

FOR LEASE



1252 142nd Ave SE | Dorr, MI

Multi-Tenant Industrial

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LEASE INFORMATION



Suite	RSF	Rate/PSF/Year, NNN	Rent/Month	OH Doors	Docks
A	70,200	\$ 7.50	\$43,875	2	6
B	70,200	\$ 7.50	\$43,875	2	6
Entire Building	140,400	\$ 7.35	\$85,995	4	12

Building Info:

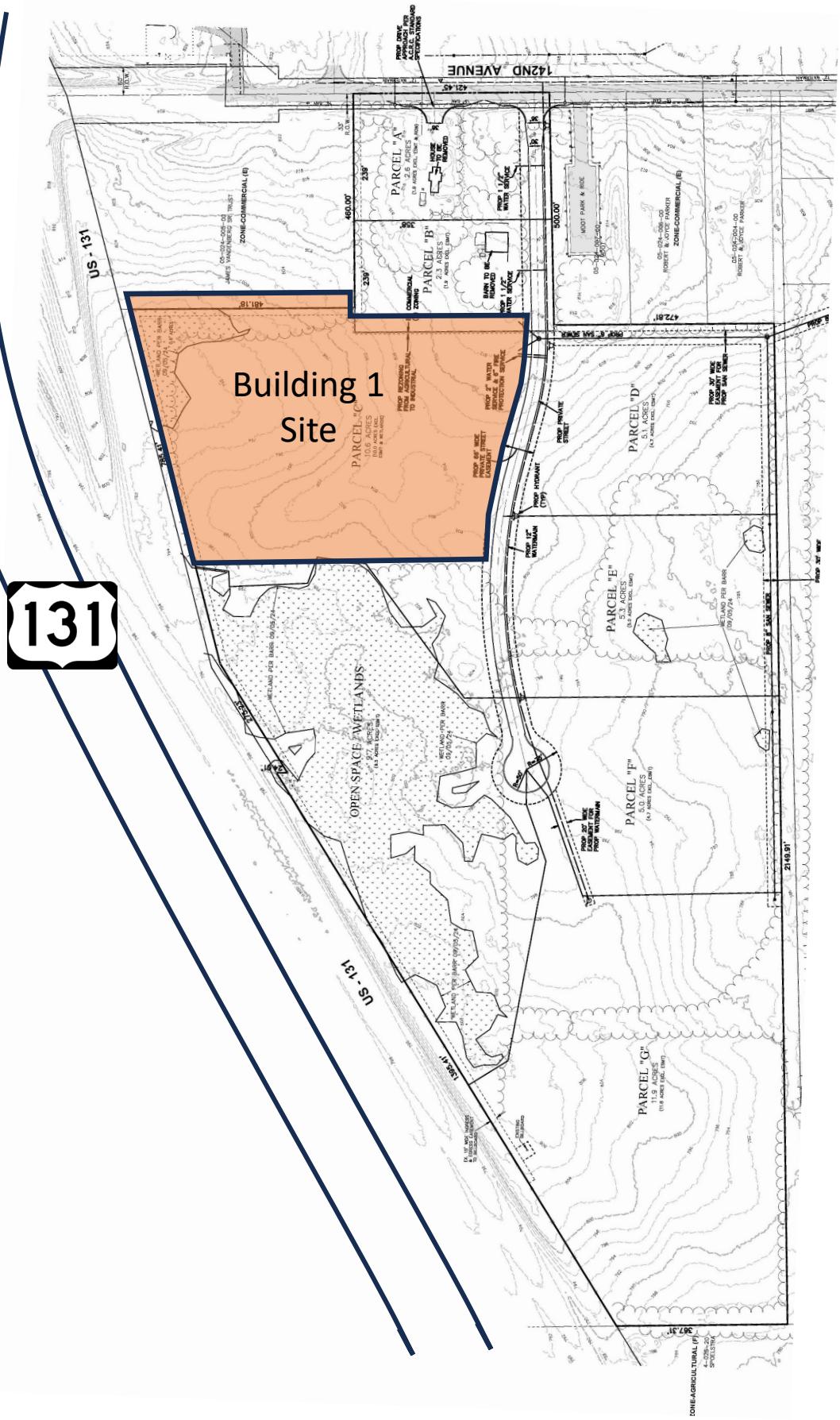
This to-be-built, 140,400-square-foot industrial building is designed to meet the needs of a variety of businesses, including light manufacturing, logistics, and distribution operations. Offering flexibility as a single or multi-tenant facility, this Class A building will feature modern spaces with 28-foot clear heights, ESFR fire protection, energy-efficient LED lighting, high bay windows, individually metered gas and electric services, 6-inch reinforced concrete floors, and an IMP wall and standing seam roof system for superior insulation and energy efficiency. Additional amenities include ample parking, abundant docks, and overhead doors to support seamless logistics. With prime US 131 frontage, the property provides excellent visibility and accessibility. The lease rate includes a \$5 per square foot buildout allowance. Estimated CAM costs are \$2.50 PSF. Construction is anticipated to begin April/May 2026 with an estimated building shell completion early Q1 2027. This property presents an exceptional opportunity for businesses seeking high-quality industrial space in a strategic location.

BUILDING SPECIFICATIONS



Total Building SF:	140,400	Heating:	Cambridge Unit
Divisible to SF:	70,200	Air Conditioning:	Engineered-Office
Office SF:	\$5 PSF Allowance	Lighting:	LED
Available SF:	140,400	Driveway Surface:	Asphalt
Parcel Number:	05-024-002-00	Parking Spaces:	Ample
Acreage Lot Size:	10.6	Outside Storage:	Possible
Frontage:	131 & Private Dr.	Use:	Industrial
Year Built:	To be Built – 2025	Signage:	Monument & Building
Levels:	1	Zoning:	Industrial
Construction:	PEMB (IMP)	Taxing Authority:	Dorr, Twp
Roof:	Standing seam	Gas:	Ample
Clear Heights:	28'	Telephone/Internet	Yes/Yes
Column Spacing	60x60	Electric:	Consumers Energy
Sprinklers:	ESFR	Water/Sewer:	Municipal
Security System:	None	Amps/Volts/X-Phase:	600A/480V/3 Phase

SITE PLAN



SITE PLAN



BUILDING PICTURES



NEW DEVELOPMENTS

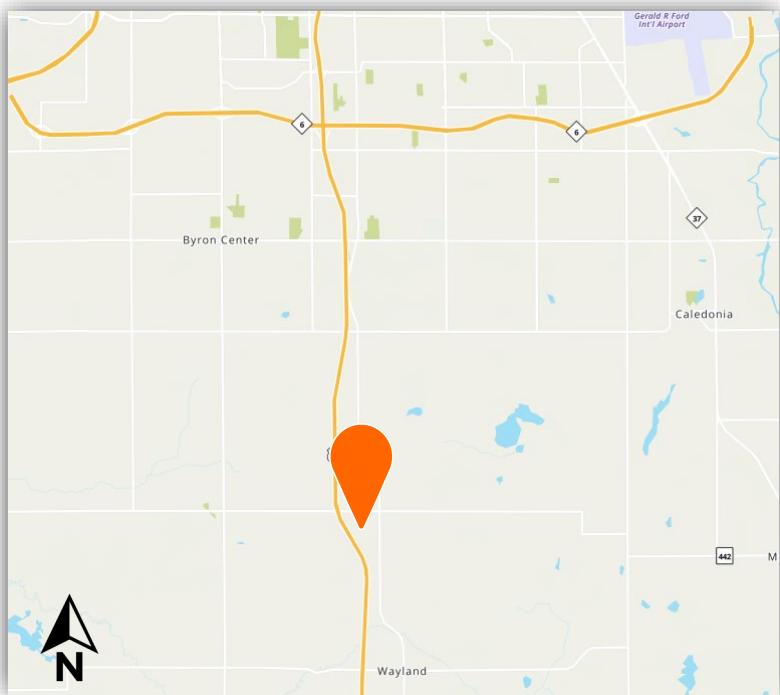
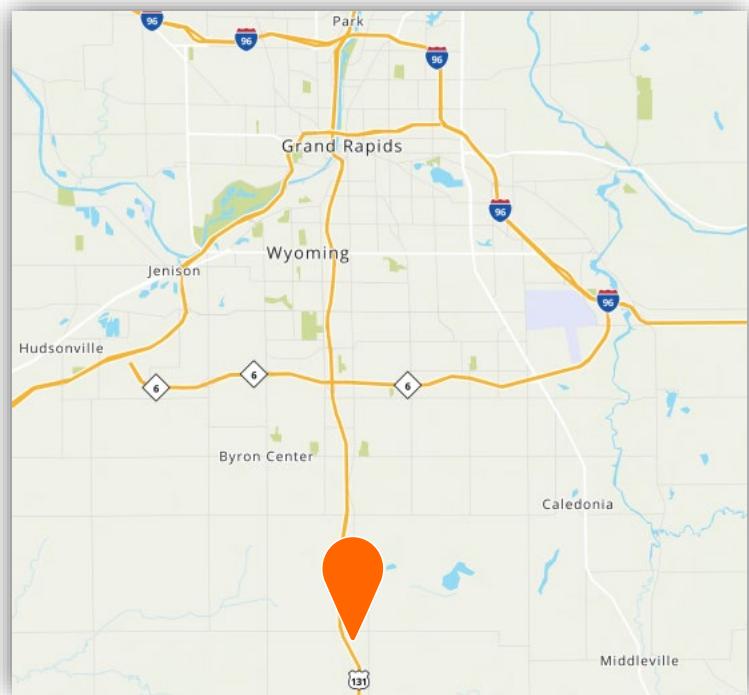


NEW DEVELOPMENTS

Distance from Site

1	R & L Carriers	approx. 1 mile
2	Microsoft	approx. 1 mile
3	HD Supply	approx. 1 mile
4	Auto Auction	approx. 50 ft
5	Elite Field Servicer	approx. 1 mile

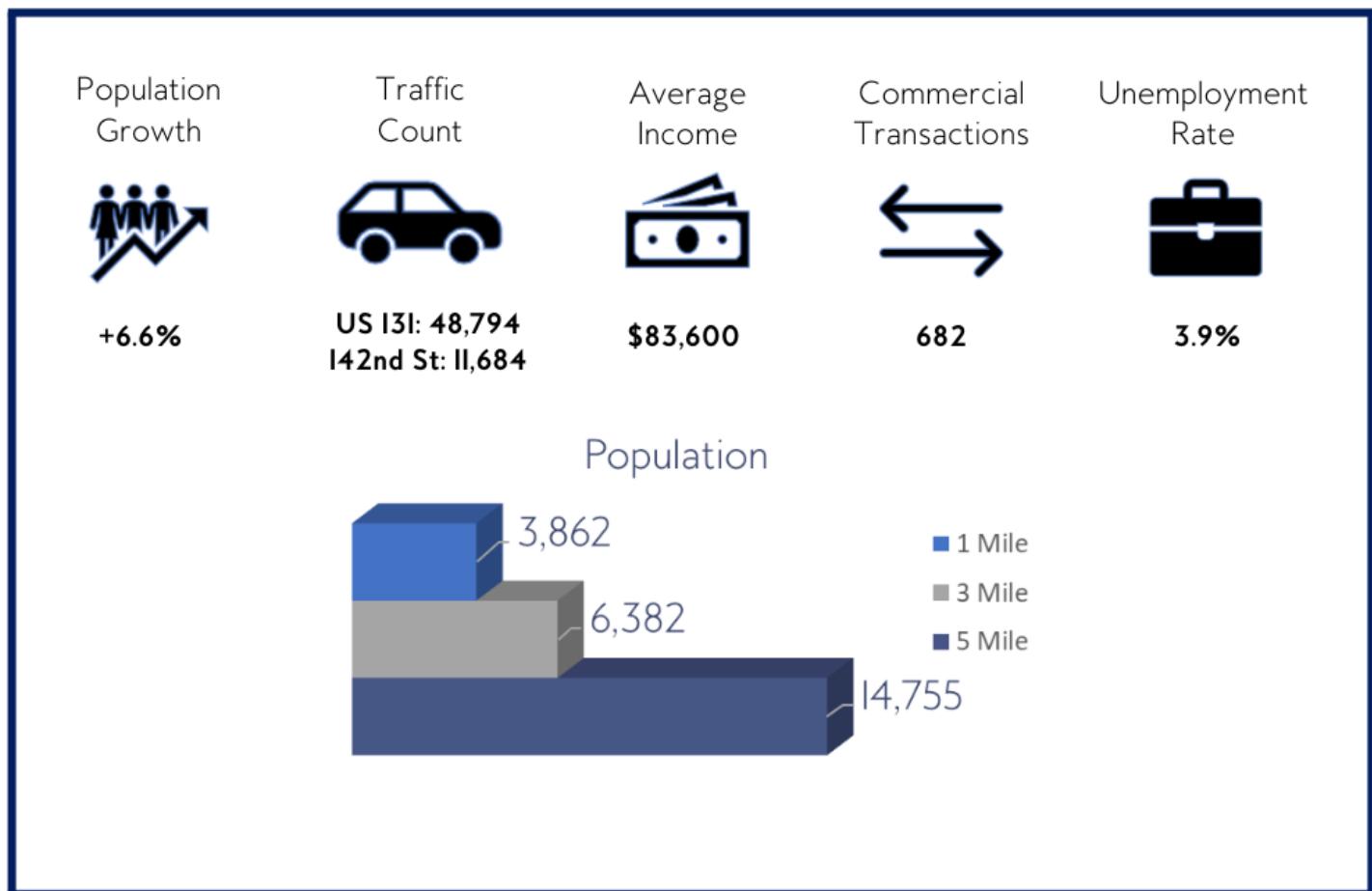
LOCATION MAP



DORR

The Dorr area has been a growing area for industrial businesses over the recent years. With companies like Frontier Truck Parts pulling business from all of West Michigan the area has continued its long-standing success. From 2010-2018 the population of Dorr has had growth of 6.6%. This growth has encouraged economic progress as the average income has reached over \$83,600 and the unemployment rate is lower average at 3.9%. As property values continue to rise, more and more businesses want to be in this area. In the last year alone, there have been 682 commercial real estate transactions within 10 miles of this location.

Source: U.S. Census Bureau, Michigan.gov



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