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# Industrial facility for lease

10451 Northland Dr NE | Rockford, MI

This fully air-conditioned 36,000 SF facility offers a versatile combination of office, warehouse, and mezzanine space. Features include open and private offices, work room, break area, six dock doors, one drive-in door, 18'-21' clear heights, 400-amp power, mezzanine level, and efficient 25' x 60' column spacing.

36,000 SF



**Matt Abraham, CCIM, SIOR**

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**Colliers West Michigan**

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## Lease Rate

# \$7.50

 PSF NNN

\$2.39/SF CAM Expense

**Address** 10451 Northland Dr NE, Rockford

**Total Available SF** 36,000 SF

**Acres** 4.34 Acres

**Ceiling Height** 18' – 21'

**Column Spacing** 25 x 60

**Loading Docks** 6

**Drive In Bays** 1

**Power** 400 Amps

**Parking** Ample

**Office Amenities**

- Private offices
- Work room
- Break area
- Kitchenette

**Mezzanine** Yes

**Additional Highlights** Full building A/C  
Fire suppression

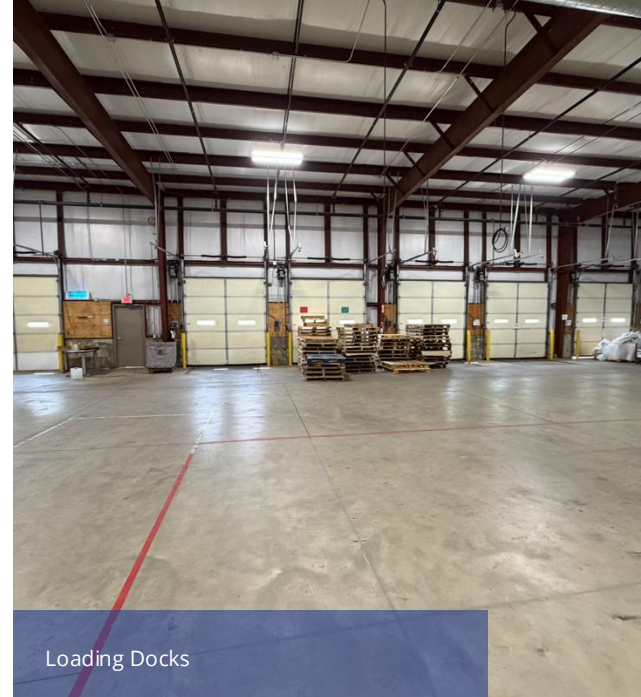
**Utilities** Gas/Electric: Consumers Energy  
Water/Sewer: Well/Septic

**Year Built** 2004

**Municipality** Algoma Township

**Parcel #** 41-06-24-276-026

**Zoning** C-2



Loading Docks



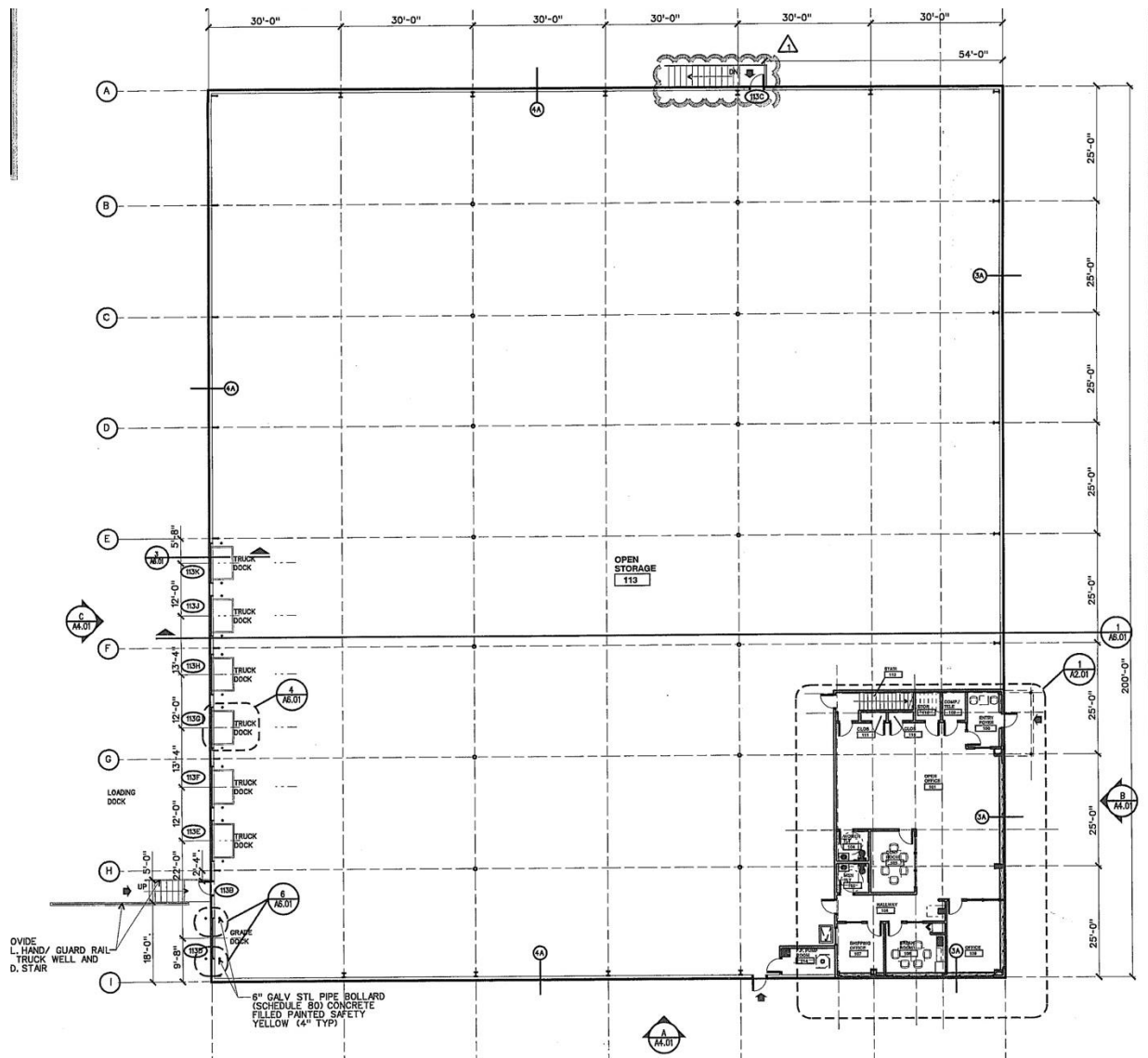
Warehouse Space

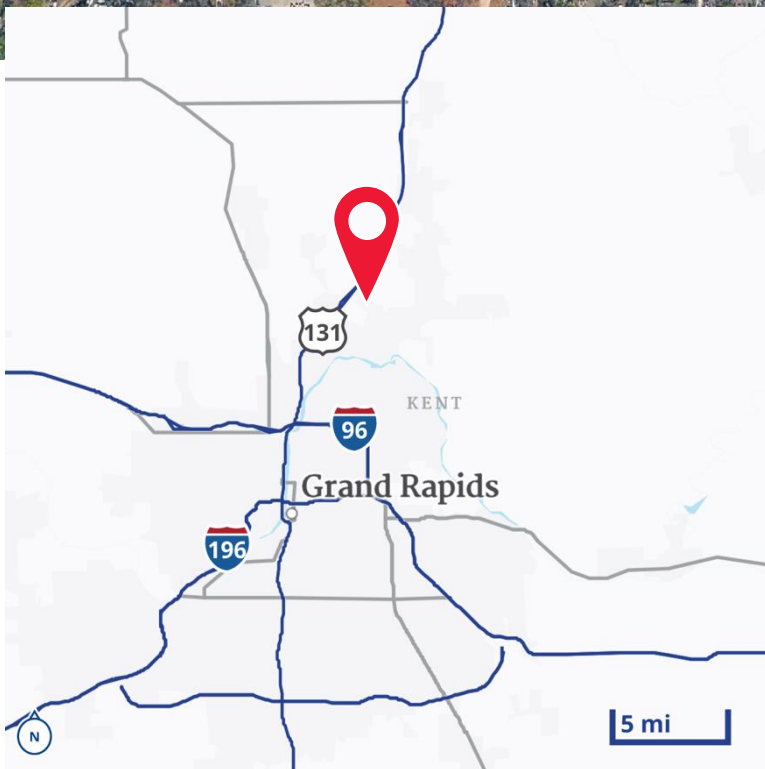
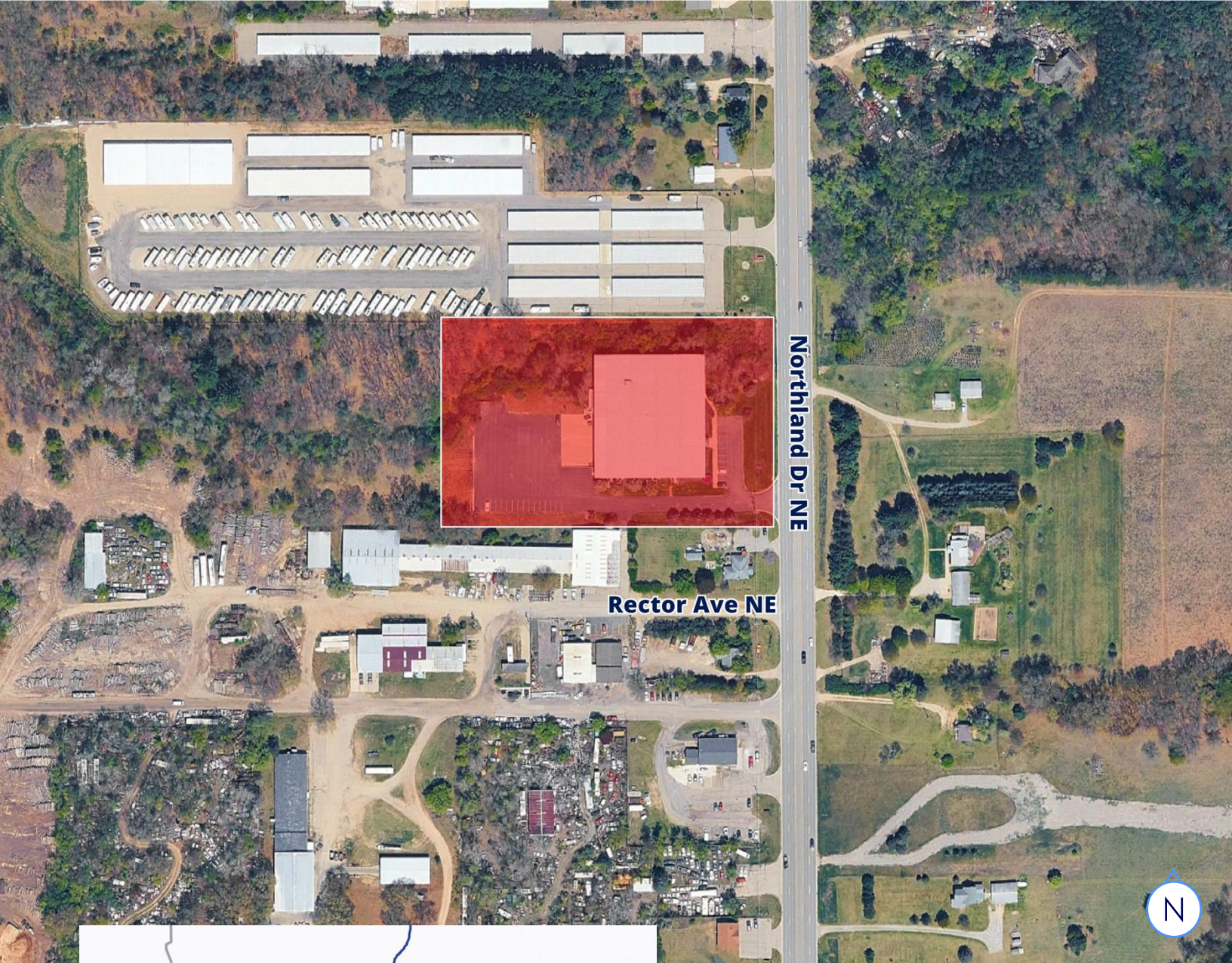


Private Office

# Total Building

36,000 SF





|                |           |
|----------------|-----------|
| Kalamazoo, MI  | 65 Miles  |
| Lansing, MI    | 75 Miles  |
| South Bend, IN | 130 Miles |
| Ann Arbor, MI  | 140 Miles |
| Detroit, MI    | 165 Miles |
| Fort Wayne, IN | 170 Miles |
| Chicago, IL    | 190 Miles |
| Milwaukee, WI  | 215 Miles |



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