

FOR SALE OR LEASE

5120 East Paris Avenue SE

Kentwood, MI 49512



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FOR SALE OR LEASE INDUSTRIAL BUILDING

Opportunity to lease or purchase a multi-tenant 23,055 SF industrial building centrally located in the desirable Airport Area submarket. With 8,915 SF available in September, the building could be occupied by a tenant seeking space, an owner-user looking to benefit from three rent paying tenants in neighboring suites, or an investor looking to acquire an asset without significant capital replacement or repairs needed.

The building was constructed in 2022 and is a pre-engineered steel structure with standing seem metal roof, insulated metal panel walls, seven (7) drive-in-doors, exterior dock with leveler, fire suppression and at least 200 amps of power in each suite. The clear span structure is demised with steel studded panel walls that can taken down and reconstructed to fit growing or new tenants future requirements.

The available 8,915 SF features 20’3” ceiling heights, two (2) 12’ x 12’ drive-in-doors, access to the exterior loading dock, 200 amps, 550 SF of office, restroom, slop sink, trench drains, and 6” concrete floor. With its ideal location in the heart of West Michigan’s largest industrial submarket and its latest energy efficient technology, this facility will make an ideal place for the region’s best tenants to call home.

23,055

TOTAL BUILDING SF

\$3,450,000

SALE PRICE

\$9.50

LEASE RATE/SF NNN
ON 8,915 SF

SALE INFORMATION

Sale Price	\$3,450,000
Sale Price/SF	\$149.64
Total Building	23,055 SF
Total Area	1.92 Acres
CAP Rate	Available upon signed NDA.
NOI	Available upon signed NDA.
Occupancy	61.34%
State Equalized Value (2024)	\$1,187,500
Taxable Value (2024)	\$1,187,500
Real Estate Taxes (2024)	\$71,996.85
Taxing Authority	City of Kentwood

LEASE INFORMATION

	Suite 2
Available Area	8,915 SF
Lease Rate/SF	\$9.50
Lease Rate/Month	\$7,057.70
NNN Expenses/SF (estimate)	\$4.00
Total Rent/Month	\$10,029.38
Date Available	Immediately
Lease Type	NNN
Lease Term	24+ Months
Lessor Pays	Assessments, taxes and insurances, roof and structural, mechanical systems and building/grounds maintenance.
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, insurances, nonstructural repairs and maintenance.

SUITE INFORMATION

Suite	Suite Size	Office SF	Docks	Doors	Clear Height	Power	Status
1	5,040	300	1	2	18’3”	400 Amps	Leased
2	8,915	550	1	2	18’3”	200 Amps	Available
3	4,340	200	1	1	18’3”	200 Amps	Leased
4	4,760	800	1	2	18’3”	250 Amps	Leased

BUILDING SPECIFICATIONS

Total Building	23,055 SF
Available Area	8,915 SF
Warehouse/Manufacturing Area	8,365 SF
Office Area	550 SF
Acreage	1.92 Acres
Parcel Number	41-18-25-300-063
Frontage	East Paris Ave SE
Year Built	2022
Levels	One
Elevator(s)	No
Railroad Siding	No
Construction	PE steel and IMP
Roof	Standing seam
Ceiling Height	20’3”
Clear Height	18’
Fire Suppression	Yes
Security System	Per tenant
Heating	Natural gas
Air Conditioning	In office
Lighting	LED
Back-up Generator	No
Driveway Surface	Asphalt
Expandable	No
Outside Storage	No
Present Use	Warehouse/Manufacturing
Signage	Pylon
Zoning	I-1
Taxing Authority	City of Kentwood



BUILDING SPECIFICATIONS, cont.

Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

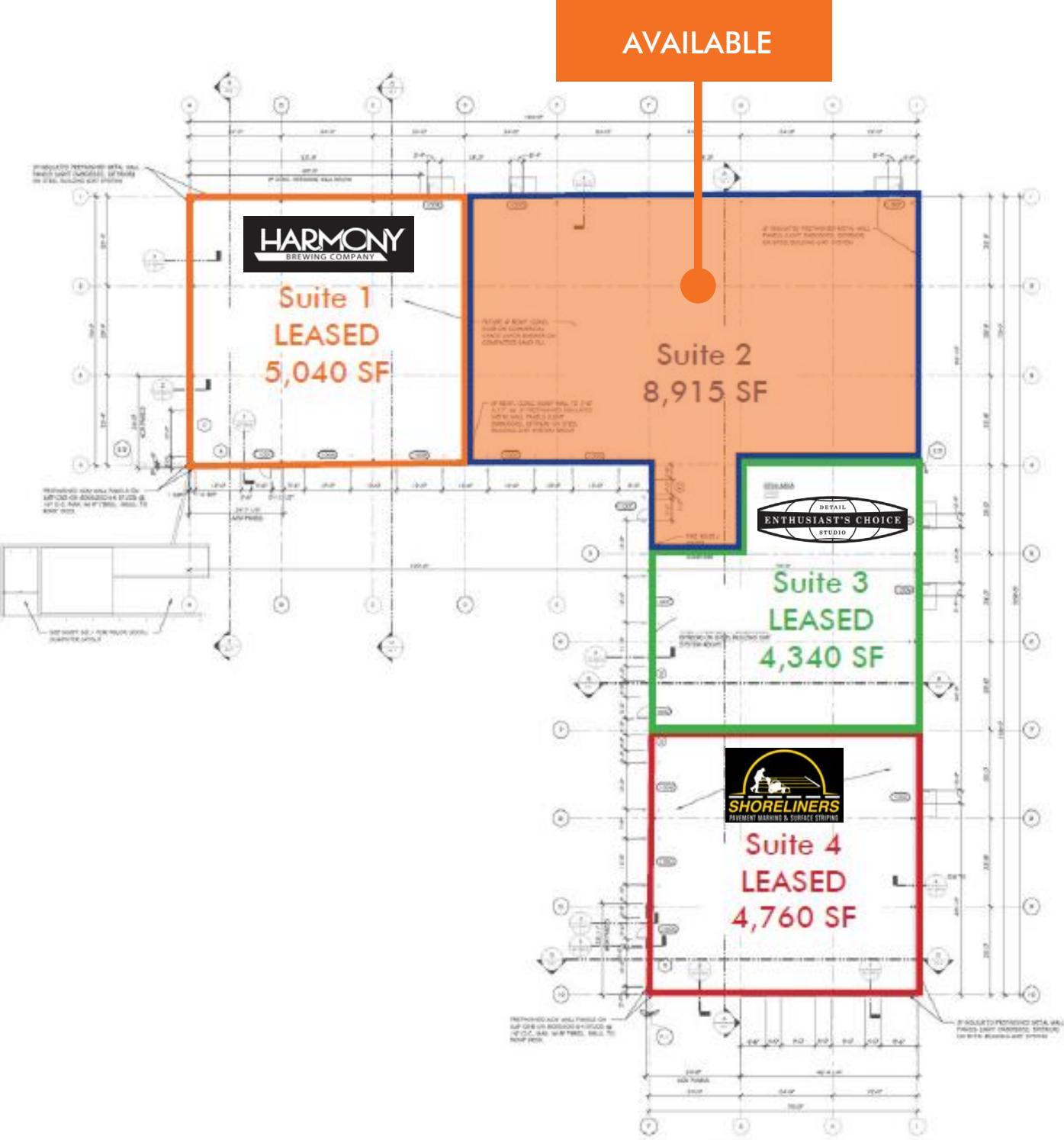
AVAILABLE WAREHOUSE/MANUFACTURING INFORMATION

Warehouse/Manufacturing Area	8,365 SF
Ceiling Height	20’3”
Clear Height	18’
Floor Drains	Yes
Air Lines	No
Power (Amps Volts)	200 Amps 480v/3-Phase
Docks	1 shared
Doors	2
Heating	Reznor heaters
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

AVAILABLE OFFICE/FLEX SPACE INFORMATION

Office Area	550 SF
Ceiling Height	9’
Private Offices	No
Conference Room(s)	No
Heating	Forced air
Fire Suppression	Yes
Lighting	LED
Breakroom/Kitchen	Yes
Restrooms	Yes

BUILDING FLOOR PLAN



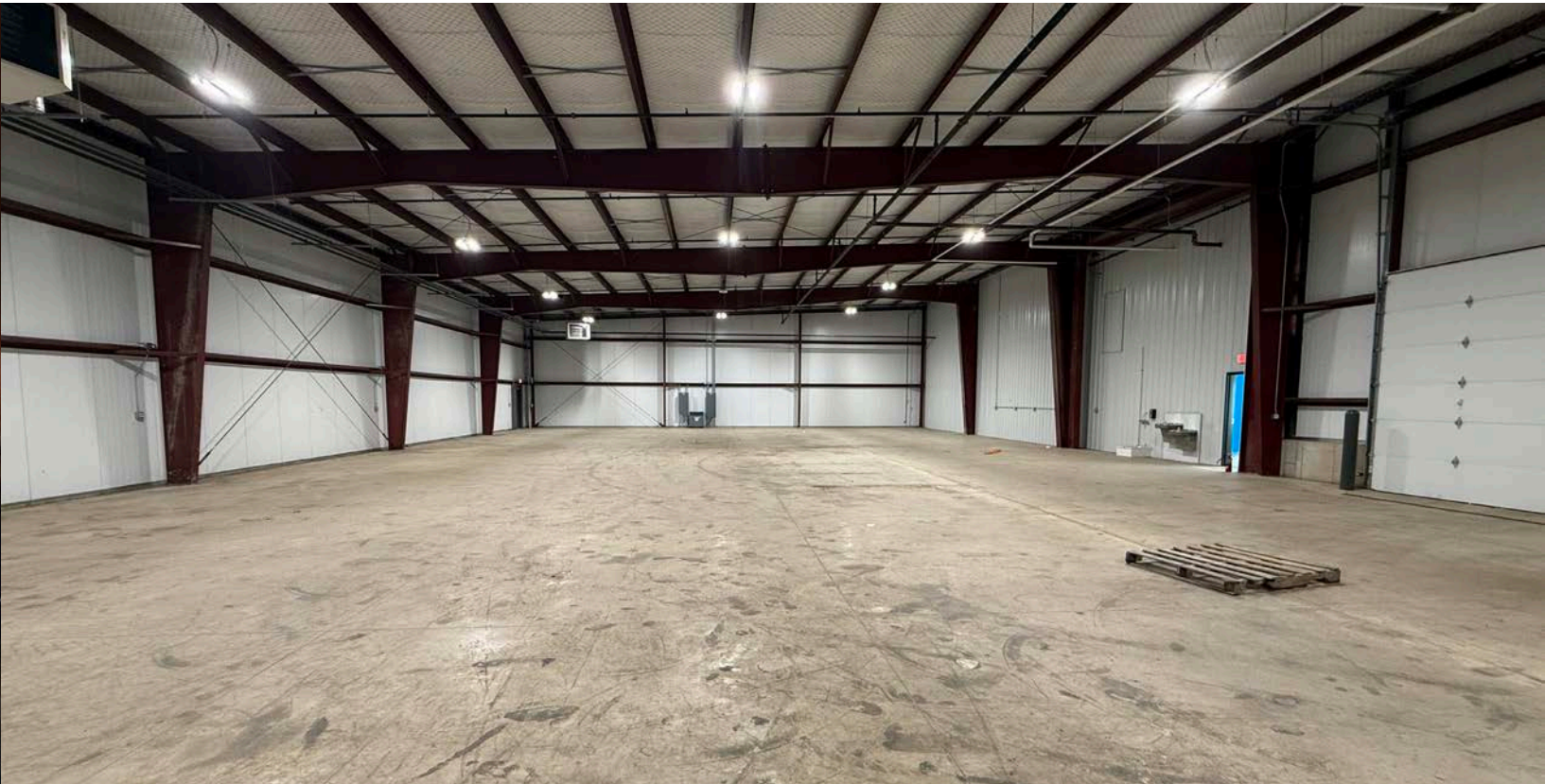
AERIAL PHOTOS



SUITE 1



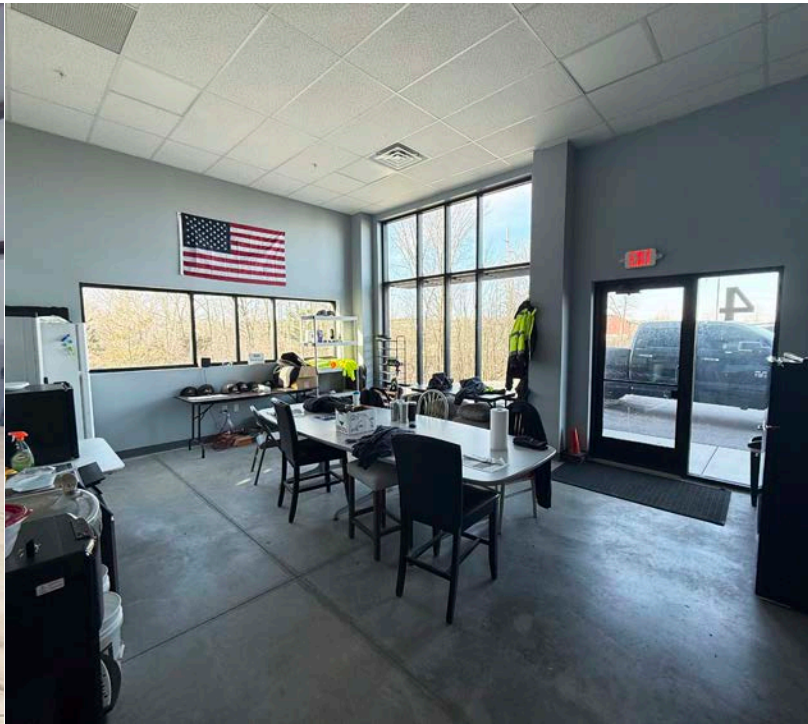
SUITE 2 - AVAILABLE SUITE



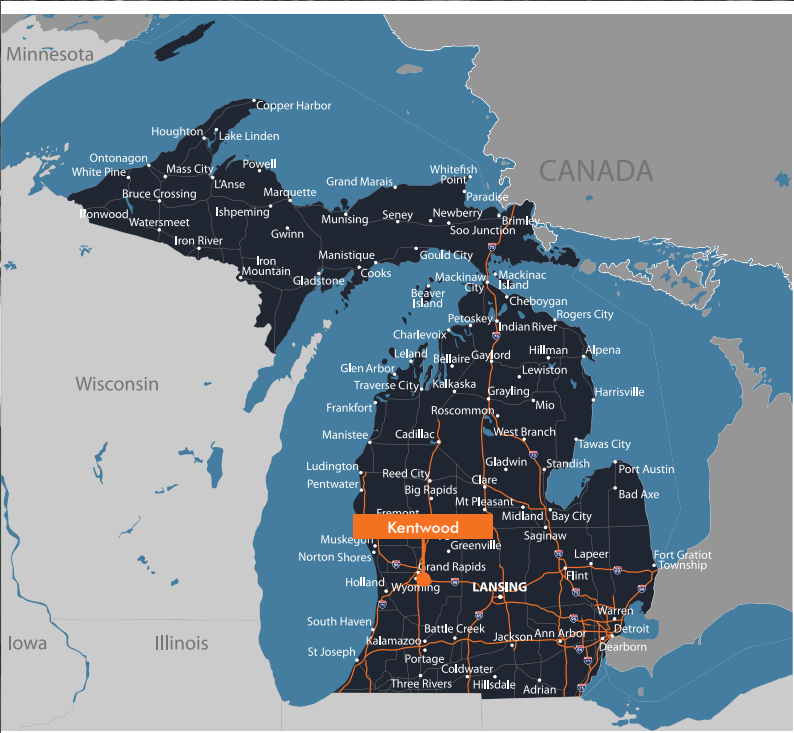
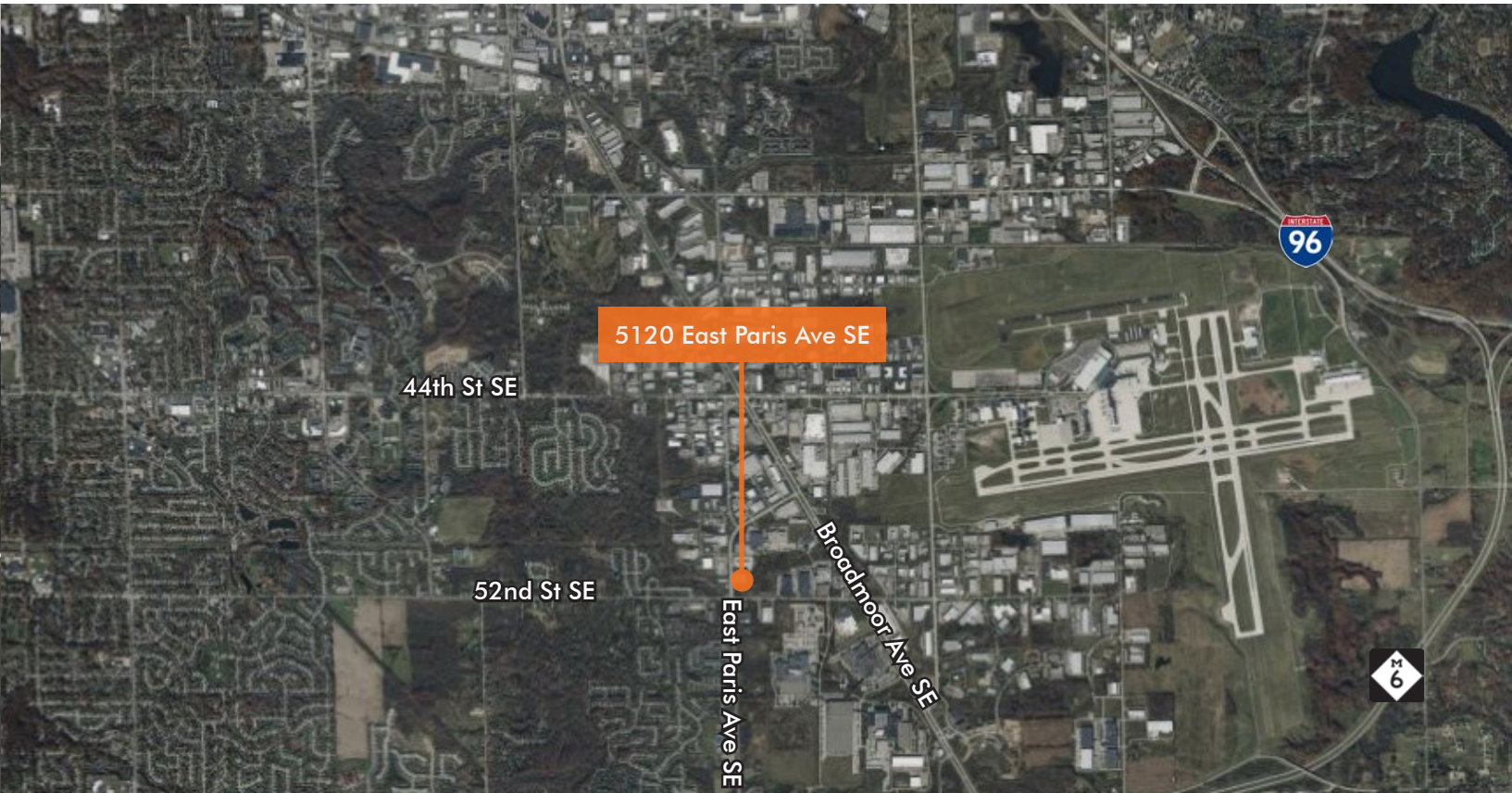
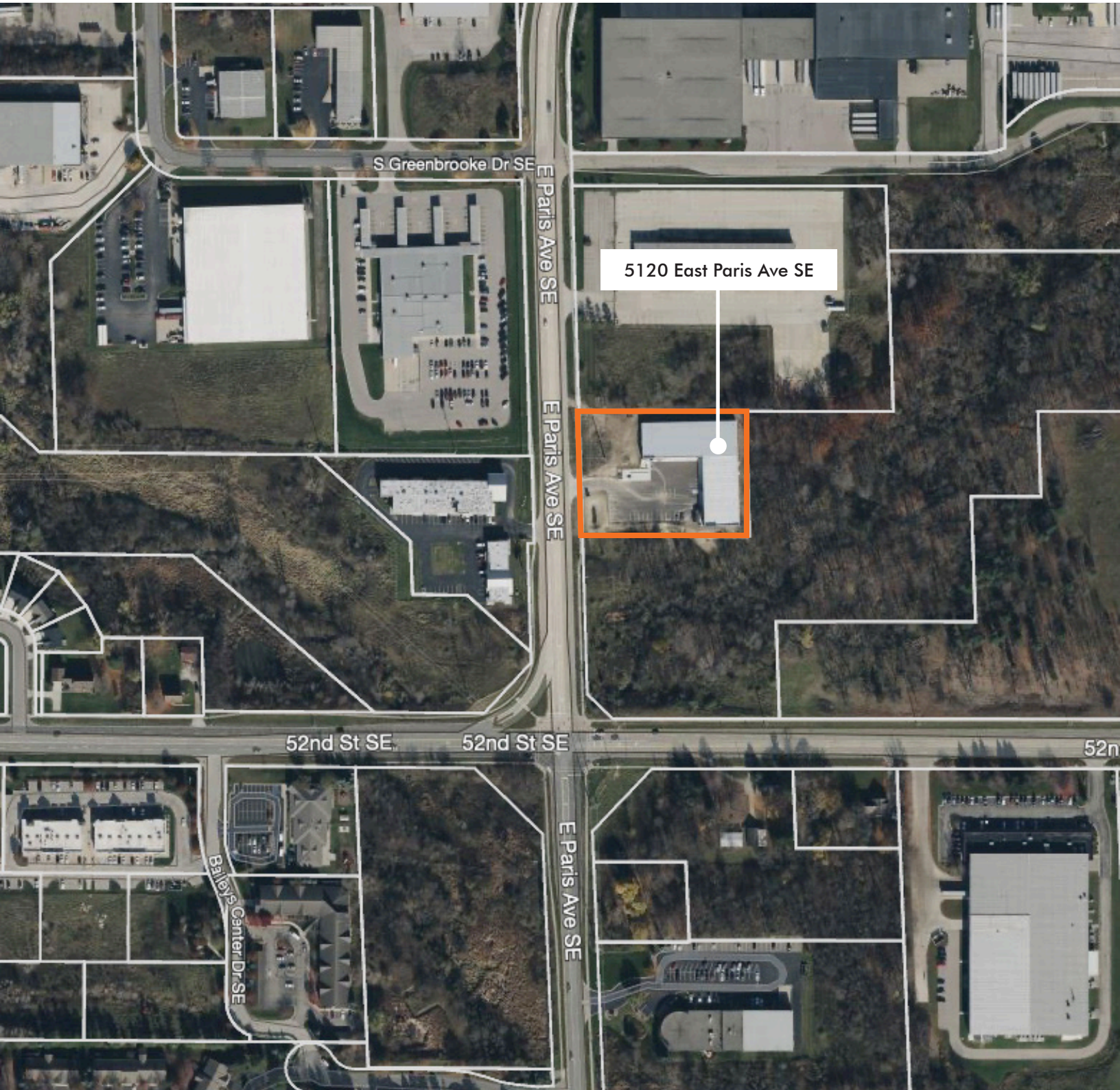
SUITE 3



SUITE 4



PARCEL AERIAL



PROPERTY LOCATION

PROXIMITY TO	
Gerald R Ford International Airport	2 miles
Downtown Grand Rapids	12 miles
Lansing	60 miles
Detroit	150 miles
Chicago	184 miles
Indianapolis	267 miles



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