	NNN
Lease Term	Flexible
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.

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	37,184 SF
Ceiling Height	24'6"-26'6"
Clear Height	21'6"-22'6"
Floor Drains	Yes
Air Lines	Yes
Power (Amps   Volts)	400 Amps   480v/3-Phase
Heating	Yes
Air Conditioning	Yes
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	4,661 SF
Ceiling Height	10'
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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BUILDING SNAPSHOT



**41,845 SF**  
Total Building



**2.99**  
Acres



**2004**  
Year Built



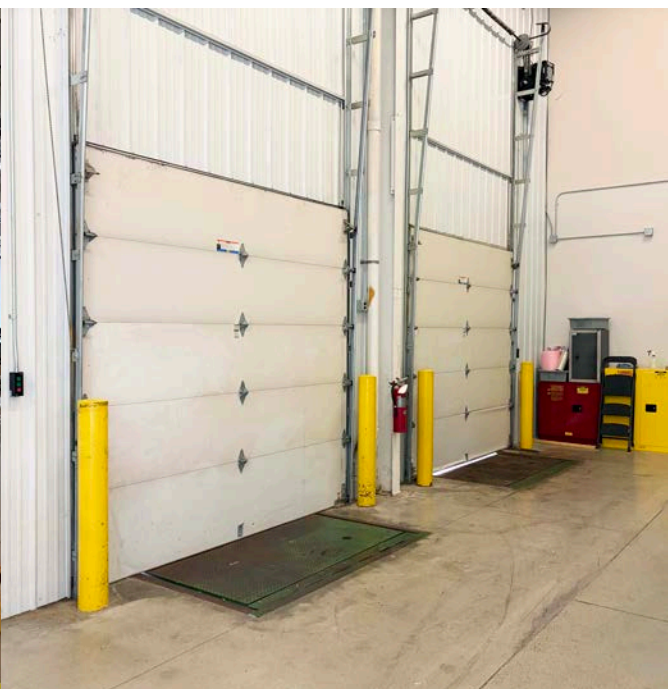
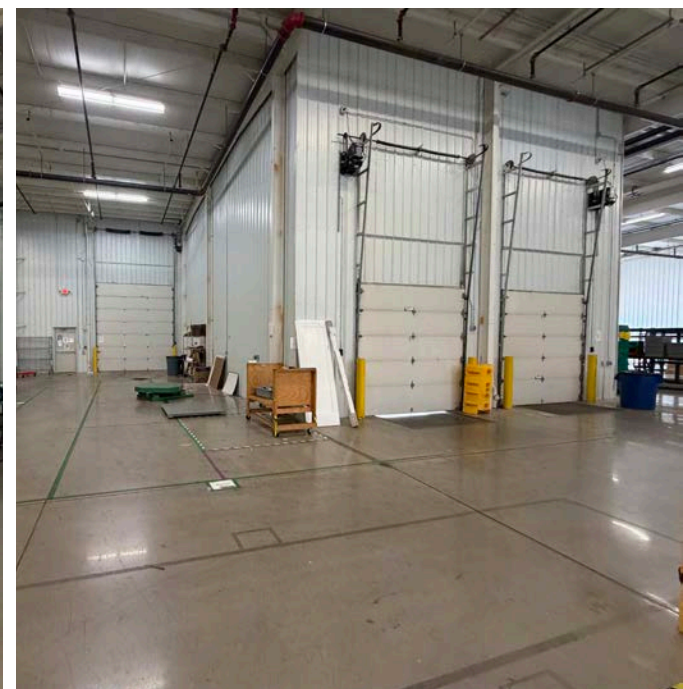
BUILDING SPECIFICATIONS

Total Building	41,845 SF
Acreage	2.99 Acres
Parcel Number	41-14-21-402-005
Year Built	2004
Elevator(s)	Yes
Railroad Siding	Yes
Construction	Concrete
Roof	Standing Seam
Column Spacing	32'x59'
Ceiling Height	24'6"-26'6"
Clear Height	21'6"-22'6"
Fire Suppression	Yes
Security System	Yes
Heating	Yes

Air Conditioning	Yes
Lighting	Fluorescent
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	No
Outside Storage	No
Zoning	MCN-IT, Industrial Transport
Taxing Authority	City of Grand Rapids
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

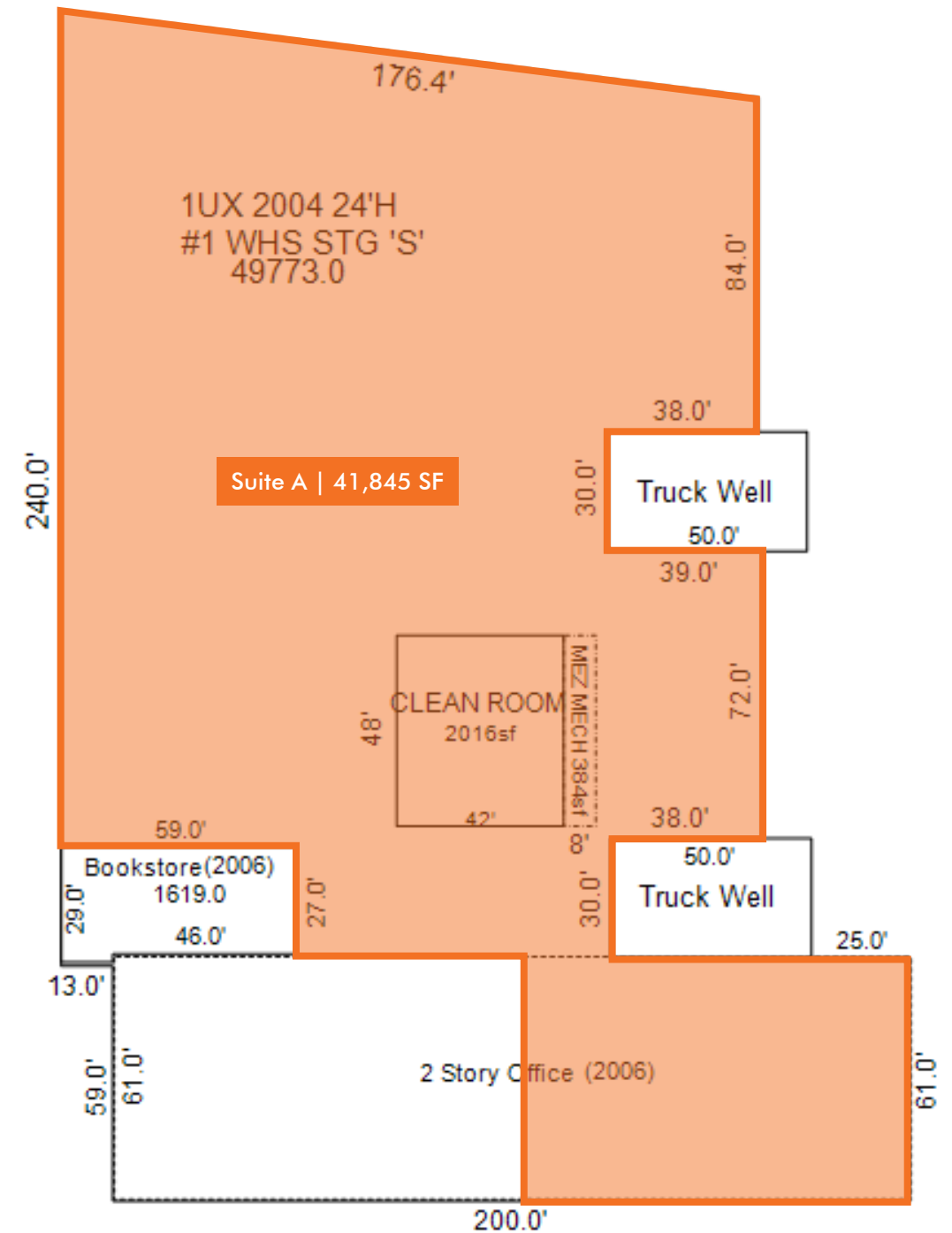


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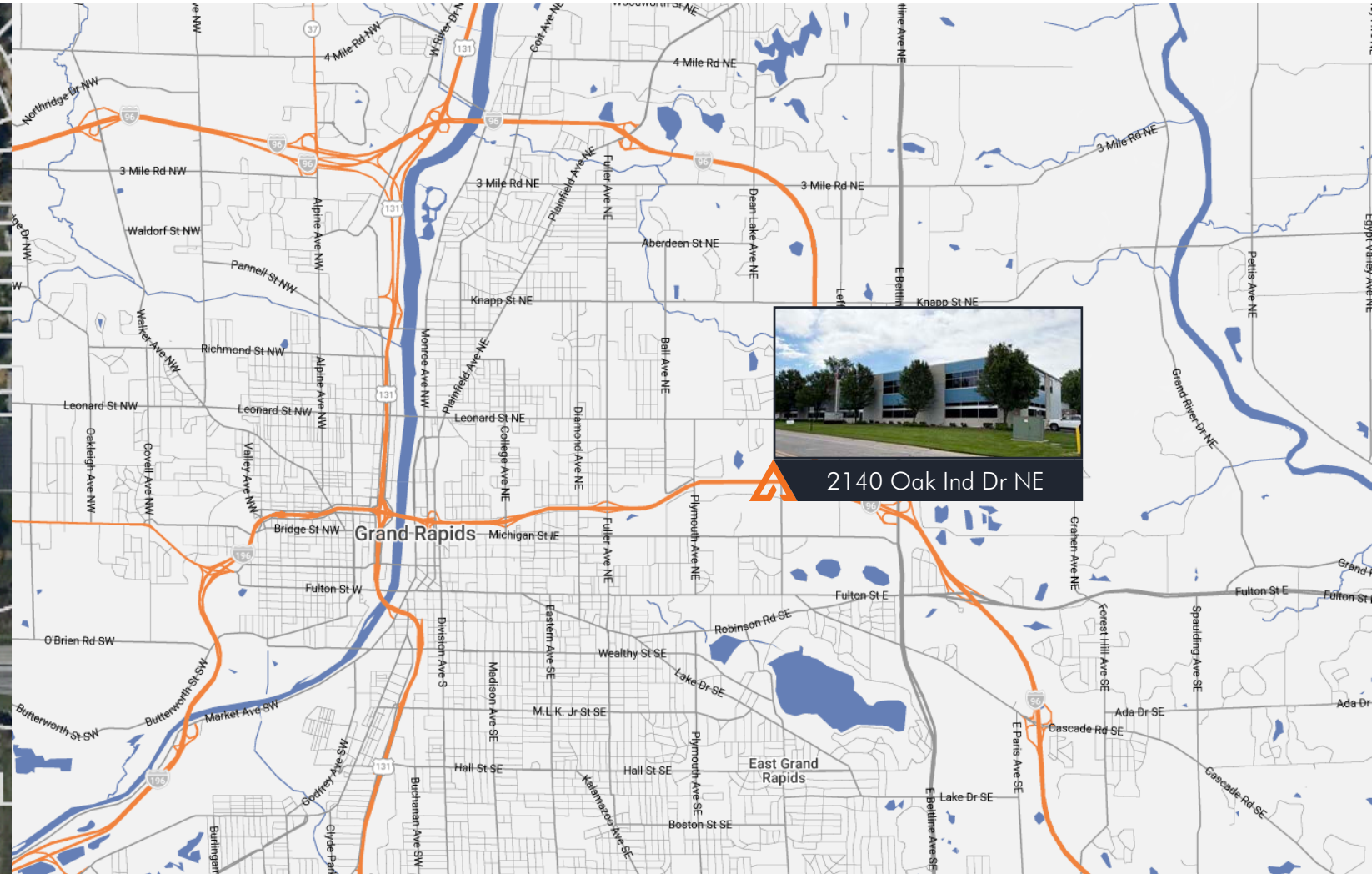




FLOOR PLAN



# 2140 Oak Industrial Dr NE Grand Rapids, MI 49503p



## PROPERTY MAPPING

**PROXIMITY TO**

Downtown Grand Rapids	4 miles
Gerald R. Ford International Airport	9 miles
Lansing	62 miles
Detroit	155 miles
Chicago	182 miles
Indianapolis	265 miles

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